DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: August 10, 2023
Time: After 8:30 A.M.*
Place: Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

And via Teleconference. Information will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions boards-hearings and/or by contacting cpc@lacity.org

Public Hearing: Initial public hearing completed May 3, 2023.
Appeal Status: Zone Change and Height District Change; Conditional Uses and Site Plan Review appealable to City Council.

Case No.: CPC-2021-7331-ZC-HD-VCU-MCUP-SPR
CEQA No.: ENV-2021-7332-MND
Incidental Cases: N/A
Related Cases: VTT-83478-1A
Council No.: 13 - Soto-Martinez
Plan Area: Hollywood
Specific Plan: N/A
Certified NC: Hollywood Studio District
Existing GPLU: Neighborhood Office Commercial
Existing Zone: C4-1VL; R4-1VL
Proposed Zone: C4-2D

Applicant: Santa Monica Boulevard Owner, LLC.
Representative: Kyndra Casper, DLA Piper, LLP (US)

Expiration Date: August 21, 2023
Multiple Approval: Yes

PROJECT LOCATION: 5601-5673 West Santa Monica Boulevard, 5612-5666 West Virginia Avenue and 1110-1118 North Wilton Place

PROPOSED PROJECT: The proposed project involves the construction, use, and maintenance of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. Specifically, the project includes 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building with a maximum height of 93 feet, with a number of detached office bungalows.

REQUESTED ACTION:

1) Pursuant to Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2021-7332-MND ("Mitigated Negative Declaration") and Mitigation Monitoring Program for the above-referenced project, and all comments received;

2) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32, a Zone and Height District Change from R4-1VL and C4-1VL to C4-2D;

3) Pursuant to LAMC Section 12.24-U-14, a Vesting Conditional Use Permit for Major Development Project to allow the construction of over 100,000 square feet of non-residential uses in the C4 zone;

4) Pursuant to LAMC Section 12.24-W-1, a Main Conditional Use Permit to allow:

   a. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
   b. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
   c. The sale and dispensing of beer and wine on the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats, with hours of operation from 7:30 am to 9:00 pm, daily; and
   d. The sale and dispensing of alcoholic beverages throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events; and

5) Pursuant to LAMC Section 16.05, Site Plan Review for a development project that results in 50,000 gross square feet or more of non-residential floor area.

RECOMMENDED ACTIONS:

1) **Find** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-7332-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2) **Recommend** that the City Council approve a Zone and Height District Change from R4-1VL and C4-1VL to C4-2D;

3) **Approve** a Vesting Conditional Use to permit a Major Development Project to allow the construction use and maintenance of 551,258 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking;

4) **Approve** a Main Conditional Use Permit to allow:

   a. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
   b. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
   c. The sale and dispensing of beer and wine on the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats, with hours of operation from 7:30 am to 9:00 pm, daily; and

d. The sale and dispensing of alcoholic beverages throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events;

5) **Approve** Site Plan Review for a development project that results in 50,000 gross square feet or more of non-residential floor area;

6) **Adopt** the attached Conditions of Approval; and

7) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Heather Bleemers
Senior City Planner

Michelle Carter
City Planner
michelle.carter@lacity.org

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1299) or emailed to cpc@lacity.org. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

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PROJECT ANALYSIS

Project Summary

The project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking. Specifically, the project includes 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows.

The project also requests a Main Conditional Use Permit to allow: 1) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily; 2) The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily; 3) The sale and dispensing of beer and wine on the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats, with hours of operation from 7:30 am to 9:00 pm, daily; and 4) The sale and dispensing of alcoholic beverages throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events.



The project as proposed will include 510,621 square feet of development consisting of production studios (four sound stages and a flex stage), offices, retail and restaurant spaces, and accessory related uses with 981 spaces of automobile parking provided onsite within a two-level subterranean parking garage, a ground level soundstage parking and loading area with 162 short term and long-term bicycle parking spaces.

The design features two contemporary six-story office towers fronting Wilton Place along the west property line, and St Andrews Place along the east property line. The office towers will have a

height of 93 feet. Four soundstages and a flex stage are proposed between the two offices towers. The sound stages as proposed will have a maximum height of 63 feet, and the flex stage located at the center of the project along Santa Monica Boulevard, will be 37 feet high. Office bungalows are proposed on the third and fourth floors along Virginia Avenue with maximum heights of approximately 63 feet.

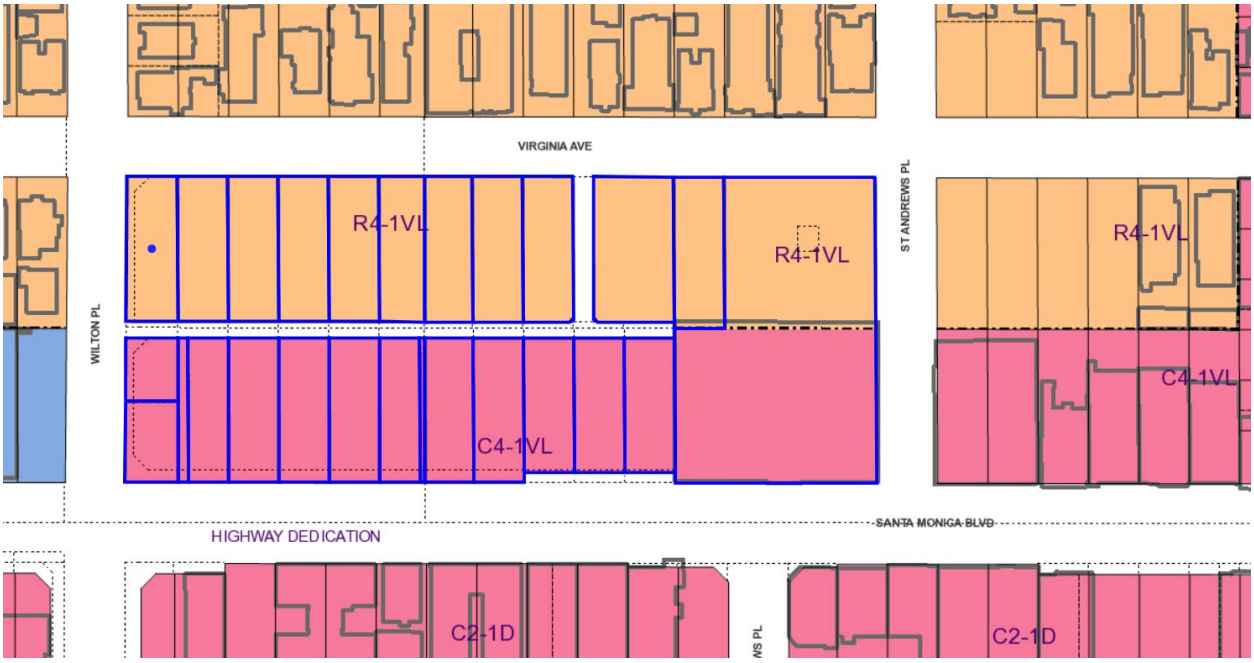
The project proposes outdoor landscaped terraces on the third floor, and private office balconies on the fourth through the sixth floors. A restaurant and a retail space are proposed along Santa Monica Boulevard with ground floor pedestrian accesses and outdoor seating areas. An additional parklet with a green wall backdrop is proposed near the center of the city block on Santa Monica Boulevard.

Background

The subject property is 225,456 square-foot (5.18 acres) lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The subject property is currently developed with a 98,352 square-foot commercial building that is proposed to be demolished. Additionally, the majority of the subject site is improved with a surface parking lot. The existing commercial building has been vacant for over 10 years. It is currently a blight along Santa Monica Boulevard and is often the target for graffiti and littering.

General Land Use Designation

The property is located in the Hollywood Community Plan which designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is zoned C4-1VL and R4-1VL. The subject site is listed on the Housing Element inventory of adequate sites and is located in a Transit Priority Area in the City of Los Angeles, State Enterprise Zone: Los Angeles, and the Hollywood Redevelopment Project Area. The site is located 2.15 kilometers from the Hollywood Fault.



Housing Element Law

Senate Bill (SB) 166 was adopted on September 29, 2017, and amended Government Code Section 65863, the No Net Loss Law, to require sufficient adequate sites to be available at all times through the Housing Element Planning period to meet a jurisdiction's remaining unmet Regional Housing Needs Assessment (RHNA) goals for each income category. Pursuant to this section, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites if a jurisdiction rezones a site or approves a project at a different income level or lower density than showing in the site's inventory.

The proposed project is located on parcels identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, which was anticipated to accommodate 108 lower units. Section 65863 requires findings be made to demonstrate that the reduction on an individual project site in allocated density is consistent with the City's General Plan and that the remaining sites identified in the Housing Element are adequate to meet the City's RHNA's allocation.

If a development project or zoning/land use decision would result in the site accommodating fewer units in any identified income category, the City must make findings demonstrating that adequate remaining sites are available to accommodate the remaining RHNA Allocation for the 2021-2029 planning period, and that the project is consistent with the City's Housing Element and other General Plan Elements to demonstrate that existing residential density will be preserved.

Surrounding Properties:

Surrounding properties are developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed with commercial uses, a vacant building, and a surface parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses.



Streets and Circulation:

Santa Monica Boulevard, adjoining the property to the south, is designated as a Modified Avenue I, dedicated to a variable width of 80 to 90 feet and is improved with roadway, curb, gutter and sidewalks.

Wilton Place Boulevard, adjoining the property to the west, is designated as a Modified Avenue III, dedicated to a width of 60 and is improved with roadway, curb, gutter and sidewalks.

Virginia Avenue, adjoining the property to the north, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks.

St. Andrews Place, adjoining the property to the east, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks.

An alley, running east-west within the subject property, is dedicated to a width of 20 feet.

An alley, running north-south within the subject property, is dedicated to a width of 20 feet.

Relevant Cases:

Subject Property:

Case No. VTT-83478 – On June 23, 2023, the Advisory Agency approved Vesting Tentative Tract Map No. 83478 (map date-stamped October 29, 2021) located 5601-5673 West Santa Monica Boulevard, 5612-5666 West Virginia Avenue and 1110-1118 North Wilton Place, for a merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven (7) air lots and to waive all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the alley, in the Hollywood Community Plan.

Case No. VTT-66044 – On April 30, 2007, the Advisory Agency approved Vesting Tentative Tract No. 66044 composed of three sites: Site I located at 5661 Santa Monica Boulevard for 1 master lot (Lot 1), maximum 375 units of residential condominiums, 377,900 square feet of commercial space, and one airspace lot, (Lot 4), Site II located at 5545 West Virginia Avenue for 1-lot, maximum 24 units of residential condominiums, and Site III located at 5542 West Virginia Avenue for 1-lot, maximum 38 units of residential condominiums.

On March 26, 2021, the Advisory Agency agreed to terminate all proceedings relative to Vesting Tentative Tract No. 66044 and directed that the map be received and filed.

Case No. CPC-2006-4392-GPA-ZC-ZV-HDZAA-ZAI-SPR – On August 17, 2007, the City Council approved a new multi-use development to include 375 residential units and 263,780 square feet of new retail.

On March 26, 2021, the Planning Department agreed to terminate all proceedings relative to the CPC case relative to the Zone and Height District Change, Zone Variance, Zone Adjustment, Zoning Administrator's Interpretation and Site Plan Review and directed that the matter be received and filed.

Surrounding Properties:

The following relevant cases were identified to be within a 1,000-foot radius of the project site:

Case No. CPC-2011-2459-GPA-ZC-SP-SN-CA – At its meeting on July 14, 2016, the Los Angeles City Planning Commission took the following action: Certified that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report (EIR), and Errata, Environmental Clearance No. ENV2011-2460-EIR (SCH. No. 2011101035), including accompanying mitigation measures, the Mitigation Monitoring Program, adopted the related environmental Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and Find that: a. EIR for Paramount Pictures, which includes the Draft EIR, Final EIR and Errata, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 2100 et seq., and the State and City of Los Angeles CEQA Guidelines. b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter. c. The Project's EIR represents the independent judgment and analysis of the lead agency. Approved a General Plan Amendment (Hollywood Community Plan and Wilshire Community Plan) from Commercial Manufacturing; Neighborhood Office Commercial; Low Medium II Residential; and Medium Residential to General Commercial (Main Lot to remain Industrial Limited Manufacturing). Approved a Zone Change from RD1 .5-1XL; R3-1XL, R3-1; C2-1; [Q]C2-1; [Q]C2-1VL; [Q]M1-1; and [Q]M1-2D to Paramount Pictures Specific Plan (PPSP). Dismissed the establishment of a Sign District without prejudice, as the sign regulations have been incorporated within the Paramount Pictures Specific Plan. Approved a Code Amendment establishing the Paramount Pictures Specific Plan (PPSP), located at 5555 West Melrose Avenue.

Public Hearing

A joint Public Hearing was held with the Deputy Advisory Agency and the Hearing Officer for Case Nos. VTT-83478 and CPC-2021-7331-ZC-HD-VCU-MCUP-SPR on May 3, 2023, at 9:30 a.m., via Teleconference.

The hearing was attended by the applicant, the applicant's representative, members of the subdivision committee and members of the public. The applicant's representative presented the project.

At the close of the public hearing, the Hearing Officer announced the August 10, 2023, tentative date for the City Planning Commission meeting, and encouraged all interested parties to send an email to the assigned Planner in order to receive future notification and determinations on the proposed project.

Public Correspondence

There was no public correspondence received.

Issues

The following includes a discussion of issues and considerations related to the project. These discussion points were either identified during the design review process with the Urban Design Studio's Professional Volunteer's Program (PVP), at the public hearing held on May 3, 2023, or in discussions with the applicant.

Professional Volunteer's Program (PVP)

The proposed project was reviewed by PVP on April 5, 2022. The following includes comments provided by PVP;

- Pedestrian First Design.

  Rethink the ground floor treatment on Santa Monica to help activate the public realm and provide adequate space for pedestrians and transit users.

  Applicant's Response - The ground floor treatment on Santa Monica has been carefully considered to incorporate lobby and restaurant uses that activate both the street corner at Santa Monica Boulevard and Wilton Place, and the street corner at Santa Monica Boulevard and Saint Andrews Place. The lobby and restaurant spaces are designed with glass storefront allowing pedestrians to see activities within the building, and experience outdoor dining on Santa Monica Boulevard. Along Santa Monica Boulevard, setbacks are provided for the soundstages to create opportunities for lush and verdant landscaping, including large trees, to provide shade and a linear greenway that culminates in the center block with a pocket park with bench seating, hardscaping, and vertical landscaping. The facades of the soundstages are also sculpted with a scalloped form to bring them down to human scale. The greenery and storefronts are deliberately placed to provide a hospitable environment for pedestrians and create a pleasing and active pedestrian pathway.

  Consider increasing the setback on Santa Monica Boulevard to provide more space for pedestrians with seating, landscaping and programming in order to activate the block and the small parklet.

  Applicant's Response - Originally, the Project did not include the parklet on Santa Monica Boulevard. However, after careful consideration, the Project was re-designed to include a smaller flexible space mid-block along Santa Monica Boulevard that would accommodate space for a public parklet. The flex-space was designed to maximize the size of the parklet and provide adequate space for trees and drought friendly landscaping along Santa Monica Boulevard. The size of the Project was reduced as much as possible while

maintaining efficient circulation (so studio vehicles do not back up onto adjoining streets) and to meet industry needs for sound states and studio-related uses. Security will be provided at the Site to ensure safety within the parklet.

Rethink the location of the Flex Studio space (locate it in the middle of the Santa Monica frontage or closer to the left where the bus station is) and the setbacks of the different studio enclosures to achieve an active frontage (the truck parking/base camp layout may need to change slightly to accommodate for better truck maneuvering).

Applicant's Response - The placement of the soundstage and studio parking and loading area was discussed with industry experts and operations managers from several studios in Los Angeles, including Hollywood. Accordingly, the studio parking and loading area and the flex space must be of a minimum size to be functional pursuant to industry standards and intended use. With the current design, the Project is providing the minimum size recommended by industry experts for the flex space and the studio parking and loading area while still being able to provide a usable public parklet that has a dual function as a pedestrian resting area and an employee lounge area. The flex space is located mid-block with elephant doors to the soundstages on either side of the flex space so that it may be used as a set up and breakdown space for sets. Because it functions as a set up and breakdown area, as well as a support area, for the adjacent soundstages, it cannot be relocated. Additionally, the lower height of the flex stage allows the bungalow village to be located above it in an aesthetically pleasing yet functional manner. If the flex space is relocated, it would significantly impact the design and functionality of the Project.

- 360 Degree Design

  Make sure the design of the project takes into consideration futured planned development for the area.

  Applicant's Response - The design anticipates Santa Monica Boulevard developing into a more active commercial corridor, while Virginia Avenue continues to maintain residential scale and uses. St. Andrews Place and Wilton Place are anticipated to continue to serve as connections between the commercial corridor along Santa Monica Boulevard, and the residential uses along Virginia Avenue. The design responds contextually to each side for this reason while incrementally increasing density striking a happy medium with both the existing context and the anticipated future context.

  It is difficult to determine if the areas between the driveways on the east and west interior or exterior, it is difficult to tell from the drawings.

  Applicant's Response - At the west tower, the area between the driveways is interior space – it is a path of egress from the egress stair. At the east tower there is only a wall separating the two exterior spaces of the drop-off and the driveway ramp.

- Climate Adapted Design

  Please provide a roof plan and indicate any solar and mechanical.

  Applicant's Response - As indicated on Sheet A1.01, the Project is not currently proposing photovoltaic systems. The Project includes consolidated locations for mechanical equipment placement so that the mechanical equipment can be screened from public view. Both office towers on the east and west side of the Site would have mechanical

equipment yards atop the roofs. Further, two mechanical equipment wells are located to the north of the soundstages, and one mechanical equipment well is proposed on top of the flex stage.

Conclusion

Staff recommends that the City Planning Commission find, based on its independent judgment, after consideration of the entire administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2021-7332-MND and no subsequent EIR, negative declaration, or addendum is required for approval of the project, and based on evaluation of the project and information submitted and the project's compliance with the Hollywood Community Plan, the Department of City Planning recommends that the City Planning Commission recommend approval of the Zone and Height District Change with a "D" and "Q" Limitations; and approve the Vesting Conditional Use, Main Conditional Use Permit and the Site Plan Review.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of the final tract map (VTT- 83478) or by posting of guarantees through the B-permit process of the City Engineer to secure those dedications and improvements without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

Responsibilities/Guarantees

1. As a part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

    a. The applicant/developer shall record the final map of Vesting Tentative Tract No. VTT-83478 or shall provide the necessary dedications and public improvements required under VTT- 83478.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the project site, subject to the “Q” Qualified Classification:

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

2. **Use.** The use and area regulations for the new development on-site shall be developed for the uses as permitted in the C4 Zone as defined in LAMC Section 12.16, except as modified by the conditions herein or subsequent action.

3. **Residential Capacity**. Notwithstanding the above, in accordance with California Government Section 66300(b)(1), the site may also be developed with residential uses allowed and in accordance with the density and all other development standards of the C4-2D zone.

“D” DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. **Floor Area.** The total floor area permitted on the subject property shall not exceed a Floor Area Ratio of 2.44 to 1.

2. **Height.** The project shall be limited to six (6) stories and 93 feet in height. Roof structures and equipment shall not exceed the height limit by more than what is permitted in LAMC Section 12.21.1 B.3.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.37 I.3, 12.24 and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. Site Development. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Director to impose additional corrective Conditions, if, in the Director's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

"Major" Development Project/Site Plan Review Conditions

7. Authorized herein is the construction use and maintenance of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on- site associated parking including 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building.

8. **Solar Energy Panels.** The project shall comply with Section 99.05.211.1 of the LAMC.

9. **Parking**. Parking shall meet requirements pursuant to LAMC Section 12.21 A.4. or consistent with AB 2907.

10. **Electric Vehicle Parking**. All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Section 99.05.106 of Article 9, Chapter IX of the LAMC.

11. **Circulation**. The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval. Review and approval of the driveways should be coordinated with DOT's Citywide Planning Coordination Section (201 North

Figueroa Street, 5th Floor, Room 550, at 213-482-7024).

12. **Vesting Tentative Tract.** The project shall comply with the terms and conditions under Vesting Tentative Tract No. 83478 (VTT- 83478).

Main Conditional Use Conditions

13. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 6,031 square foot of ground floor restaurant with 3,291 square feet of outdoor space at the corner of St Andrews Place and Santa Monica Boulevard; a 2,468 ground floor restaurant with 800 square feet of outdoor space at the corner of Wilton Place and Santa Monica Boulevard; 2,083 square feet of indoor area and 1,150 square feet of outdoor area of third floor tenant amenity space; and throughout the site's office towers, office bungalows, production studios, and outdoor terrace during special events. The grant shall be subject to the following limitations:

    A. The hours of operation shall be limited to 7:30 a.m. to 11:00 p.m. daily.

    B. Indoor seating shall be limited to a maximum of 166 indoor seats for the ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard; a maximum of 61 indoor seats for the ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard; and a maximum of 87 indoor seats in the third floor tenant amenity space. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

    C. Outdoor seating shall be limited to a maximum of 185 outdoor seats for the ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard; a maximum of 54 outdoor seats for the ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard; and a maximum of 72 outdoor seats in the third floor tenant amenity space. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.

14. **Main Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Main Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application.

15. **MPA Public Hearing Requirement.** A public hearing for any Master Plan Approval (MPA) request may be waived at the discretion of the Chief Zoning Administrator.

16. Notwithstanding approved “Exhibit A” and the Conditions above, this grant recognizes that there may be changes resulting from identified tenants, which may result in smaller or larger restaurants, different locations, and/or a reduced number of restaurants than those originally proposed and identified in “Exhibit A”. Such outcome is permitted provided that the other conditions noted herein, specifically those related to the combined maximum interior floor areas, maximum interior and exterior seating numbers, maximum (total) number of establishments authorized under this grant, and the maximum number of establishments

approved for each type of grant in the Conditions above are not exceeded. The sale and dispensing of beer and wine may be provided in lieu of a full line of alcoholic beverages at any of the establishments approved for a full line of alcoholic beverages (but not the reverse), provided that the maximum (total) number of establishments authorized for alcoholic beverages is not exceeded, and subject to all other conditions of this grant.

17. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

18. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

19. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

20. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

21. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

22. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining property owners, and businesses.

Project Design Features

23. During construction, the Project will implement appropriate temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access by the general public. Regular and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided. During construction activities, the Contractor will document the security measures; and the documentation will be made available to the Construction Monitor.

24. The Project will provide an extensive 24-hours-a-day/7-day-a-week security program during Project operations to ensure the safety of employees and other visitors to the Project Site. The Project will incorporate strategies in design and planning, as well as active security features. On-site security measures during Project operation will include:

    a. Provision of on-site security personnel whose duties will include but not be limited to the following:
        - Monitoring entrances and exits;
        - Patrolling the perimeter of the property;
        - Controlling and monitoring activities in the public spaces;
        - Managing and monitoring fire/life/safety systems; and

- Controlling and monitoring activities in the parking facilities.

b. Installation of industry standard security lighting at recommended locations including parking areas, pathways, and curbside drop-off areas;

c. Installation of closed-circuit security cameras at select locations including (but not limited to) entry and exit points, lobby areas, outdoor open spaces, and parking areas;

d. Provision of adequate lighting of parking areas, elevators, and lobbies to reduce areas of concealment;

e. Provision of lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking areas and access points; and

f. Prominent posting of contact information for on-site security staff throughout the Project Site.

25. Prior to the issuance of a building permit, the Project Applicant or its successor will consult with LAPD's Crime Prevention Unit regarding the incorporation of any additional crime prevention features appropriate for the design of the Project.

26. Upon completion of Project construction and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to LAPD's Hollywood Division Commanding Officer that includes access routes and any additional information that might facilitate police response.

27. Construction Noise.

a. Use of noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. Stage construction operations as far from noise sensitive uses as possible.

b. Avoid residential areas when planning haul truck routes and locate the haul truck staging/ingress/egress area as far away from noise sensitive uses as possible.

c. Maintain all sound-reducing devices and restrictions throughout the construction period.

d. Replace noisy equipment with quieter equipment (for example, rubber-tired equipment rather than track equipment).

e. Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.

28. The construction contractor shall construct at least a 0.5 inch plywood noise barrier surrounding a truck-sized opening in the noise barrier along Virginia Avenue, near St Andrews Place. This plywood noise barrier shall block the line-of-sight from the closest sensitive receptors on the northern side of Virginia Avenue to the haul trucks entering and exiting the Project Site at this location. The construction contractor shall limit the number of haul trucks utilizing the Virginia Avenue access to the Project Site and require that the majority of haul truck activity access the Project Site from a location on the southern portion of St Andrews Place, at a distance of approximately 104 feet from the building façade of the closest sensitive

receptor (located on the northwestern corner of Virginia Avenue and St Andrews Place).

29. Transportation Demand Management Program. A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the Project. The TDM program shall include, but shall not be limited to, the following strategies:

    - Reduced Parking Supply – This strategy changes the Project's parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC requirements without consideration of parking reduction permitted in the code. Per direct application of the LAMC for the Project would be required to provide 1,012 parking spaces. The Project will apply reductions through replacement of each vehicle space with 4 bicycle spaces for a total of 981 vehicle parking spaces.
    - Bicycle Infrastructure – Include Bike Parking per LAMC - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project is required to, and will provide, a minimum of 162 bicycle parking spaces.
    - Bicycle Infrastructure – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project will provide up to 10 showers and 162 secure lockers.

30. Prior to the issuance of a building permit for the Project, a detailed Construction Staging and Traffic Management Plan (CSTMP) would be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The plan would show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. The CSTMP would formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The CSTMP will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. Construction management meetings with City Staff and other surrounding construction Related Project representatives (i.e., construction contractors) whose projects will potentially be under construction at around the same time as the Project shall be conducted bimonthly, or as otherwise determined appropriate by City Staff. This coordination will ensure construction activities of the concurrent Related Projects and associated hauling activities are managed in collaboration with one another and the Project. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours. The CSTMP would include, but not be limited to, the following elements as appropriate:
    - Emergency access shall be maintained to the Project Site during construction through marked emergency access points approved by the Los Angeles Fire Department (LAFD).
    - Construction worker parking on nearby residential streets shall be prohibited.
    - Worker parking shall be provided on-site or in designated off-site public parking areas.
    - Temporary traffic control during all construction activities adjacent to public rights-of-way shall be provided to improve traffic flow on public roadways (e.g., flag men).
    - Construction-related deliveries, haul trips, etc., shall be scheduled so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets.
    - Construction-related vehicles shall be prohibited from parking on surrounding public streets.

- Safety precautions for pedestrians and bicyclists shall be obtained through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools, particularly Metropolitan High School.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- In the event of a lane or sidewalk closure, traffic and/or pedestrians shall be routed around any such lane or sidewalk closures.
- The locations of the off-site truck staging shall be identified to include, staging in a legal area, and which would detail measures to ensure that trucks use the specified haul route, and do not travel through nearby residential neighborhoods.
- There would be coordination with nearby projects, that have potential overlapping construction timeframes, to schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.

Mitigations Measures

31. The construction contractor shall not use large bulldozer or caisson drill within 80 feet of the façade of the residential uses located west, north and south of the Project Site nor shall the construction contractor use a vibratory roller within 136 feet of the residential uses located north of the Project Site.

32. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Fernandeño Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant in accordance with applicable law, the Project applicant shall retain a professional Native American monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities pursuant to the process set forth below

    a. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project, and (2) Department of City Planning, Office of Historic Resources (OHR).

    b. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the

monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

c. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.

d. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.

e. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may:

(1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate a significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

f. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.

g. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in Items b through e above.

h. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California state University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

i. Notwithstanding Item h above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance

with the City's AB 52 Confidentiality Protocols.

Administrative Conditions

33. **Approvals, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

34. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

35. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

36. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

37. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

38. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

39. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

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

41. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or

the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

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

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

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

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

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

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

FINDINGS

General Plan/Charter Findings

1. Charter Section 556. The action is in substantial conformance with the purposes, intent and provisions of the General Plan.

General Plan.

a. General Plan Land Use Designation.

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Transportation/Mobility, Noise, and Safety. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 35 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives.

The project site is located in the Hollywood Community Plan area which designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is zoned C4-1VL and R4-1VL. The project site is comprised of 25 lots. Of the 25 lots, 11 lots are zoned R4-1VL and one (1) lot is dual zoned (R4-1VL and C4-1VL) all with a Neighborhood Office Commercial land use designation. The remaining lots are zoned C4-1VL with a Neighborhood Office Commercial land use designation. The applicant requests a zone change and height district change from C4-1VL and R4-1VL to C4-2D consistent with the subject site current land use designation of Neighborhood Office Commercial.

The proposed C4-2D zone does not establish a restriction on height for the subject site and would be imposes a 6:1 Floor Area Ratio maximum. However, the proposed height of the project is limited to a maximum of 93 feet and six (6) stories, with a FAR of approximately 2.44:1. The proposed project for the development of offices, production studios, retail spaces, and related accessory uses with a combined floor area of approximately 510,621 square feet is permitted in the proposed C4-2D zone. Therefore, the Project is in substantial conformance with the purposes, intent, and provisions of the General Plan.

b. Land Use Element.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the Hollywood Community Plan. The proposed project complies with applicable provisions of the Los Angeles Municipal Code (LAMC) and the Hollywood Community Plan.

Hollywood Community Plan. The proposed project conforms to the following goals, objectives, and policies of the Community Plan:

- *Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the Metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.*

- *Objective 4: To promote economic well being and public convenience through:*

    a. *Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.*

The zone and height district change would promote a strong and competitive commercial sector with the demolition of the existing building and surface parking lot and redeveloping the project site into economically viable uses in the area, including 109,957 square feet of production studios and related support spaces, 388,286 square feet of creative office, 12,378 square feet of retail uses in proximity to commercial uses and residences in the Hollywood neighborhood. The east and west ends of the project site would be constructed with six-story office towers and four (4) soundstages. Here, because of the medium density residential uses to the north, the northern portion of the project includes two-story office bungalows that are 26 feet in height. The height difference between the different portions of the project site is designed to be compatible with the existing developments on different directions of the project site.

The project would result in the construction of 510,621 square feet of development consisting of production studios (four sound stages and a flex stage), offices, retail and restaurant spaces, and accessory related uses with 981 spaces of automobile parking provided onsite within a two-level subterranean parking garage, a ground level soundstage parking and loading area with 162 short term and long-term bicycle parking spaces. In addition, the parking areas would be accessible through driveways along Wilton Place and St. Andrews Place. The project would activate the street frontage along Santa Monica Boulevard and enhance the pedestrian experience with the installation of a parklet on Santa Monica Boulevard. Therefore, these improvements would complement nearby land uses and would promote economic well-being and public convenience in the community.

- *Policy – Land Use – Commercial:*

    The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for. The Plan encourages the preservation of lower density residential areas, and the conservation of open space lands.

The Project proposes to demolish the existing onsite improvements and construct soundstages along Santa Monica Boulevard with architectural slant roofs and mid-rise office towers along Wilton Place and St Andrews Place. The soundstages and flex stage are designed at a lower height than the office towers proposed so that the soundstages blend in with the low to mid-rise residential and commercial uses that are currently developed along Santa Monica Boulevard. The soundstage roofs are further designed to be slant roofs, so the massing of the proposed project is broken up and the soundstages do not appear intrusive and be compatible with the residential uses within the surrounding neighborhood. As such, the project would increase employment opportunities in the

community. The project site is within 500 feet of single- and multi-family structures making it within walkable distance to housing.

- *Policy – Land Use – Commerce:*

  Parking areas should be located between commercial and residential uses on the commercially-zoned properties where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid masonry wall and landscaped setback.

The project's parking area would be covered and screened such that it would not impose nuisances to nearby residential uses. The project would provide a total of 981 automobile parking spaces within a ground level soundstage parking and loading area, and a two-level, subterranean parking garage. A majority of the parking spaces would be located within the subterranean parking garage thereby reducing parking impacts onto nearby properties. In addition, the proposed building would cover the surface parking area. Landscape buffers would be installed along the project site to reduce glare from vehicular lights.

Consistency with the Hollywood Community Plan Update

The project will be consistent with the Goals, Objectives, and Policies of the updated Hollywood Community Plan. On May 3, 2023, the Los Angeles City Council adopted the Hollywood Community Plan Update. The proposed project conforms to the following goals, objectives and policies of the updated Hollywood Community Plan:

- *Goal LU6: Neighborhoods with local serving businesses that provide employment opportunities, community services, and amenities, and sustain unique scale, block patterns, and cultural design elements.*

  LU6.4: Activated ground floors. Encourage activated ground floors to support pedestrian activity along key corridors.

- *Goal LU7: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs and enhance the character of the community.*

  LU7.1: Encourage investment. Strengthen and encourage investment along Hollywood's existing commercial corridors.

The project proposes the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking and will be consistent with the Neighborhood Office Commercial land use designation subject to the approval of the requested Zone Change and Height District Change from C4-1VL and R4-1VL to C4-2D. The project would provide new employment opportunities to the surrounding area, complement the existing commercial, residential, and industrial land uses, would strengthen, and encourage investment along Santa Monica Boulevard.

c. **Framework Element.** The Framework Element for the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide

comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

- *Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

    - *Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*

        - *Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics)*

    - *Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

        - *Policy 3.4.1: Conserve existing stable residential neighborhoods and lower intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.*

The project and the requested Zone Change and Height District Change from C4-1VL and R4-1VL to C4-2D would assist in facilitating the City's long-term fiscal and economic viability by redeveloping the project site from a single commercial building and surface parking lot to a six-story production studio building. The project site in located within a developed and urbanized neighborhood comprised of commercial, and residential uses. Surrounding properties are developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building, and a surface parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses. The project would be comparable and compatible with these development as well as nearby multi-family residential buildings located north of the project site.

The project substantially conforms with goals, objectives, and policies of the General Plan Framework Element. Therefore, the requested Zone Change and Height District Change

would contribute to the general character of the existing commercial, residential, and manufacturing uses in the area as well as future developments in the immediate neighborhood.

d. **Mobility Element.** The Mobility Plan 2035, one of the elements of the City's General Plan, lays out the policy foundation for achieving a transportation system that balances the needs of all road users. The Mobility Plan 2035 was adopted by the City Council on August 11, 2015, and last amended on September 7, 2016.

The project as designed and conditioned will meet the following goals and objectives of Mobility Plan 2035:

- *Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*

- *Policy 3.1 Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system.*

- *Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

- *Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

- *Policy 5.4 Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.*

The project site is located in an area of Hollywood that provides access to numerous Metro transit and LADOT transit bus lines that runs and stops in the greater vicinity of the subject site. These transit options include Metro Rapid Line 757, and Metro Rapid Line 704. The project's proximity to these public transit lines allows residents and workers across the City to connect to jobs, commercial amenities, housing, and other neighborhood-serving services within the community, thereby encouraging the pedestrian experience and convenient access to transit. Further, the project site is designated as an AB 2907 Reduced Parking Area because the property is within a one-half mile radius of a Major Transit Stop. As such, the project is eligible to utilize reduced parking requirements per AB 2097.

The proposed project would provide access for all modes of travel, including for pedestrians and cyclists. Two ground floor lobbies are proposed as part of the design; one on the west side of the building along Wilton Place, and the other on the east side along St Andrews Place, each with a circular drop-off area so that vehicles dropping off passengers would not conflict with pedestrians walking along either street. In addition, two commercial spaces for restaurant and retail uses are proposed along Santa Monica Boulevard. These commercial spaces are designed with storefronts and pedestrian access, as well as outdoor seating areas, along Santa Monica Boulevard. Pedestrian access points from Wilton Place, St Andrews Place, and Santa Monica Boulevard are proposed to enhance the walkability along the three public streets. Further, proposed street level landscaping along Virginia Avenue and Santa Monica Boulevard to greenify Hollywood, would enhance the streetscape, and provide a safe and comfortable walking

environment for the pedestrians along the public streets. The project would also provide a variety of automobile and bicycle amenities for project users which include a valet/drop-off area, on-site bicycle parking, restrooms, showers, and a locker room for project users to clean and refresh themselves, and a bicycle repair area all located within the subterranean parking garage.

As conditioned, a minimum of 30 percent of the proposed 981 automobile parking spaces would be reserved for electric vehicles and 10 percent shall be reserved for electric vehicle charging stations (EVCSs). Therefore, 294 automobile parking spaces would be devoted to low and zero-emission vehicles.

Therefore, the Zone Change and Height District Change are consistent with the Mobility Plan 2035 and the goals, objectives, and policies of the General Plan.

e. **Health and Wellness Element.** The proposed project will support the policies and objectives of the Health and Wellness Element of the General Plan. The project has been conditioned to provide, at a minimum, 30% of the provided parking spaces for electric vehicle charging and 10% for electric vehicle charging stations. In addition, the project will install a solar zone in compliance with LAMC Section 99.04.211.4 regarding solar ready buildings.

Policy 2.2: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

Policy 5.1: Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

f. **Sewerage Facilities Element.** The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

2021-2029 Housing Element

Pursuant to the No Net Loss Law Statute, Government Code Section 65863(b)(1):

1. The reduction is consistent with the General Plan including the Housing Element. The Housing Element is a required component of every jurisdiction's General Plan and must comply with specific standards and requirements set by the state. The Housing Element identifies the City's housing conditions and needs, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities. The City's Housing Element for 2021-2029 was adopted by City Council on November 24, 2021. The Project would be in conformance with following Housing Element goals, objectives, and policies.

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Account for existing housing needs when planning for future development by conducting analysis to develop and incorporate a buffer above household projections.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units and 67,086 Low Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units and 332,096 Low Income Units. Therefore, the City's remaining RHNA Allocation for the 2021-2029 Planning period for Very Low Income Units represents 34 percent of the City's total remaining capacity of Very low Income Units and 20.2 percent of the total remaining capacity for Low Income Units; less than half of the City's total capacity for either affordable housing type.

While the Housing Element identified the project site as being able to accommodate Low Income Units and the project would reduce the number of City parcels that allow for residential uses with the construction of production studios, the City's share of the RHNA Allocation for the 2021-2029 Planning period can be located on other parcels throughout the City. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the 2021-2029 Planning period. Thus, consistent with Goal 1, Objective 1.1, and Policy 1.1.2, the City has forecasted for existing and projected housing needs and developed a buffer above household projections that would meet existing and projected needs.

Consistent with Objective 1.2 and Policy 1.2.2, the City could meet the remaining RHNA Allocation for the 2021-2029 Planning period for Very Low and Low Income Units through development of the identified remaining sites located throughout the City. While the Housing Element determined that Low Income units could be located on the project site, the City maintains ample capacity to meet the remaining RHNA Allocation for Very Low and Low income units. Thus, the units that were originally allocated to the project site could be accommodated on other parcels located throughout the City. Therefore, the reduction would not constrict the Citywide production of Affordable Housing and/or the construction of a range of different housing types, and the Project is consistent with Objective 1.2 and Policy 1.2.2.

Lastly, as discussed above, the project would be consistent with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Mobility Element, Health and Wellness Element and Air Quality Element, and the Land Use Element – Hollywood Community Plan that relate to commercial and economic vitality. Therefore, the reduction is consistent with the General Plan including the Housing Element.

2. The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

The Project is located on a parcel identified in the Inventory of Sites prepared for the 2021-2029 Housing Element (Housing Element) and was anticipated to accommodate Low Income Units. As the Project does not propose a residential component, the project would result in fewer units by income category on the project site than those identified in the Housing Element.

Pursuant to Government Code Section 65863(b)(2), the City finds that while the project would result in fewer units by income category on the project site than those identified in the Inventory of Sites prepared for the Housing Element, the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. As of April 1, 2023, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 112,281 Very Low Income Units, 67,086 Low Income Units, 74,964 Moderate Income Units, and 168,892 Above-Moderate Income Units. As of April 1, 2023, the City has a remaining capacity of 330,056 Very Low Income Units and 332,096 Low Income Units, 63,107 Moderate Income Units, and 907,466 Above-Moderate Income Units on sites identified in the Housing Element. 1 Thus the City's RHNA allocation for the 2021-2029 Planning period for Very Low and Low Income Units makes up 34 percent and 20.2 percent of the City's remaining housing capacity, respectively. Therefore, the City finds that there are adequate remaining sites identified in the Housing Element and located throughout the City to accommodate the remaining RHNA Allocation for the Planning Period, and in compliance with the requirements of GC 65583.2. Nothing in GC Section 65863 shall authorize a city, county, or city and county to disapprove a housing development project on the basis that approval of the housing project would require compliance with Section 65683(b)(2).

As such, the Project is consistent with the applicable goals of the 2021-2029 Housing Element and the No Net Loss Law Statute, Government Code Section 65863.

Zone and Height District Change Findings

2. Pursuant to City Charter Section 558 and LAMC Section 12.32, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

a. Public Necessity

The requested zone and height district change from C4-1VL and R4-1VL to C4-2D will be consistent with public necessity because the zone and height district change will allow the redeveloped of the project site with a development that is consistent with the goals and objectives of the General Plan Framework Element and the Hollywood Community Plan as discussed above. In addition, the project site will be consistent with the land use designation for the property. The project, which proposes to demolish a vacant retail building and construct a combination of offices, production studios (soundstages), commercial spaces (restaurant and retail), support uses, and parking spaces, would provide film and entertainment

uses within a commercially zoned area in Hollywood. The project will enhance the neighborhood and contribute to the revitalization of this portion of Santa Monica Boulevard, introduce new employment opportunities, and generate tax revenues from an underutilized site designated for commercial use. The project, with the proposed zone and height district changes, would further commercial opportunities in the Community Plan area, thereby providing a public necessity.

b. Convenience

The site is currently vacant and has been vacant for over 10 years. It is currently a blight along Santa Monica Boulevard and is often the target for graffiti and littering. The project would demolish the existing development provide much needed new offices, production studios, supporting offices, and retail and restaurant spaces along Santa Monica Boulevard to further the Community Plan's goal to further Hollywood Community Plan's objective to promote economic wellbeing and public convenience through the revitalization of the motion picture industry.

c. General Welfare

The project site and the existing development has been vacant for several years. The project proposes to demolish the onsite structure and parking lot and construct four production studios along Santa Monica Boulevard, wrapped with supporting office spaces along Virginia Avenue, Wilton Place, and St Andrews Place. Granting of the zone and height district change to C4-2D would facilitate the development of the project. As designed, the office spaces would provide lower height offices with outdoor terraces along Virginia Avenue, and offices with more contemporary styles along the east and the west property lines. The project also proposes green walls, retail, restaurant, and lobby entrances along Santa Monica Boulevard. The project would contribute to the revitalization of Santa Monica Boulevard in this area, which would advance general welfare by redeveloping the blighted property with the new development.

d. Good Zoning Practices

The project Site is presently zoned C4-1VL and R4-1VL and is located within the Neighborhood Office Commercial land use designation, which includes the corresponding zones of C1, C2, C4, P, RAS3, and RAS4. The request includes approval of a zone and height district change to C4-2D which is consistent with the land use designation. The project's proposed C4-2D zoning would be consistent with the new Hollywood Community Plan Update. The project proposes a FAR of 2.44:1 lower than the allowed 6:1 FAR allowed by the C4-2D zone. As proposed the project will be consistent with the future development of the area and also be compatible with the current commercial and residential developments in the area.

Therefore, the zone and height district change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

e. D Limitation Finding

To protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.

Pursuant to LAMC Section 12.32-G,4, the proposed project includes a D Limitation in conjunction with the requested zone and height district change to C4-2D, which would impose limitations for the project site with the maximum height and FAR as proposed, ensuring that the development is compatible with the surrounding properties and neighborhood, and is in harmony with the objectives of the General Plan and the Hollywood Community Plan. Without the limitation, the C4-2 zone would permit a maximum FAR of 6:1 with no height limitation. While the Project proposes a 2.44:1 FAR with a maximum height of approximately 93 feet and 6 stories. Although the height of the proposed structure would be taller than the buildings abutting the project site, the project is designed so that the production studio facades fronting Santa Monica Boulevard would appear to be more industrial with slanted roofs to add visual interest, and the offices fronting Virginia Avenue would appear as small bungalows with maximum heights of approximately 60 feet. The glass and metal contemporary office towers along Wilton Place and St Andrews Place are taller, however, the overall design and the combination of the different heights and styles would allow the project to appear harmonious with the current and future developments along all sides of the subject property.

Conditional Use Findings

3. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

The proposed project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on- site associated parking. Specifically, the project includes 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows.

"Major" Development Project

The proposed 510,621 square feet development of the subject site includes production studios and related support space; creative offices, and retail uses. The development will enhance the built environment by replacing an existing surface parking lot and vacant retail building with a mixed development which will operate movie production campus. The project will increase the economic vitality of the Hollywood area and will promote the entertainment industry by bringing an influx of jobs to the to the Hollywood Community Plan area, thereby contributing toward and facilitating the City's long-term fiscal and economic viability.

Alcohol

The applicant is seeking a Main Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption throughout the site in conjunction with a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats; a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats; the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats; and throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events. The hours of operation are generally from 7:30 a.m. to 11:00 p.m. daily with the third-floor

amenity space having an end time of 9:00 p.m. daily. The provision of the dining facilities and amenity space is a necessary amenity for workers and guests conducting business at the site.

At this stage in the development process, specific tenants for the restaurants have not been identified, therefore certain mode and characteristics of the restaurants cannot be determined. With the approval of the Main Conditional Use Permit, separate Plan Approval applications are required to review the specific details and operations of each establishment, including a review of the mode and character of the establishment, the proposed floor plan, patron capacity, hours of operation, and other pertinent operational details of the business. At that time, the decision-maker may impose more specific conditions of approval to ensure that the operations of the proposed establishment will not result in incompatibilities with the use.

Nevertheless, the authorization for the sale and dispensing of alcoholic beverages for on-site consumption within the restaurants, third floor amenity space, and throughout the site's office towers, office bungalows, production studios, and outdoor terrace during special events will complement the proposed project as well as the larger mixed-use development and provide a service that is beneficial to employees and visitors. The project will contribute to the ongoing development of the Hollywood area as an activity center. Approval of the request will contribute to the nature of the development in the area which caters to a variety of needs and provides a variety of alternative to dining options for residents, visitors and employees. Further, approval of the request will provide the opportunity for enhanced dining and support a more pedestrian friendly environment, thereby enhancing the built environment in the surrounding neighborhood and providing a service that is essential or beneficial to the community.

4. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

The project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on- site associated parking including 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows with a Floor Area Ratio (FAR) of 2.44:1. Uses within the project site would be supported by 981 vehicle parking spaces within three levels of subterranean parking. The project would also provide 162 bicycle parking spaces (56 short-term and 106 long-term).

The subject property is a 225,456 square-foot lot with an approximately 743-foot frontage along Santa Monica Boulevard (to the south) and Virginia Avenue (to the north), and an approximately 303-foot frontage along St. Andrews Place (to the east) and Wilton Place (to the west). The subject property is currently developed with a 98,352 square-foot building that is proposed to be demolished. Additionally, the majority of the subject site is improved with a surface parking lot. The property is located in the Hollywood Community Plan which designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The property is zoned C4-1VL and R4-1VL. The subject site is listed on the Housing Element inventory of adequate sites, a Transit Priority Area in the City of Los Angeles, State Enterprise Zone: Los Angeles, and the Hollywood Redevelopment Project Area. The site is located 2.15 kilometers from the Hollywood Fault.

The area surrounding the project site is urbanized and is developed with a mix of residential and commercial uses. Properties to the north, across Virginia Avenue, are zoned R3 and are developed with multi-family residential uses. Properties to the east, St. Andrews Place, are zoned R4 and C4, and are developed commercial uses, a vacant building, and a surface

parking lot. Properties to the south, across Santa Monica Boulevard, are zoned C2 and are developed with residential and commercial uses. Properties to the west, across Wilton Place, are zoned CM and R3, and developed with residential and commercial uses.

"Major" Development Project

The project consists of one interconnected structure, which will be a maximum of six stories with a maximum height of 93 feet. This scale of the building is compatible with the surrounding neighborhood. The project would be constructed over the existing surface parking lot to create one interconnected building flanked on the east and west by six story office towers with a total of four sound stages. The project also includes ground floor retail and restaurant on the southeast and southwest corner of the project site with outdoor seating to enhance the pedestrian experience along Santa Monica Boulevard. In total, this would create approximately 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail.

The main project entrances and pedestrian access is located on Santa Monica Boulevard, Wilton Place and St. Andrews Place with adequate parking and additional egress gates in close proximity. The at-grade main entrances for both the east and west towers on St. Andrews Place and Wilton Place, respectively, as well as the two pedestrian access points off of Virginia Avenue will be well lit and landscaped, providing pedestrians central access to all structures, ground floor retail and restaurants on the project site. These features will ensure that the project will provide easily accessible pedestrian connections throughout the project site.

The building is design by utilizing modulated facades and distinctive architectural features to add visual interest and maintain varying exterior design between the buildings. The project design also treats all facades with detail and articulation to enhance the design and built environment. Further, the project proposes approximately 46,292 square feet of open space for the offices and the production studios on the third floor through the sixth floor, which will be landscaped with a variety of water conserving vegetation and trees. Landscaping is further provided in open areas not used for building, driveways, and parking. Additionally, a parklet is proposed along Santa Monica Boulevard to enhance the pedestrian experience.

The project will be supported by 981 automobile parking spaces within three levels of subterranean parking and staging surface automobile parking spaces. The project will provide 56 short-term and 106 long-term bicycle parking spaces for a total of 162 bicycle parking spaces. Thirty percent of the vehicular parking spaces will be EV ready offering 294 spaces while 10% of the parking spaces will be capable for future EV use. Bicycle parking will be located within a dedicated enclosure within the subterranean level of the building.

Alcohol

The proposed project includes the sale and dispensing of alcoholic beverages for on-site consumption throughout the site in conjunction with a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats; a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats; the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats; and throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events. The hours of operation are generally from 7:30 a.m. to 11:00 p.m. daily. As a film and television production studios, creative offices,

retail, and accessory related uses, the daily operations require that the campus remains a secure environment.

The request to serve a full line of alcoholic beverages in conjunction with food service will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The consumption of alcoholic beverages will take place completely on the subject property and will not be taken off the premises. This grant includes general conditions which will be supplemented by more tenant specific conditions designed to address the specific characteristics of each establishment through the required Plan Approval process. These conditions may include, but are not limited to a term grant, security, hours of operation, seating, size, and any other conditions which are intended to minimize negative impacts on surrounding uses. Additionally, during the Plan Approval process, the Los Angeles Police Department will have an opportunity to comment on the application and provide recommended conditions.

Therefore, as conditioned, project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

5. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The City of Los Angeles' General Plan consists of elements that dictate policies that provide the regulatory environment in managing the City and addressing environmental concerns. The resulting policies from these Elements are translated into requirements of Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located in the Hollywood Community Plan Area. The Hollywood Community Plan Map designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C2, C4, P, RAS3 and RAS4 zones. The land use designation and surrounding zoning permits for a variety of mixed commercial and residential uses including the proposed project. The Hollywood Community Plan text is silent in regard to alcohol sales however, the conditional authorization for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the subject site is allowed, subject to certain findings.

The purpose of the Hollywood Community Plan is "to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community," within the larger framework of the City in conformance with the goals and objectives of local and regional plans and policies. The use of the subject site is consistent with and aids to advance the following objectives identified in the Hollywood Community Plan and objectives and policy identified in the General Plan.

Objective 1	*To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.*
Objective 4	*To promote economic well-being and public convenience through:*

a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

The request is also consistent with Chapter 7 of the General Plan Framework Element objectives:

Objective 7.2 *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

Policy 7.3.2 *Retain existing neighborhood commercial activities within walking distance of residential areas.*

"Major" Development Project

The proposed project revitalizes the motion picture industry by adding another production campus that will generate more entertainment industry jobs and further reinforcing Hollywood as the international center of the motion picture industry. Additionally, the project would replace an underutilized surface parking lot and vacant retail building and enhance the built environment to better serve neighborhood needs through ground floor retail and office space. The project would promote a balanced community that meets the needs of residential, commercial, arts and entertainment sectors, thereby promoting the entertainment and business industries, commerce, and furthering the goals and objectives of the Community Plan.

Alcohol

The availability of the sale and dispensing of a full line of alcoholic beverages for on-site consumption is often an expected amenity and a central component in the viability of a restaurants and event spaces. Moreover, the proposed use will contribute to furthering the development of Hollywood as a major center of population, employment, retail services, and entertainment and provide an alternative dining and retail option for residents, tourists and employees of the area.

Therefore, the proposed use of the subject site conforms to the intent, purpose, and provisions of the General Plan and the Hollywood Community Plan and advances the objectives and intent of the plan by offering a service that will address the needs of the visitors and residents in the community.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods,

equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Policy 3.1.5: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

Policy 3.3.1: Accommodate projected population and employment growth in accordance with the Long-Range Land Use Diagram and forecasts in Table 2-2 (see Chapter 2: Growth and Capacity), using these in the formulation of the community plans and as the basis for the planning for and implementation of infrastructure improvements and public services.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The subject property is zoned C4-1VL and R4-1VL with a land use designation of Neighborhood Office Commercial. The request includes a Zone and Height district change from C4-1VL and R4-1VL to C4-2D. The property is approximately 225,456 square-foot in size (5.18 acres) and is currently developed with a surface parking lot and a 98,352

square-foot building that is proposed to be demolished. The area surrounding the project site is developed with a mix of residential and commercial uses.

The proposed project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on- site associated parking including 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building with a number of detached office bungalows.

Lastly, the proposed project includes two (2) on-site eating establishments which would enable employees and visitors to the property to remain on-site without the need to drive to off-site locations for food and beverage options.

The project will encourage the growth of and attract new industries that will provide new job opportunities for the City's residents, thereby contributing to the City's fiscal viability and employment base with the development of the proposed project.

Therefore, the project is consistent with the General Plan Framework Element in that the project will implement the abovementioned goals, objectives and policies of the Plan.

Mobility Element

The Mobility Plan 2035, one of the elements of the City's General Plan, lays out the policy foundation for achieving a transportation system that balances the needs of all road users. The Mobility Plan 2035 was adopted by the City Council on August 11, 2015, and last amended on September 7, 2016. Additionally, the project site is designated as an AB 2907 Reduced Parking Area because the property is within a one-half mile radius of a Major Transit Stop. As such, the project is eligible to utilize reduced parking requirements per AB 2097.

The project as designed and conditioned will meet the following goals and objectives of Mobility Plan 2035:

- *Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*

- *Policy 3.1 Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system.*

- *Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

- *Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

- *Policy 5.4 Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.*

Santa Monica Boulevard, adjoining the property to the south, is designated as a Modified

Avenue I, dedicated to a variable width of 80 to 90 feet and is improved with roadway, curb, gutter and sidewalks. Wilton Place Boulevard, adjoining the property to the west, is designated as a Modified Avenue III, dedicated to a width of 60 and is improved with roadway, curb, gutter and sidewalks. Virginia Avenue, adjoining the property to the north, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks. St. Andrews Place, adjoining the property to the east, is a Local Street, dedicated to a width of 60 feet and is improved with roadway, curb, gutter and sidewalks. The project as proposed is required to provide dedication and improvements as required by the Bureau of Engineering to meet the Mobility Plan standards.

As conditioned, a minimum of 30 percent of the proposed 981 automobile parking spaces would be reserved for electric vehicles and 10 percent shall be reserved for electric vehicle charging stations (EVCSs). Therefore, 294 automobile parking spaces would be devoted to low and zero-emission vehicles.

Therefore, the project is consistent with Mobility Plan 2035 in that the project will implement the abovementioned policies of the Plan.

Air Quality

The Air Quality Element of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the city in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the city's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

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

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, project shall comply with the City's Solar-Ready requirements and the California Energy Code.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

6. **The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.** ("Major" Development Project)

As discussed above, the project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

The project consists of one interconnected structure, which will be a maximum of six stories with a maximum height of 93 feet. This scale of the building is compatible with the surrounding neighborhood. The project would construct over the existing surface parking lot to create one interconnected building flanked on the east and west by six story office towers with a total of

four sound stages. The project also includes ground floor retail and restaurant on the southeast and southwest corner of the project site with outdoor seating to enhance the pedestrian experience along Santa Monica Boulevard. In total, this would create approximately 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail.

The main project entrances and pedestrian access is located on Santa Monica Boulevard, Wilton Place and St. Andrews Place with adequate parking and additional egress gates in close proximity. The at-grade main entrances for both the east and west towers on St. Andrews Place and Wilton Place, respectively, as well as the two pedestrian access points off of Virginia Avenue will be well lit and landscaped, providing pedestrians central access to all structures, ground floor retail and restaurants on the project site. These features will ensure that the project will provide easily accessible pedestrian connections throughout the project site.

The building is design by utilizing modulated facades and distinctive architectural features to add visual interest and maintain varying exterior design between the buildings. The project design also treats all facades with detail and articulation to enhance the design and built environment. Further, the project proposes approximately 46,292 square feet of open space for the offices and the production studios on the third floor through the sixth floor, which will be landscaped with a variety of water conserving vegetation and trees. Landscaping is further provided in open areas not used for building, driveways, and parking. Additionally, a parklet is proposed along Santa Monica Boulevard to enhance the pedestrian experience.

The project will be supported by 981 automobile parking spaces within three levels of subterranean parking and staging surface automobile parking spaces. The project will provide 56 short-term and 106 long-term bicycle parking spaces for a total of 162 bicycle parking spaces. Thirty percent of the vehicular parking spaces will be EV ready offering 294 spaces while 10% of the parking spaces will be capable for future EV use. Bicycle parking will be located within a dedicated enclosure within the subterranean level of the building.

7. **The project complies with the height and area regulations of the zone in which it is located.** (“Major” Development Project)

The subject property is zone C4-1VL and R4-1VL (Neighborhood Office Commercial). The underlying base zoning is split-zoned R4-1VL and C4-1VL covering, respectively, the rear 105,567 square foot portion of the property fronting Virginia Avenue and front 106,990 square foot portion of the property fronting Santa Monica Boulevard. The site is within Height District 1VL which permits a maximum height of 45 feet and would allow for a respective maximum allowable FAR of 3:1 and 1.5:1. The request includes a zone and height district change to C4-2D. While the C4-2D zone does not generally limit height and allows an FAR of 6:1, the project has been requested a 2.44 to 1 FAR. Additionally, the C4 zone does not require setbacks for commercial uses. As such, the project proposes zero setbacks along the property lines.

Therefore, as the C4-2D has no setback requirement for commercial uses, lot area or lot width requirements, and no building height limitations, and the project’s 2.44 to 1 FAR is within the maximum permitted FAR of 6 to 1, that would be allowed by the C4-2D zone, the proposed project would comply with the height and area regulations of the C4-2D Zone in which it is located.

8. **The project is consistent with the City Planning Commission's design guidelines for Major Development Projects.** (“Major” Development Project)

The City Planning Commission has not adopted design guidelines for Major Development

Projects; however, the project is consistent with the Citywide Design Guidelines:

Guideline 1: Promote a safe, comfortable and accessible pedestrian experience for all.

The project has been thoughtfully designed to integrate the new facilities in a manner that is compatibility with existing uses and development, but also reflective of the new proposed studio use.

The project involves the construction of a new development consisting of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on- site associated parking including 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail within one interconnected building up to 93 feet in height, with a number of detached office bungalows.

The project proposes a linear park strip along Virginia Avenue consisting of a five-foot planting area along the sidewalk to enhance the pedestrian experience. Seating areas and a puppy waste bag station, along with varied shrubs and trees, are proposed in the park strip and along the building to create a more pedestrian-friendly environment and to connect the project to the surrounding development. In addition, a linear park strip is proposed along Santa Monica Boulevard with a parklet along the center of the block. The parklet is enhanced with a green wall back drop and serves to create a break in massing along Santa Monica Boulevard. Further, storefronts are located on Santa Monica Boulevard to promote an active streetscape. Drop off areas along Wilton Place and St Andrews Place are recessed within the building footprint and in front of the office tower lobbies so that pick up and drop off activities would not interfere with pedestrian traffic and will promote a safe, comfortable, and accessible pedestrian experience.

Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

The project limits vehicular access to the site in order to facilitate circulation onsite internally and not degrade the pedestrian experience. No vehicular access is proposed on Santa Monica Boulevard in order to provide a fully active street experience along this important arterial. The subterranean garage is accessible from Wilton Place and St Andrews Place, access points are limited to one driveway. A circular driveway is provided in front of the office lobby along the east property line and the west property line to ensure that any passenger pick up or drop off happens away from the public street and within the project footprint. Lastly, the production studio and soundstage loading and parking area is accessible from only two ingress/egress points along Virginia Avenue to minimize any impact it may have on pedestrians.

Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

The Project steps back at the ground floor level retail spaces to create an open and engaging restaurant/retail and lobby entrances on the ground floor along Wilton Place, Santa Monica Boulevard, and St Andrews Place. The recessed entrances and the ground floor outdoor seating area proposed along Santa Monica Boulevard would activate the street and provide opportunities for patrons and guests to engage with the street and experience the outdoors while dining or shopping at the project site. Landscaping and treatment of the building edges mitigate the scale of the sound stages, the flex stage, and the Basecamp, providing an active pedestrian frontage. The ground floor Basecamp is shielded with vertical green walls and screens to enhance the pedestrian experience.

Guideline 7: Carefully arrange design elements and uses to protect site users.

The project includes wayfinding as the design provides clear separation and organization of the onsite uses, including the Basecamp and the mill, production studios (sound stages and flex stage), production support areas, creative offices, and the bungalow office suites. Site entrances are similarly organized for convenient and logical movement throughout the project site, ensuring pedestrians and vehicles are kept separate for the safety of the drivers and the pedestrians. Entry into the subterranean parking garage, the Basecamp, and the building are secured through onsite security and access cards, maintaining safety for all occupants. Landscape strips are provided along all four streets to provide a buffer between the pedestrians and vehicular traffic. Additional landscaping is provided along Virginia Avenue between the Basecamp's two driveways, as well as along Santa Monica Boulevard, to provide additional greenery for the benefit of the pedestrians along the public streets.

Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.

The project utilizes active and passive sustainable features to lower energy demand and increase the comfort and well-being of users. The building elements are oriented and designed to take advantage of prevailing breezes to help naturally cool and ventilate the indoor spaces with operable windows, solar shading overhangs, and shading screens. Engineered facades limit solar heat gain and create comfortable work environments. The project would provide solar panels to facilitate onsite energy collection. Additionally, the building design will incorporate many shaded and comfortable outdoor areas through the use of screened balconies, terraces, porches, gardens, and community plazas, promoting outdoor working and meeting spaces to support the offices. The project also proposes to provide electric vehicle charging stations and long-term bicycle parking spaces in the first subterranean parking level, and short-term bicycle parking spaces on the ground floor. The amenities are intended to promote alternative means of transportation and promote the utilization of zero emission vehicles.

Therefore, as proposed and conditioned, the project is consistent with the Citywide Design Guidelines.

9. The proposed use will not adversely affect the welfare of the pertinent community. (Alcohol)

The request includes a MCUP to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the two ground floor restaurants along Santa Monica Boulevard, in the third floor tenant amenity space, and in the offices, production studios, and outdoor terrace during special events. The areas where alcoholic beverages would be served would be part of a controlled and monitored environment. The restaurants on the ground floor would serve alcoholic beverages only with food orders, during hours of operation of 7:30 a.m. to 11:00 p.m. The third-floor tenant amenity space would serve alcoholic beverages from 7:30 a.m. to 9:00 p.m. only to onsite tenants, workers, and guests. The requests also include that alcoholic beverages be allowed throughout the project site during special events to facilitate film and production related celebrations. The consumption of alcoholic beverages will not create detrimental impacts to the surrounding community as the studio will ensure that all activity on the site be restricted to the project site. Any concerns associated with any individual venue may be addressed in more detail through the Plan Approval process, which is an opportunity to consider more specific operational characteristics as tenants are identified and the details of each establishment are provided.

10. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.** (Alcohol)

    According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, four (4) on-sale and two (2) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1909.01. Data provided on the ABC's License Query System indicate that there are five (5) existing on-site and four (4) existing off-site alcoholic beverage licenses within the subject Census Tract.

    According to statistics provided by the Los Angeles Police Department Hollywood Division, which has jurisdiction over the subject property within Crime Reporting District No. 668 a total of 380 crimes were reported in 2022 (311 Part I Crimes and 69 Part II Arrests) compared to the citywide average of 156 crimes and arrests and the high crime average of 187 crimes for 2022. In 2022, there were (9) Narcotics, (2) Liquor Law, (2) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, (4) Gambling, and (11) DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

    The subject site is located within a Census Tract where the number of active on-site ABC licenses exceeds ABC guidelines significantly above the number allocated for the census tract. The crime rate in the reporting district where the subject site is located is also substantially higher than those rates identified for the City. The subject site is located in the Hollywood Entertainment District, a regional destination with a high number of entertainment venues, hotels, restaurants, taverns and nightclubs, accounting for the higher number of licensed premises as well as the area's high crime rate. Additionally, each individual establishment seeking to utilize a permit to sell alcoholic beverages for on-site is required to apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to impose specific conditions to each individual applicant and establishment and create measures which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage.

    Moreover, negative impacts commonly associated with the sale and dispensing of a full line of alcoholic beverages such as criminal activity, public drunkenness, and loitering are minimized by the conditions of approval that are imposed by this grant. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

11. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.** (Alcohol)

    The project site is zoned for commercial uses and will be utilized as such with the proposed

zone change and the proposed use of the subject site. There are residential uses located within a 1000-foot radius of the subject site. The approval of the request is not anticipated to impact the sensitive uses or residentially zoned communities negatively by the sale, dispensing and on-site consumption of a full line of alcoholic beverages in conjunction with the proposed uses located on the subject site. The project is consistent with the zoning and in keeping with the existing uses adjacent to the project site. Included in this grant are a number of general conditions that will act to minimize any impacts that might be generated by alcohol serving establishments. Also, as imposed by the instant grant, each individual establishment seeking to utilize a permit to sell alcoholic beverages on the subject property is required to apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to impose specific conditions to each individual applicant and establishment and create measures which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage. As conditioned, the proposed project is anticipated to not have a detrimental effect on any sensitive use in the area.

Site Plan Review Findings

12. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

As discussed in Finding No. 5 above, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

13. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The project consists of one interconnected structure, which will be a maximum of six stories with a maximum height of 93 feet. This scale of the building is compatible with the surrounding neighborhood. The project would construct over the existing surface parking lot to create one interconnected building flanked on the east and west by six story office towers with a total of four sound stages. The project also includes ground floor retail and restaurant on the southeast and southwest corner of the project site with outdoor seating to enhance the pedestrian experience along Santa Monica Boulevard. In total, this would create approximately 109,957 square feet of production studios and related space, 388,286 square feet of creative office and 12,378 square feet of retail.

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14. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

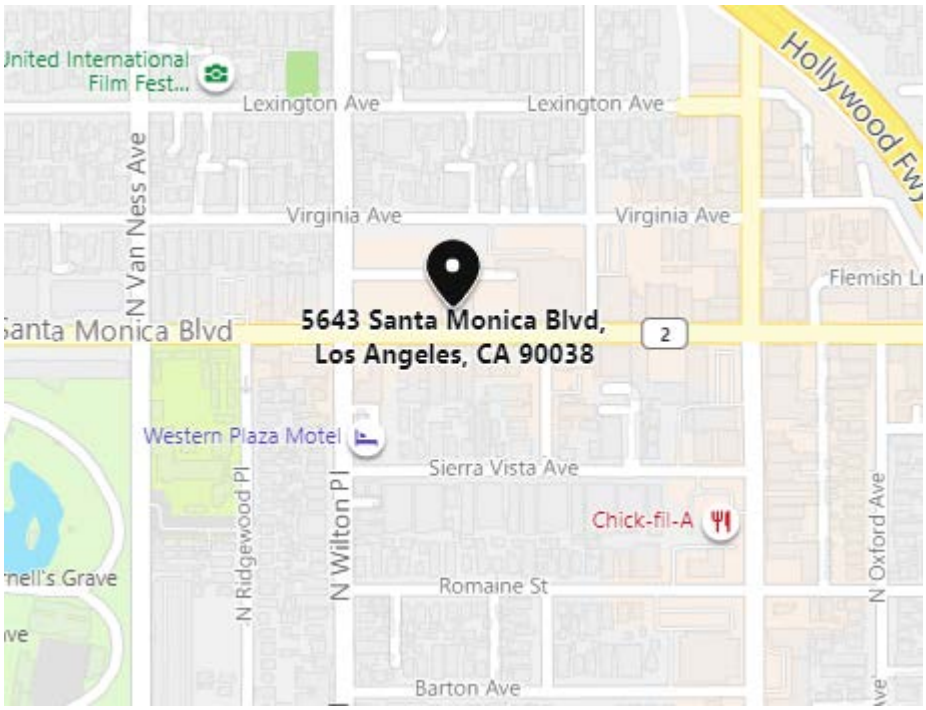
This finding is not applicable because the project does not provide propose any residential uses and is therefore not required to provide recreational and service amenities to improve habitability for residents and minimize impacts on neighboring properties.

Additional Findings

15. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.

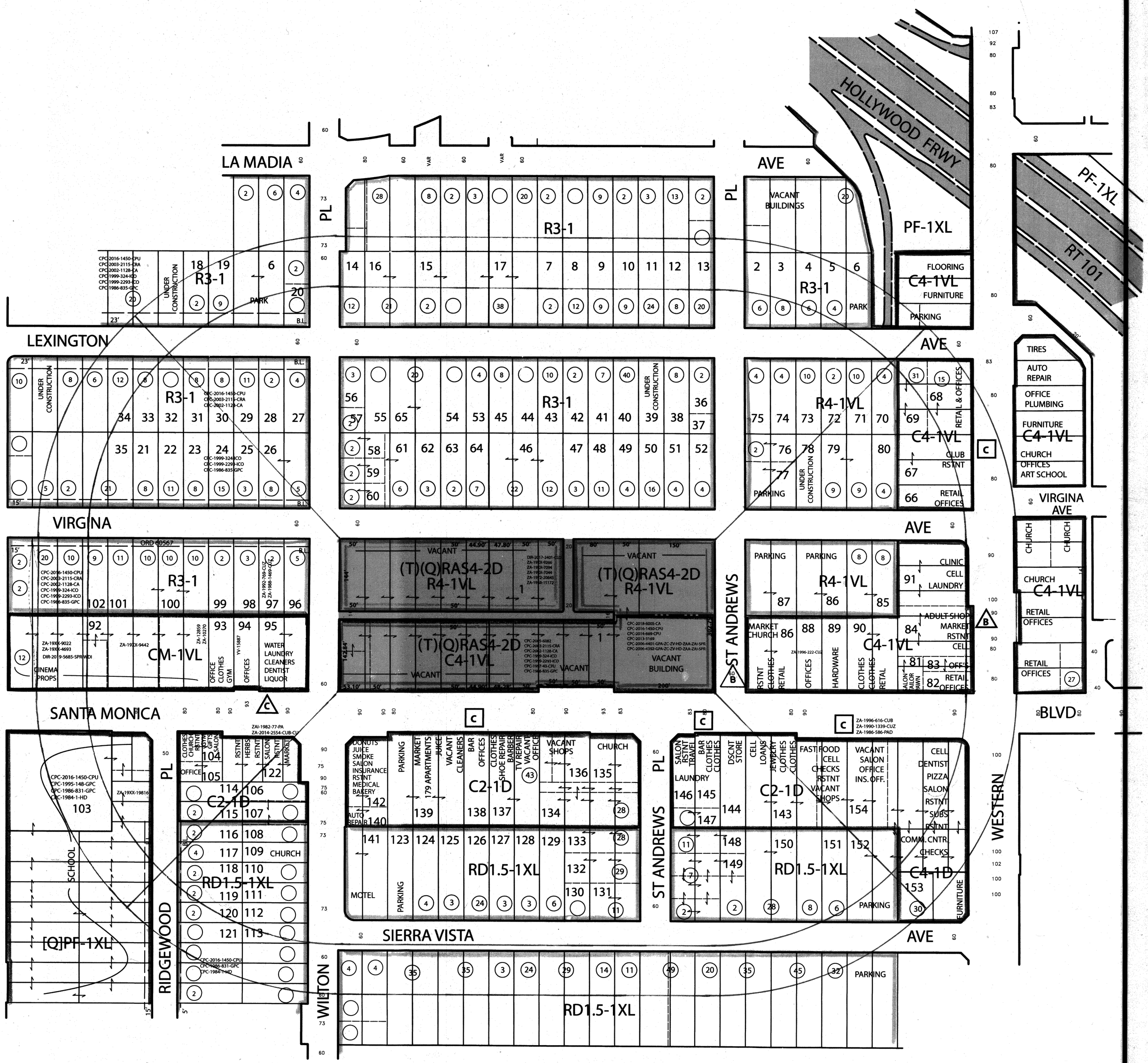
16. On May 3, 2023, a Mitigated Negative Declaration (ENV-2021-7332-MND) was prepared and published for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.

Vicinity Map



Address: 5601-5643 W SANTA MONICA BLVD

QMS # 21-069



REQUEST: (T)(Q)RAS4-2D,R4-1VL & (T)(Q)RAS4-2D,C4-1VL TO C4-2D

VESTING TENTATIVE TRACT NUMBER 83478 / ZONE CHANGE
MASTER CONDITIONAL USE-CUB / SITE PLAN REVIEW

QMS Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 593 **Grid:** H-5

LEGAL
LOT: 1-3
TRACT: 9834 M.B. 169-7-8
LOT: 7-14 **BLK:** 8
TRACT: LA PALOMA TR MB 5-80
LOT: 1-12 **BLK:** 9
TRACT: LEONA TR MB 5-131

A.P.N. 5536-012-017

CD: 13

CT: 1909.01

PA: HOLLYWOOD

USES: FIELD/RECORD

SITE ADDRESS: 5601-5643 W. SANTA MONICA BLVD

CASE NO:

SCALE: 1″=100′

D.M.: 144B193,144B189

CONTACT: DLA PIPER **PHONE:** 213-694-3143

NORTH

DATE: 3-18-2021
Update:

NET AC: 4.70 +/-

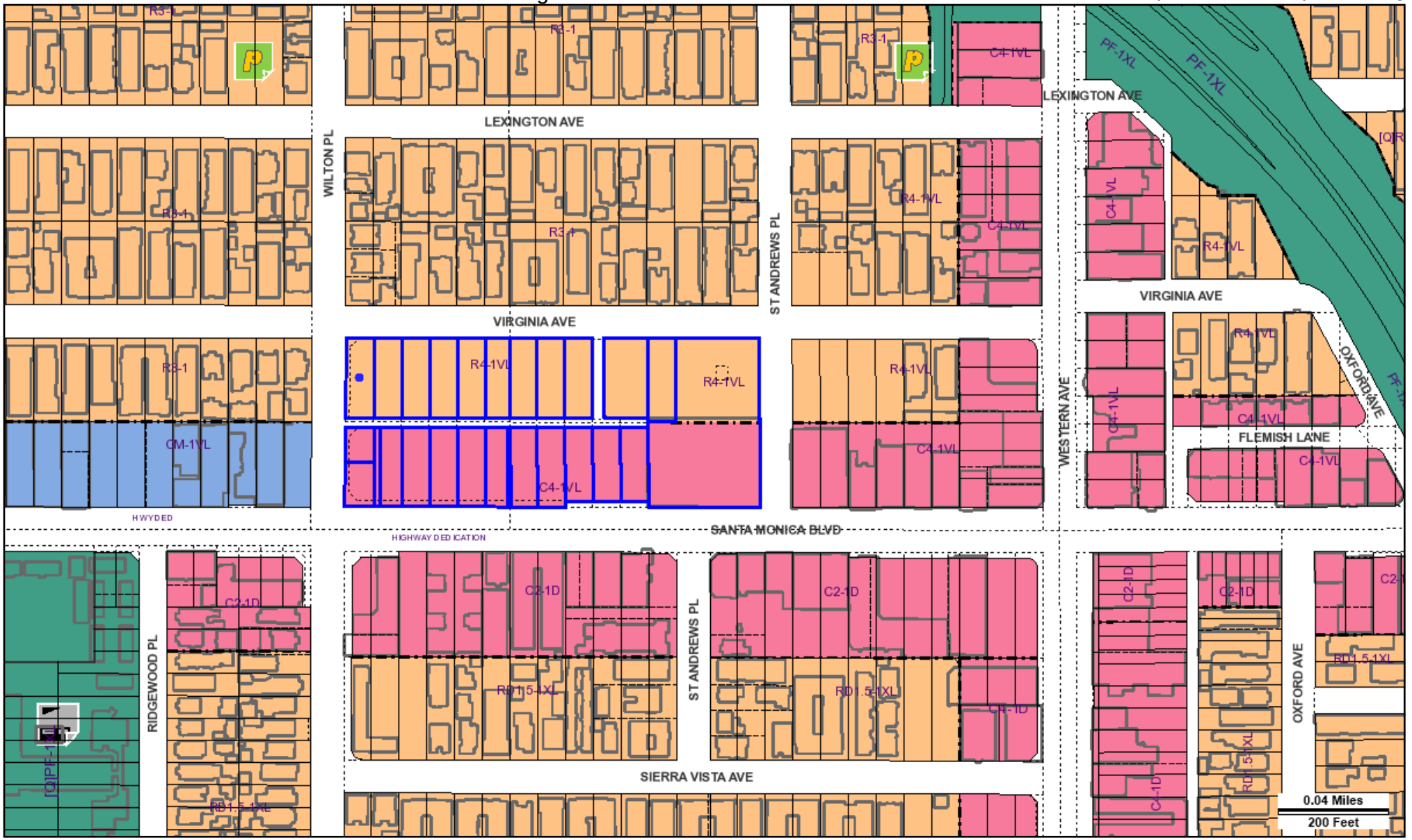
QMS: 21-069

ZIMAS INTRANET

Generalized Zoning

07/31/2023

City of Los Angeles
Department of City Planning



Address: 1118 N WILTON PL
APN: 5536012017
PIN #: 144B193 607

Tract: LEMONA TRACT
Block: BLK 9
Lot: FR 6
Arb: None

Zoning: R4-1VL
General Plan: Neighborhood Office Commercial

N
W
E
S

Exhibit A

Project Plans



5601 W. SANTA MONICA BLVD.
ENTITLEMENT SUBMITTAL - REVISED JULY 1, 2022

ECHELON STUDIOS

DEVELOPED BY BARDAS INVESTMENT GROUP

HRA House & Robertson ARCHITECTS

RIOS

ECHELON STUDIOS

5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

NOT FOR CONSTRUCTION



SEATING / ALCOHOL

1/A5.01 EAST BUILDING F&B

INDOOR AREA	4,885 SF
OUTDOOR AREA	2,665 SF
TOTAL AREA	7,550 SF
INDOOR SEATS	166
OUTDOOR SEATS	185
TOTAL SEATS	351
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

2/A5.01 WEST BUILDING F&B

INDOOR AREA	1,308 SF
OUTDOOR AREA	437 SF
TOTAL AREA	1,745 SF
INDOOR SEATS	61
OUTDOOR SEATS	54
TOTAL SEATS	115
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

3/A5.01 LEVEL 03 TENANT AMENITY

INDOOR AREA	1,979 SF
OUTDOOR AREA	1,104 SF
TOTAL AREA	3,083 SF
INDOOR SEATS	87
OUTDOOR SEATS	72
TOTAL SEATS	159
ALCOHOL TYPE	BEER & WINE
HOURS OF OPERATION	7:30AM - 9PM

TOTAL AREA

INDOOR AREA	8,172 SF SF
OUTDOOR AREA	4,206 SF
TOTAL AREA	12,378 SF

TOTAL SEATS

INDOOR SEATS	314
OUTDOOR SEATS	311
TOTAL SEATS	625

VICINITY MAP



RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT# **20283**

CONSULTANT

NOT FOR CONSTRUCTION

PROJECT TEAM

CLIENT
Santa Monica Boulevard Owner, LLC
1015 N Fairfax Ave
West Hollywood, CA 90046
T: (323) 461-6815
Contact: David Simon
email: dsimon@bardasig.com

ARCHITECT
House & Robertson Architects
10125 Washington Blvd
Culver City, CA 90232
T: (323) 935-3158
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DESIGN ARCHITECT / LANDSCAPE ARCHITECT
RIOS
3101 W. Exposition Pl
Los Angeles, CA 90018
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PROJECT MANAGEMENT
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

GENERAL CONTRACTOR
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

EXPEDITOR
NAME
Address
Address Line 2
T:
Contact:
e-mail:

GEOTECHNICAL ENGINEER
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

CIVIL ENGINEER
NAME
Address
Address Line 2
T:
Contact:
e-mail:

STRUCTURAL
NAME
Address
Address Line 2
T:
Contact:
e-mail:

MECHANICAL, ELECTRICAL PLUMBING ENGINEER
NAME
Address
Address Line 2
T:
Contact:
e-mail:

GEOTECHNICAL ENGINEER
NAME
Address
Address Line 2
T:
Contact:
e-mail:

IRRIGATION CONSULTANT
NAME
Address
Address Line 2
T:
Contact:
e-mail

SURVEYOR
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

TITLE 24 ENERGY CONSULTANT
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

PROJECT DATA

PROJECT DESCRIPTION

The project proposes the construction of approximately 510,621 sf development consisting of production studios, offices, retail, and related accessory uses.

The project includes approximately 109,957 sf of production studios and related support space; 388,286 sf of creative office; 12,378 sf of restaurant; within one interconnected building up to 94' ft in height.

The project includes approximately 981 automobile parking spaces provided on-site in a subterranean three-level parking garage and 162 bicycle parking spaces.

SITE ADDRESS

5601 - 5673 W. Santa Monica Blvd.;
5612 - 5672 W. Virginia Ave.
1110 - 1118 N. Wilton Pl.
Los Angeles, CA 90038

LEGAL INFORMATION

APN: 5536-012-017

LOT AREA: 225,456 SF (including 11,373 SF of alley to be vacated)

LEGAL DESCRIPTION: Lots FR1 to FR12, Block 9 of Lemona Tract, Lots 7 to 14, Block 8 of La Paloma Tract, and Lots 1 to 3 of Tract TR 9834

ZONING SUMMARY

EXISTING ZONING: (T)(Q)RAS4-2D per Ord 179,284
UNDERLYING ZONING: R4-1VL and C4-1VL
REQUESTING ZONE CHANGE TO: C4-2D

FAR ALLOWED PER (T)(Q)RAS4-2D: 3.84 : 1
FAR ALLOWED PER C4-2D: 6 : 1
FAR PROPOSED: 2.26 : 1

FLOOR AREA PROPOSED: 510,621 SF

BUILDING HEIGHT LIMIT PER C4-2D: UNLIMITED
BUILDING HEIGHT PROPOSED: 92' - 11" (6 STORIES) TOWERS
63' - 0" (1 STORY) SOUNDSTAGES
60' - 0" (2 STORIES OVER PARKING) BUNGALOWS

SETBACKS: NO SETBACKS REQUIRED
SETBACKS PROPOSED: N WILTON PL: 0' - 0"
VIRGINIA AVE: 0' - 0"
SANTA MONICA BLVD: 0' - 0"
ST ANDREWS PL: 0' - 0"

PROJECT DATA

PARKING TOTALS

PARKING REQUIRED per LAMC 12.21-A.4(x)(3): 1,012 SPACES AT 2/1,000 SF
Parking stalls replaced at a 1:4 ratio by bicycle parking per LAMC 12.21-A.4: 40 spaces

NET PARKING REQUIRED: 981 SPACES
PARKING SPACES PROVIDED: 981 SPACES

PARKING BREAKDOWN

STANDARD SPACES: 665
COMPACT SPACES: 296
ADA SPACES: 20
TOTAL: 981

Parking includes tandem parking.

ADDITIONAL PARKING REQUIREMENTS : EV AND LOW-EMITTING VEHICLES

EV CHARGING REQUIRED AND PROVIDED:
EV CHARGING SPACES (INCLUSIVE OF EV-READY SPACES AND EV CHARGING STATIONS): 295 (30% OF TOTAL per LAMC 99.05.106.5.3.3.)
EV CHARGING STATIONS: 99 (10% OF TOTAL per LAMC 99.05.106.5.3.3)
EV-READY SPACES: 196

ADA EV CHARGING STATIONS REQUIRED (per CBC 11B-228.3.2.1) AND PROVIDED:
ADA VAN EVCS: 1
ADA STANDARD EVCS: 3
AMBULATORY EVCS: 3

LOW-EMITTING VEHICLE PARKING REQUIRED (per CCR Title 24 5.106.5.2) AND PROVIDED:
TOTAL SPACES PROVIDED 79 (8% OF TOTAL PARKING PROVIDED)

BICYCLE PARKING AND SHOWERS/LOCKERS

BICYCLE PARKING REQUIRED (per LAMC 12.21-A.16(a)(2)) AND PROVIDED:

USE	AREA	LT RATIO	LT BIKES	ST RATIO	ST BIKES
OFFICE/STUDIO	498,243 SF	1:5,000	99.6	1:10,000	49.8
RESTAURANT	12,378 SF	1:2,000	6.2	1:2,000	6.2
		TOTAL	105.8 LT		56.0 ST

BICYCLE PARKING PROVIDED:

LONG TERM (LT): 106
SHORT TERM (ST): 56
TOTAL: 162

LOCKERS AND SHOWERS REQUIRED (per LAMC 91.6307) AND PROVIDED:

LOCKERS REQUIRED AND PROVIDED: 162 TOTAL
SHOWERS REQUIRED AND PROVIDED: 5 PER GENDER

OPEN SPACE PROVIDED

TOTAL OPEN SPACE PROVIDED:
COMMON: 34,204 SF
PRIVATE: 12,088 SF
TOTAL: 46,292 SF

FLOOR AREA ANALYSIS

FLOOR AREA PER LAMC 12.03:
"The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas."

FLOOR AREA BY LEVEL

LEVEL P1	
OFFICE	18,470
AREA - SUBTOTAL	18,470 SF
LEVEL 01	
OFFICE	15,109
RESTAURANT	9,295
PRODUCTION	91,870
PRODUCTION SUP.	18,087
AREA - SUBTOTAL	134,361 SF
LEVEL 02	
OFFICE	52,246
AREA - SUBTOTAL	52,246 SF
LEVEL 03	
OFFICE	100,674
RESTAURANT	3,083
AREA - SUBTOTAL	103,757 SF
LEVEL 04	
OFFICE	84,718
AREA - SUBTOTAL	84,718 SF
LEVEL 05	
OFFICE	60,129
AREA - SUBTOTAL	60,129 SF
LEVEL 06	
OFFICE	56,940
AREA - SUBTOTAL	56,940 SF
FLOOR AREA - TOTAL	510,621 SF

FLOOR AREA BY USE

USE TOTAL	
OFFICE	388,286
RESTAURANT	12,378
PRODUCTION	91,870
PRODUCTION SUP.	18,087
FLOOR AREA - TOTAL	510,621 SF

BUILDING CONSTRUCTION

OCCUPANCY: B

CONSTRUCTION TYPE: TYPE 1A

STORIES: 6 STORIES

SPRINKLERS: FULLY SPRINKLERED PER NFPA 903.3.1.1

APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA CODE OF REGULATIONS (CCR): TITLE 24 BUILDING STANDARDS CALIFORNIA CODE OF REGULATIONS (CCR): TITLE 22 & TITLE 17, CALIFORNIA HEALTH LAWS RELATED TO RECYCLED WATER
ALL w/ LOS ANGELES AMENDMENTS

SHEET INDEX

SHEET LIST ARCHITECTURAL

ARCHITECTURAL

SHEET NO.	SHEET NAME	ENTITLEMENT 05.01.21	REV 1 09.01.21	REV 2 02.09.22
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A0.02	GENERAL NOTES & ABBR	•	•	•
A1.01	PLOT PLAN	•	•	•
A2.02	PARKING PLAN - P3	•	•	•
A2.03	PARKING PLAN - P2	•	•	•
A2.04	PARKING PLAN - P1	•	•	•
A2.05	FLOOR PLAN - LEVEL 1	•	•	•
A2.06	FLOOR PLAN - LEVEL 2	•	•	•
A2.07	FLOOR PLAN - LEVEL 3	•	•	•
A2.08	FLOOR PLAN - LEVEL 4	•	•	•
A2.09	FLOOR PLAN - LEVEL 5	•	•	•
A2.10	FLOOR PLAN - LEVEL 6	•	•	•
A3.01	EXT ELEVATIONS - SOUTH	•	•	•
A3.02	EXT ELEVATIONS - EAST & WEST	•	•	•
A3.03	EXT ELEVATIONS - NORTH	•	•	•
A4.01	SECTIONS	•	•	•
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A5.01	ENLARGED PLAN	•	•	•
A10.01	RENDERING	•	•	•
A10.02	RENDERING	•	•	•
A10.03	RENDERING	•	•	•
A10.04	RENDERING	•	•	•
A10.05	MATERIAL PALETTE			•

SHEET LIST LANDSCAPE

LANDSCAPE

SHEET NO.	SHEET NAME	ENTITLEMENT 05.01.21	REV 1 09.01.21	REV 2 02.09.22
L0.01	EXISTING TREE PLAN	•	•	•
L0.02	EXISTING TREE PLAN EAST	•	•	•
L1.01	GROUND PLANE WEST	•	•	•
L1.02	GROUND PLANE EAST	•	•	•
L1.03	LEVEL 3 WEST	•	•	•
L1.04	LEVEL 3 EAST	•	•	•
L1.05	LEVEL 4 WEST	•	•	•
L1.06	LEVEL 4 EAST	•	•	•
L1.07	LEVEL 5 WEST	•	•	•
L1.08	LEVEL 5 EAST	•	•	•
L1.09	LEVEL 6 WEST	•	•	•
L1.10	LEVEL 6 EAST	•	•	•
L5.08	HARDSCAPE PALETTE			•

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05.01.21 ENTITLEMENT SUBMITTAL
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FILENAME [TYPE FILE NAME]

DRAWING TITLE
INDEX, PROJECT DATA, & NOTES

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POWER & COMMUNICATION GRAPHIC SYMBOLS CONT.

- WALL MOUNTED DUPLEX
- WALL MOUNTED FOURPLEX
- WALL MOUNTED DEDICATED DUPLEX
- WALL MOUNTED SEPARATE DUPLEX
- WALL MOUNTED DEDICATED FOURPLEX
- WALL MOUNTED HALF DEDICATED FOURPLEX
- WALL MOUNTED SPECIAL OUTLET
- WALL MOUNTED TELEPHONE RECEPTACLE
- WALL MOUNTED TELE/DATA RECEPTACLE
- WALL MOUNTED DATA RECEPTACLE
- AVT — WALL MOUNTED A/V TROUGH
- AV — WALL MOUNTED A/V RECEPTACLE
- CTV — WALL MOUNTED CABLE TV RECEPTACLE
- WALL MOUNTED VOICE/DATA JUNCTION BOX
- J — WALL MOUNTED ELECTRICAL JUNCTION BOX
- V — WALL MOUNTED SYSTEMS PANEL VOICE/DATA INFEED
- P — WALL MOUNTED SYSTEMS PANEL POWER INFEED
- PP — POWER POLE
- ELECTRIC PIGTAIL
- MS — DOOR RELEASE MOTION SENSOR
- ML — ELECTRO-MAGNETIC LOCK
- CR — CARD READER
- EH — ELECTRIC HINGE
- EL — ELECTRIC LOCKSET
- ES — ELECTRIC STRIKE
- DR — DOOR RELEASE
- DC — DOOR MONITOR CONTACT
- KS — KEY SWITCH
- H — DOOR HOLD OPEN
- IC — INTERCOM
- B — BELL PUSH BUTTON
- DDC — DOUBLE DOOR MONITOR CONTACT
- ADO — AUTOMATIC DOOR OPENER
- DR — REMOTE DOOR RELEASE BUTTON
- IA — INTRUSION ALARM
- B — DOOR BELL

REFLECTED CEILING GRAPHIC SYMBOLS

- ACOUSTICAL CEILING AND GRID
- MAIN RUNNER
- FLUORESCENT LIGHT FIXTURE
- NIGHT LIGHT/24 HR. CIRCUIT
- EXISTING TO BE REMOVED
- UNDER CABINET FLUORESCENT FIXTURE
- FLUORESCENT STRIP FIXTURE
- FLUORESCENT PENDANT FIXTURE
- X'-X" / X'-X" — CEILING HEIGHT CHANGE
- XX - XX — DIMENSION OF CEILING ABOVE FINISH FLOOR
- XXX — LIGHT FIXTURE TYPE
- ? — CEILING FINISH
- CEILING MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S) AND DIRECTION OF ARROW(S)
- EXHAUST FAN
- SD — SMOKE DETECTOR
- ST — STROBE
- FIRE SPRINKLER
- S — SPEAKER
- MOTION DETECTOR
- ACCESS DOOR
- C — SECURITY CAMERA
- T — THERMOSTAT
- LIGHT SWITCH
- DIMMER SWITCH
- PROJECTION SCREEN
- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING, RELOCATED FIXTURE

POWER & COMMUNICATIONS GRAPHIC SYMBOLS

- P — FLUSH FLOOR SYSTEMS PANEL POWER INFEED
- FLUSH FLOOR DUPLEX/VOICE/DATA
- FLUSH FLOOR DEDICATED DUPLEX/VOICE/DATA
- FLUSH FLOOR SEPARATE DUPLEX/VOICE/DATA
- FLUSH FLOOR FOURPLEX/VOICE/DATA
- AV — FLUSH FLOOR DEDICATED FOURPLEX/VOICE/DATA
- FLUSH FLOOR HALF DEDICATED FOURPLEX/VOICE/DATA
- AV — FLUSH FLOOR DUPLEX/AV/VOICE/DATA
- AV — FLUSH FLOOR FOURPLEX/AV/VOICE/DATA
- FLUSH FLOOR QUADPLEX/ VOICE/DATA
- AV — FLUSH FLOOR QUADPLEX/ AV/ VOICE/DATA

- FLUSH FLOOR POKE THRU DUPLEX
- FLUSH FLOOR POKE THRU FOURPLEX
- FLUSH FLOOR POKE THRU DEDICATED DUPLEX
- FLUSH FLOOR POKE THRU SEPARATE DUPLEX
- FLUSH FLOOR POKE THRU DEDICATED FOURPLEX
- FLUSH FLOOR POKE THRU HALF DEDICATED FOURPLEX
- FLUSH FLOOR POKE THRU TELEPHONE OUTLET
- FLUSH FLOOR POKE THRU TELE/DATA RECEPTACLE
- FLUSH FLOOR POKE THRU DATA RECEPTACLE
- AV — FLUSH FLOOR POKE THRU A/V RECEPTACLE
- V — FLUSH FLOOR POKE THRU SYSTEMS PANEL VOICE/DATA INFEED
- P — FLUSH FLOOR POKE THRU SYSTEMS PANEL POWER INFEED
- FLUSH FLOOR POKE THRU DUPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU DEDICATED DUPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU SEPARATE DUPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU FOURPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU DEDICATED FOURPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU HALF DEDICATED FOURPLEX/VOICE/DATA
- AV — FLUSH FLOOR POKE THRU DUPLEX/AV/VOICE/DATA
- AV — FLUSH FLOOR POKE THRU FOURPLEX/AV/VOICE/DATA

- SURFACE MOUNTED FLOOR DUPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR FOURPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR DEDICATED DUPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR SEPARATE DUPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR DEDICATED FOURPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX/VOICE/DATA
- AV — SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA
- AV — SURFACE MOUNTED FLOOR FOURPLEX/AV/VOICE/DATA
- SURFACE MOUNTED FLOOR POKE THRU DUPLEX
- SURFACE MOUNTED FLOOR POKE THRU FOURPLEX
- SURFACE MOUNTED FLOOR POKE THRU DEDICATED DUPLEX
- SURFACE MOUNTED FLOOR POKE THRU SEPARATE DUPLEX
- SURFACE MOUNTED FLOOR POKE THRU DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR POKE THRU HALF DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR POKE THRU TELEPHONE OUTLET
- SURFACE MOUNTED FLOOR POKE THRU TELE/DATA RECEPTACLE
- SURFACE MOUNTED FLOOR POKE THRU DATA RECEPTACLE
- AV — SURFACE MOUNTED FLOOR POKE THRU A/V RECEPTACLE
- V — SURFACE MOUNTED FLOOR SYSTEMS PANEL VOICE/DATA INFEED
- P — SURFACE MOUNTED FLOOR SYSTEMS PANEL POWER INFEED
- AV — SURFACE MOUNTED FLOOR POKE THRU DUPLEX/AV/VOICE/DATA
- AV — SURFACE MOUNTED FLOOR POKE THRU FOURPLEX/AV/VOICE/DATA

- FLUSH FLOOR DUPLEX
- FLUSH FLOOR FOURPLEX
- FLUSH FLOOR DEDICATED DUPLEX
- FLUSH FLOOR SEPARATE DUPLEX
- FLUSH FLOOR DEDICATED FOURPLEX
- FLUSH FLOOR HALF DEDICATED FOURPLEX
- FLUSH FLOOR TELEPHONE OUTLET
- FLUSH FLOOR TELE/DATA RECEPTACLE
- FLUSH FLOOR DATA RECEPTACLE
- AV — FLUSH FLOOR A/V RECEPTACLE
- V — FLUSH FLOOR SYSTEMS PANEL VOICE/DATA INFEED

- SURFACE MOUNTED FLOOR DUPLEX
- SURFACE MOUNTED FLOOR FOURPLEX
- SURFACE MOUNTED FLOOR DEDICATED DUPLEX
- SURFACE MOUNTED FLOOR SEPARATE DUPLEX
- SURFACE MOUNTED FLOOR DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR TELEPHONE OUTLET
- SURFACE MOUNTED FLOOR TELE/DATA RECEPTACLE
- SURFACE MOUNTED FLOOR DATA RECEPTACLE
- AV — SURFACE MOUNTED FLOOR A/V RECEPTACLE
- V — SURFACE MOUNTED FLOOR SYSTEMS PANEL VOICE/DATA INFEED
- P — SURFACE MOUNTED FLOOR SYSTEMS PANEL POWER INFEED

FIRE PROTECTION GRAPHIC SYMBOLS

- FHC — FIRE HOSE CABINET
- FE — FIRE EXTINGUISHER WITHOUT CABINET
- FEC — FIRE EXTINGUISHER CABINET
- FV — FIRE VALVE WITHOUT CABINET
- FVC — FIRE VALVE CABINET
- FA — FIRE ALARM PULL

SYMBOLS

CONSTRUCTION

- XX / XX — COLUMN GRID
- Name / Elevation — LEVEL HEAD
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- A9A — REFERENCE TO PARTITION TYPE
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- X'-X" / X'-X" — ELEVATION TRANSITION
- ELEVATION DATUM POINT
- CENTERLINE
- ROOM NAME / 101 / 999.999 — ROOM NAME, ROOM NUMBER, ROOM AREA
- XXXX — DOOR NUMBER (WITH SCHEDULE)
- XXX — WINDOW NUMBER (WITH SCHEDULE)
- ALIGN — ALIGN WITH ESTABLISHED SURFACES
- 1 — SHEET NOTE
- XX — REVISION REFERENCE
- 1 / AXX.XX — EXTERIOR ELEVATION DIRECTION, LOCATION ON ROW WHERE SHOWN, SHEET WHERE SHOWN
- 1 / 1 A101 1 / 1 — INTERIOR ELEVATION DIRECTION, LOCATION ON ROW WHERE SHOWN, SHEET WHERE SHOWN
- XX / AXX.XX — SIM — DESCRIPTION OF SIMILAR, DETAIL NUMBER, SHEET WHERE SHOWN
- AREA TO BE DETAILED
- 1 / AXX.XX — SIM — BUILDING SECTION, DETAIL NUMBER, SHEET WHERE SHOWN
- 1 / AXX.XX — SIM — WALL SECTION, DETAIL NUMBER, SHEET WHERE SHOWN
- 1 / AXX.XX — SIM — DETAIL SECTION, DETAIL NUMBER, SHEET WHERE SHOWN
- MATCH LINE REFERENCE, LOCATION ON ROW WHERE SHOWN, SHEET WHERE SHOWN
- MATCH LINE SEE99 /XAXX.XX

FINISH

- ? — FLOOR FINISH
- ? — WALL FINISH, EXTENT OF FINISH
- ? — CEILING FINISH
- CHANGE IN FLOOR FINISH

FURNITURE

- FURNITURE CODE
- FINISH: SEAT FINISH, BACK FINISH
- XX-XX.X.X
- EXISTING FURNITURE
- MILLWORK
- XXXX — MILLWORK SCHEDULE TAG (IF USED)

ABBREVIATIONS

A	
ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND
B	
BLDG	BUILDING
BOLLD	BOLLARD
BD	BOARD
BLKG	BLOCKING
BRDLM	BROADLOOM
BU	BUILT UP
C	
CAB	CABINET
CPT	CARPET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CLG	CEILING
COATG	COATING
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CMU	CONCRETE MASONRY UNIT
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
$	DOLLAR (US CURRENCY)
DR	DOOR
DSCON	DISCONNECT
DWR	DRAWER
E	
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR
F	
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FPLC	FIREPLACE
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FXD	FIXED
FXTR	FIXTURE
FLR	FLOOR(ING)
FURN	FURNITURE
FWC	FABRIC WALL COVERING
G	
GA	GAUGE
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I	
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INTLK	INTERLOCK(ING)
INT	INTERIOR
INFILTR	INFILTRATION
J	
JAN	JANITOR
K	
KIT	KITCHEN
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	
LAV	LAVATORY
LB	POUND
£	BRITISH POUND (CURRENCY)
LT	LIGHT
LVLG	LEVELING
LVR	LOUVER
M	
MAX	MAXIMUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
MET	METAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD
OPNG	OPENING(S)
OPR	OPERABLE
P	
PTN	PARTITION
PEDTR	PEDESTRIAN
PBD	PARTICLE BOARD
PNL	PANEL
POB	POINT OF BEGINNING
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PRTECN	PROTECTION
R	
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
REINF	REINFORCE(D)(ING)(MENT)
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
SCR	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
T&G	TONGUE AND GROOVE
TYP	TYPICAL
U	
UNDRLAY	UNDERLAYMENT
UTIL	UTILITY
UNO	UNLESS NOTED OTHERWISE
V	
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WT	WEIGHT
WTRPRF	WATERPROOFING

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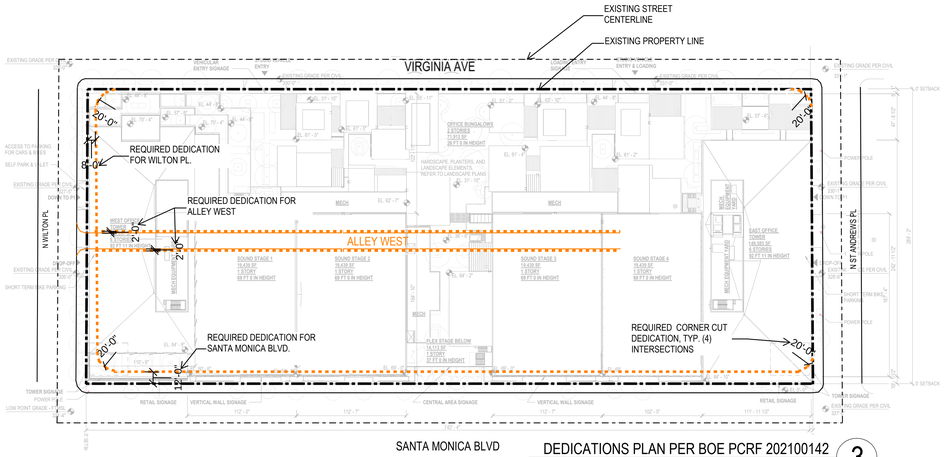
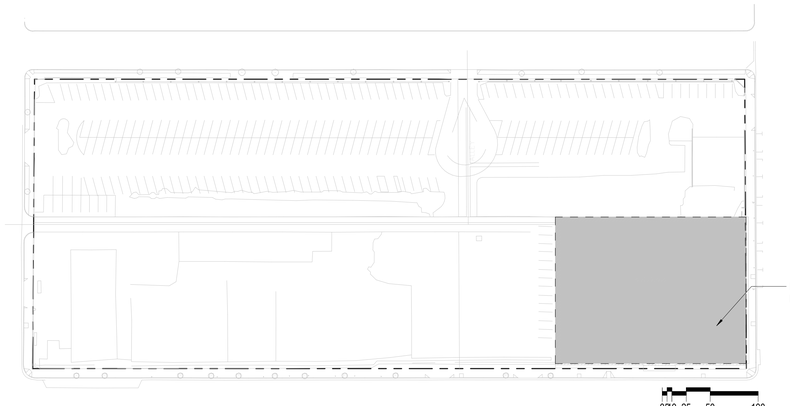
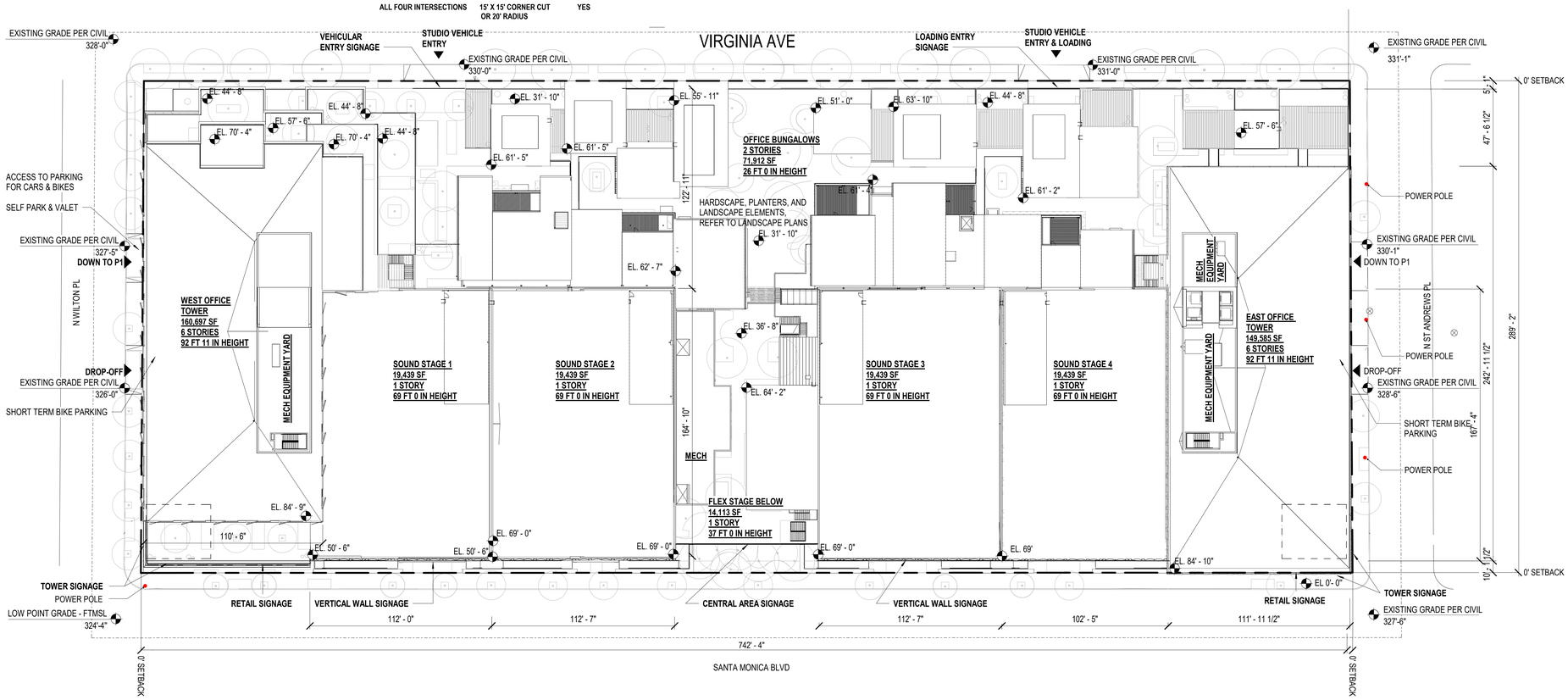


DEDICATIONS PLAN PER BOE PCRF 202100142 — 3

STREET DEDICATIO	REQUIRED	REQUEST FOR WAIVER
WILTON PLACE	8' DEDICATION, 5' WIDENING	YES
SANTA MONICA BLVD.	12' DEDICATION, 7' WIDENING	YES
ALLEY WEST	2' DEDICATION, 2' WIDENING	YES
ALL FOUR INTERSECTIONS	15' X 15' CORNER CUT OR 20' RADIUS	YES



DEMO PLAN — 1
1/64" = 1'-0"



PLOT PLAN / ROOF PLAN / SITE PLAN — 2
1/32" = 1'-0"

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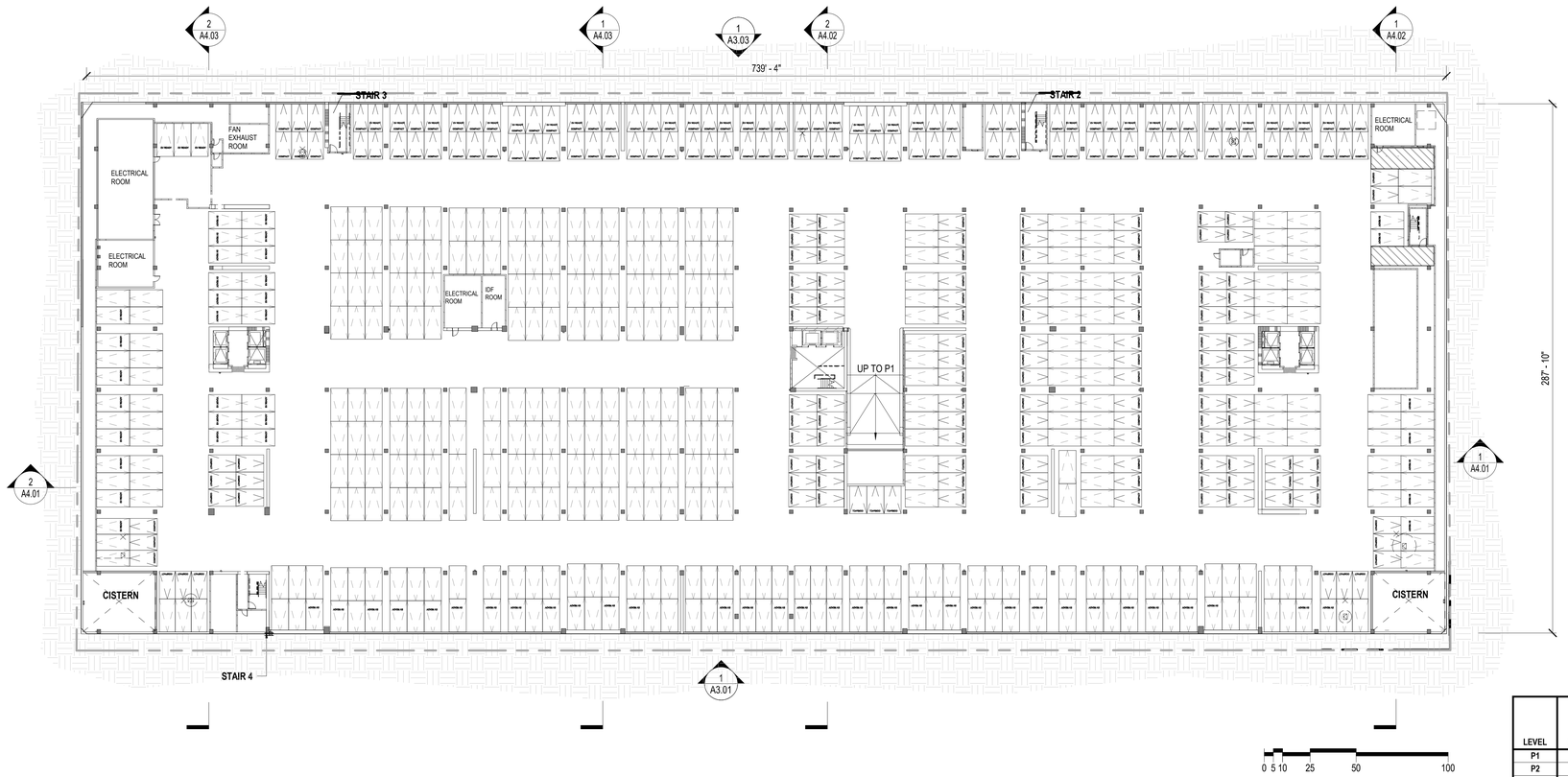

LEVEL	TOTAL STALLS	ACCESSIBLE PARKING SPACES	EV CHARGING SPACES		STANDARD STALLS (INCLUDES ACCESSIBLE)	COMPACT STALLS
			EV CHARGING STATIONS (EVCS)	EV READY SPACES (EVR)		
P1	355	20	99	107	281	74
P2	626	0	0	89	404	222
TOTAL	981	20	99	196	685	296

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

LEVEL P2 1
1/32" = 1'-0"

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DRAWING TITLE
PARKING PLAN - P2

DATE 07.01.22

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A2.03

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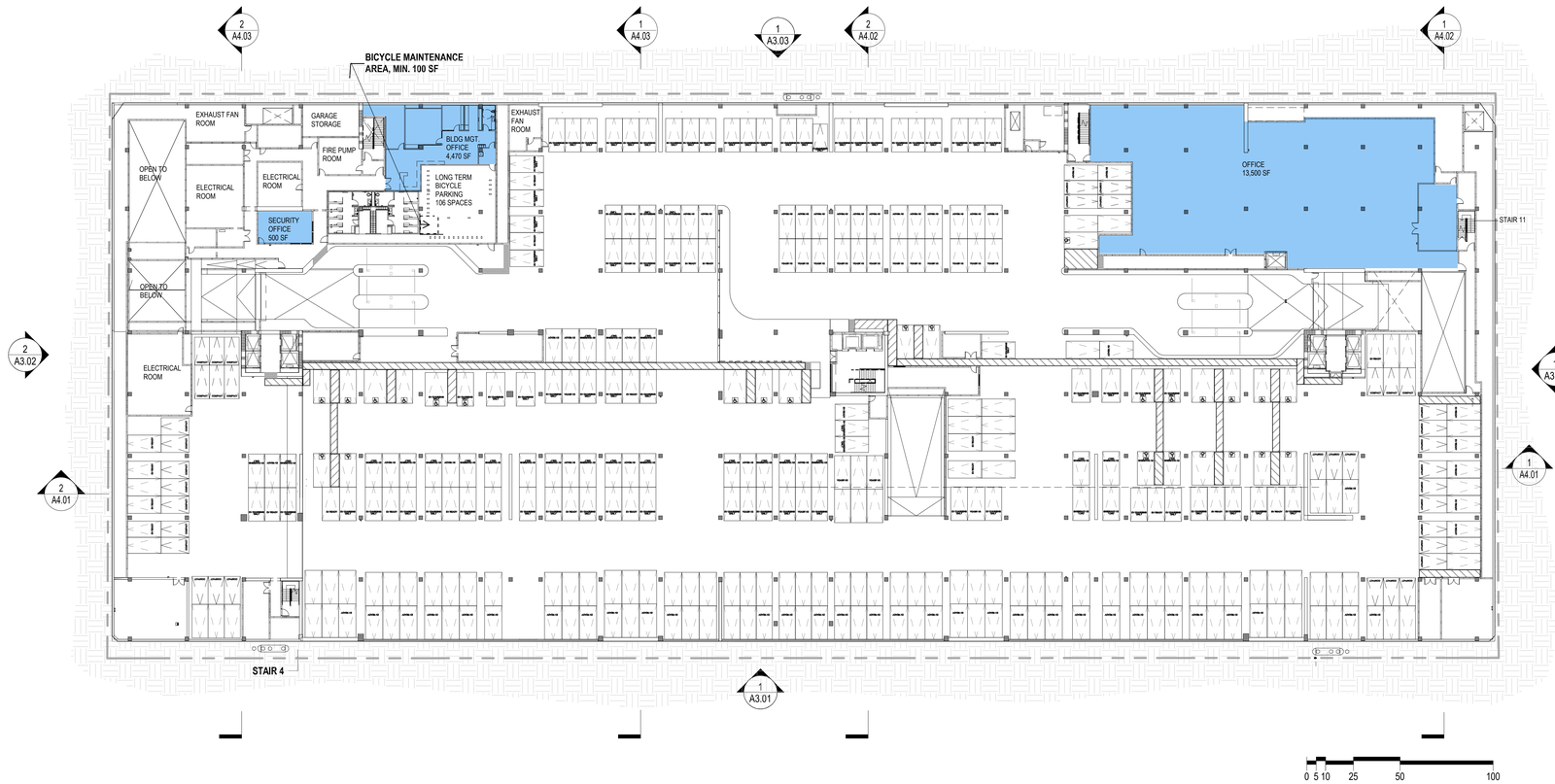

0 5 10 25 50 100

LEVEL	TOTAL STALLS	ACCESSIBLE PARKING SPACES	EV CHARGING SPACES		STANDARD STALLS (INCLUDES ACCESSIBLE)	COMPACT STALLS
			EV CHARGING STATIONS (EVCS)	EV READY SPACES (EVR)		
P1	355	20	99	107	281	74
P2	626	0	0	89	404	222
TOTAL	981	20	99	196	685	296

LEVEL P1	
OFFICE	18,470
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	**18,470 SF**

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

LEVEL P1 (1)
1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

PARKING PLAN - P1

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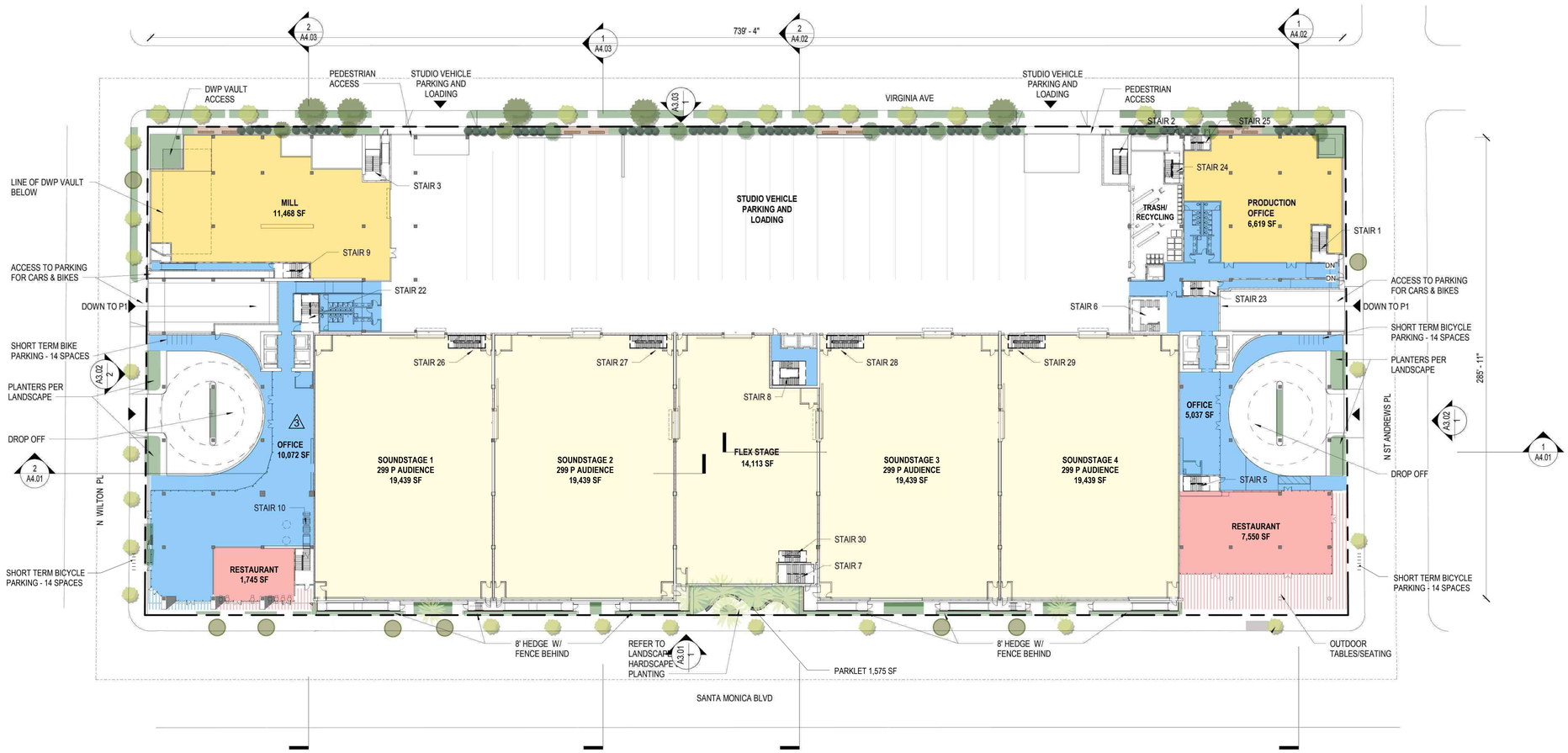

LEVEL 01

OFFICE	15,109
RESTAURANT	9,295
PRODUCTION	91,870
PRODUCTION SUPPORT	18,087
AREA - SUBTOTAL	134,361 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 1
1/32" = 1'-0"

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FLOOR PLAN - LEVEL 1

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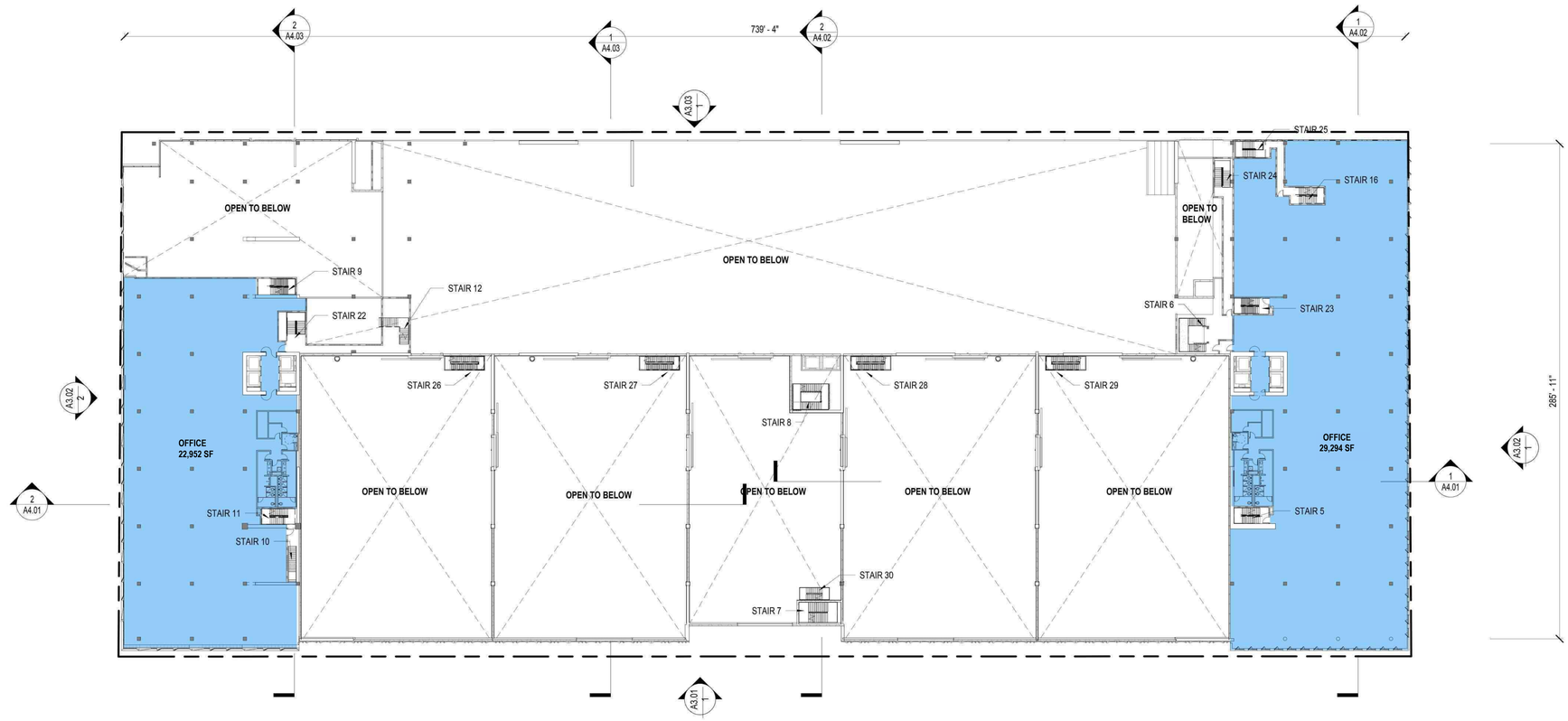

LEVEL 02	
OFFICE	52,246
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	52,246 SF

OFFICE
OFFICE - COVERED OUTDOOR
RESTAURANT
RESTAURANT - COVERED OUTDOOR
PRODUCTION
PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 2 — 1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

DRAWING TITLE
FLOOR PLAN - LEVEL 2

DATE 07.01.22

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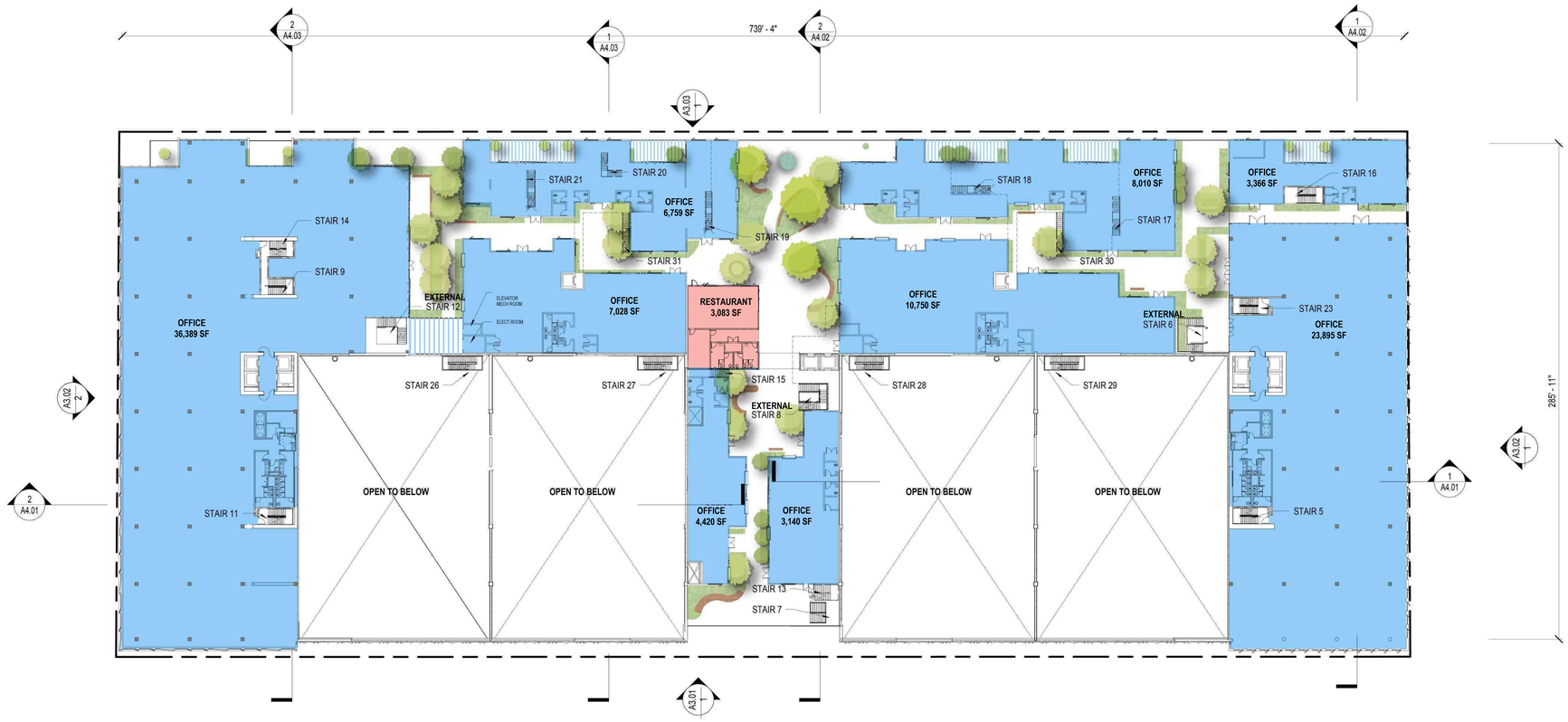

LEVEL 03	
OFFICE	100,674
RESTAURANT	3,083
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	**103,757 SF**

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 3 — 1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

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DATE: 07.01.22

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LEVEL 04	
OFFICE	84,718
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	**84,718 SF**

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 4 — 1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

DRAWING TITLE: FLOOR PLAN - LEVEL 4

DATE: 07.01.22

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LEVEL 05	
OFFICE	60,129
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	60,129 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 5
1/32" = 1'-0"

1

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02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

FILENAME [TYPE FILE NAME]

DRAWING TITLE: FLOOR PLAN - LEVEL 5

DATE: 07.01.22

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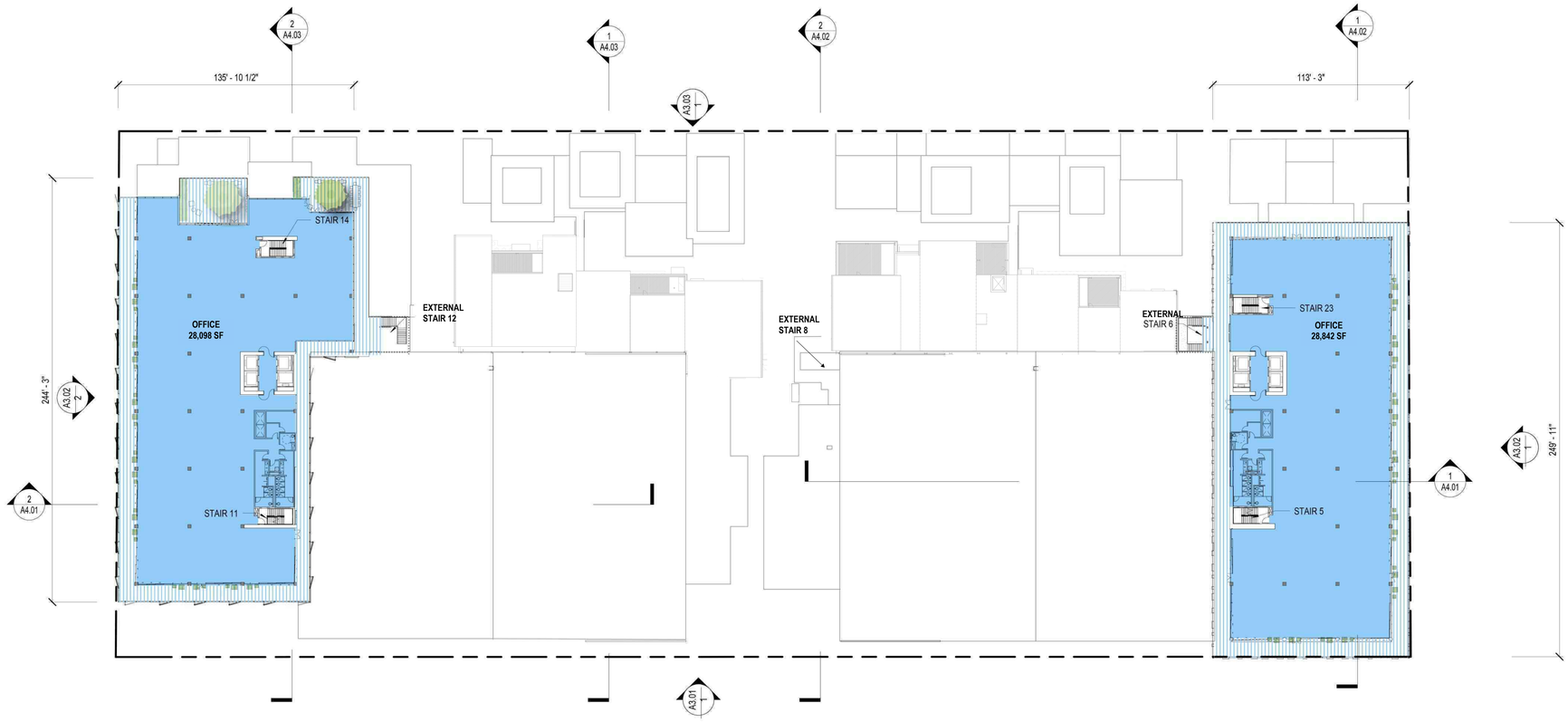

LEVEL 06	
OFFICE	56,940
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	56,940 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 6 — 1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

DRAWING TITLE
FLOOR PLAN - LEVEL 6

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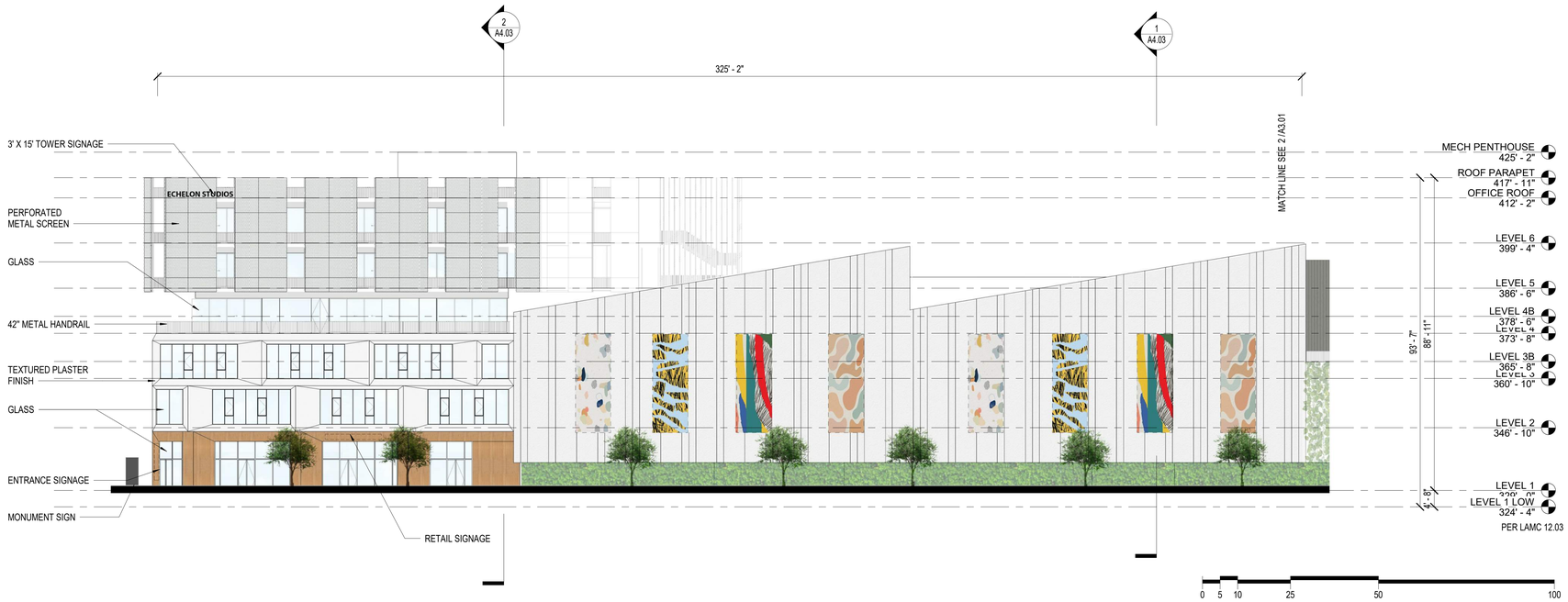
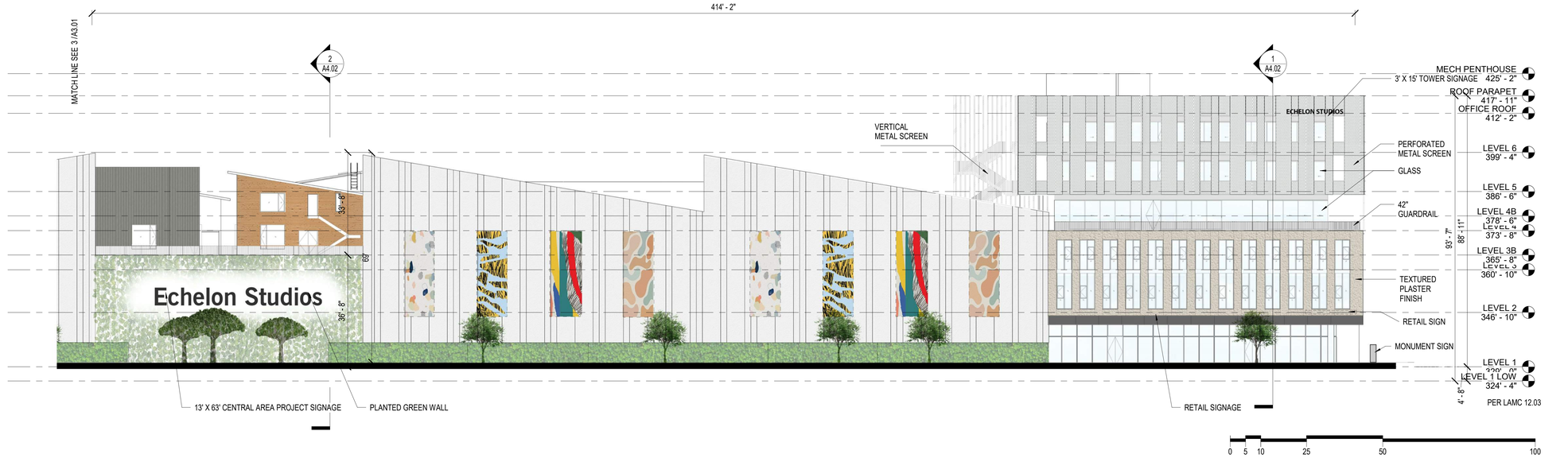


EXTERIOR ELEVATION - SOUTH B

1/16" = 1'-0"

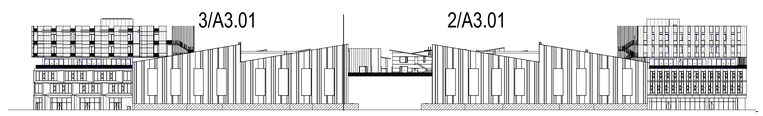
3



EXTERIOR ELEVATION - SOUTH A

1/16" = 1'-0"

2



OVERALL ELEVATION - SOUTH

1/64" = 1'-0"

1

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FILENAME: [TYPE FILE NAME]

DRAWING TITLE: EXTERIOR ELEVATIONS - SOUTH

DATE: 07.01.22

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WEST TOWER - WEST ELEVATION Copy 1 — 2

1/16" = 1'-0"



EAST TOWER - EAST ELEVATION — 1

1/16" = 1'-0"

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07.01.22 REVISED SUBMITTAL

FILENAME [TYPE FILE NAME]

DRAWING TITLE
EXTERIOR ELEVATIONS - EAST - WEST TOWER

DATE 07.01.22

SCALE 1/16" = 1'-0" [WHEN PRINTED ON 30"X42" SHEET]

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A3.02

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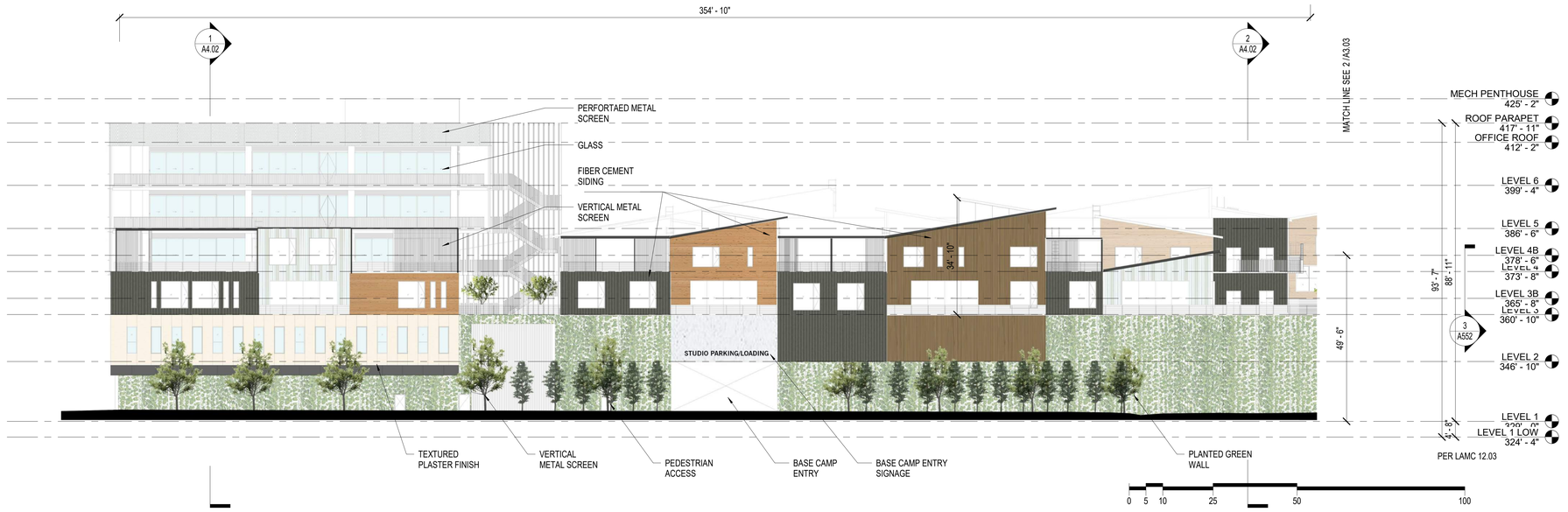
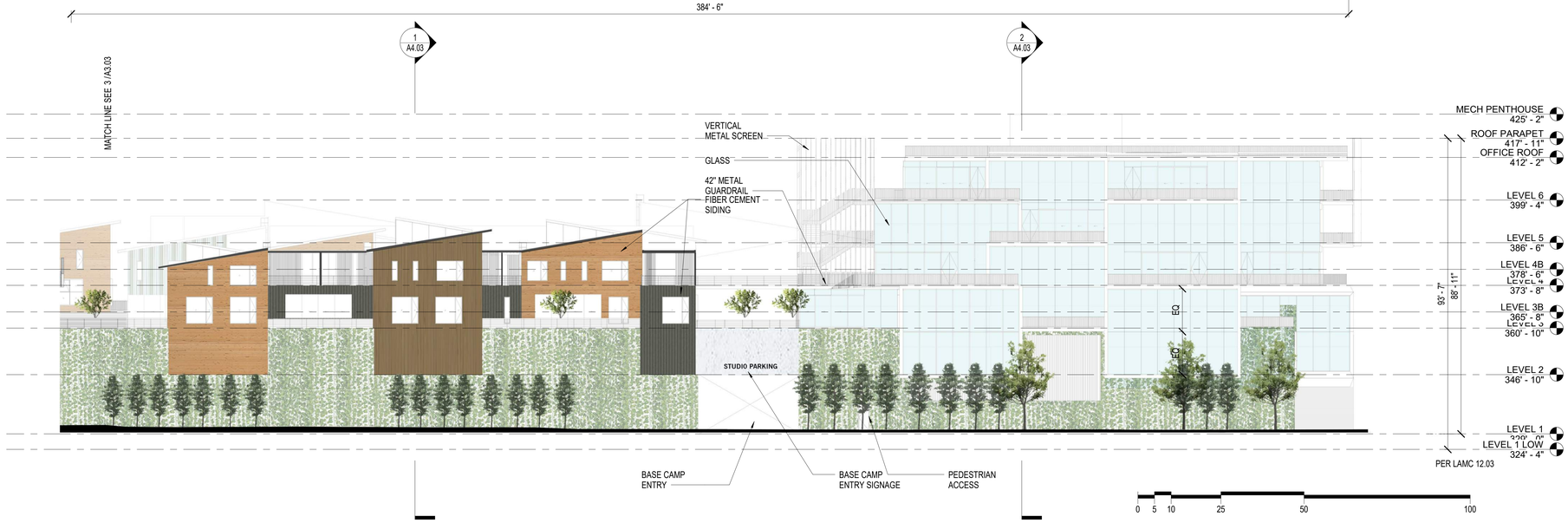


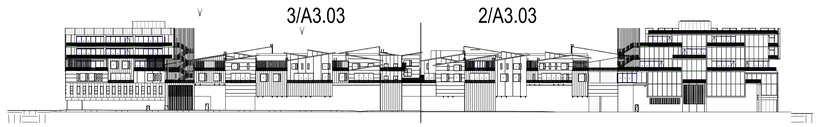
OVERALL ELEVATION - NORTH B 3

1/16" = 1'-0"



OVERALL ELEVATION - NORTH A 2

1/16" = 1'-0"



OVERALL ELEVATION - NORTH 1

1/64" = 1'-0"

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FILENAME [TYPE FILE NAME]

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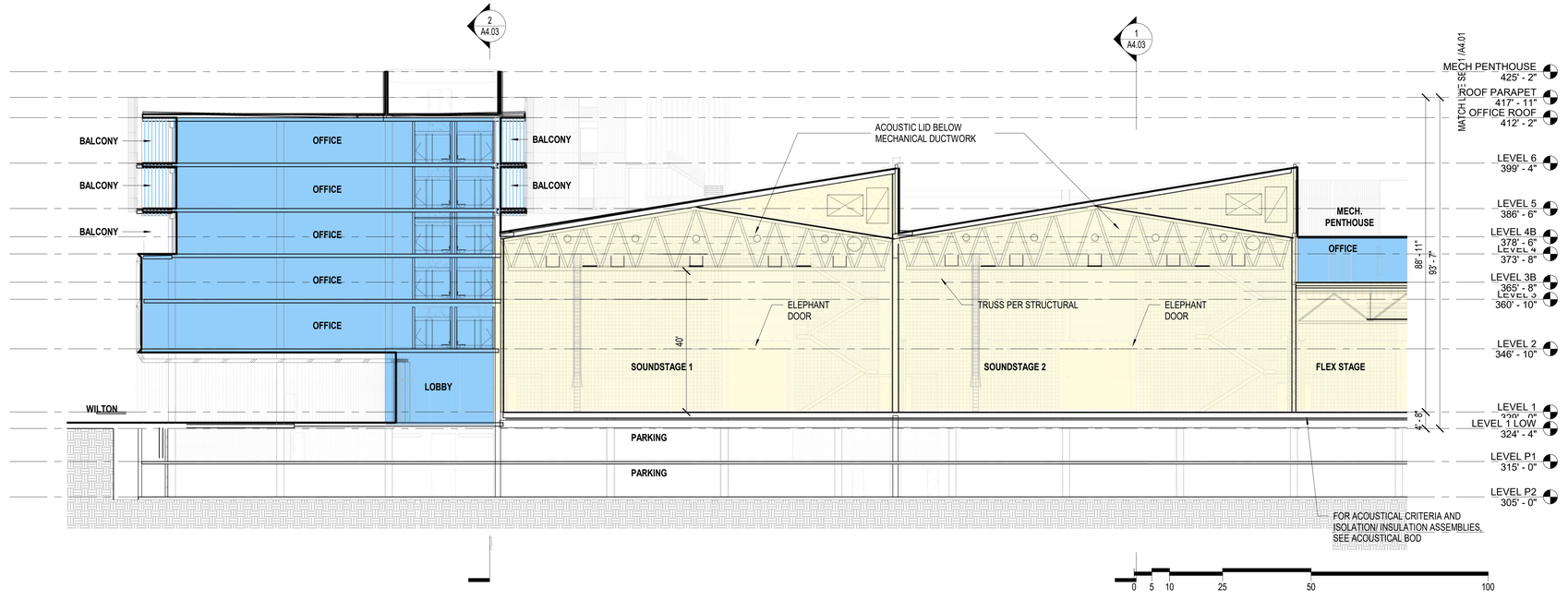
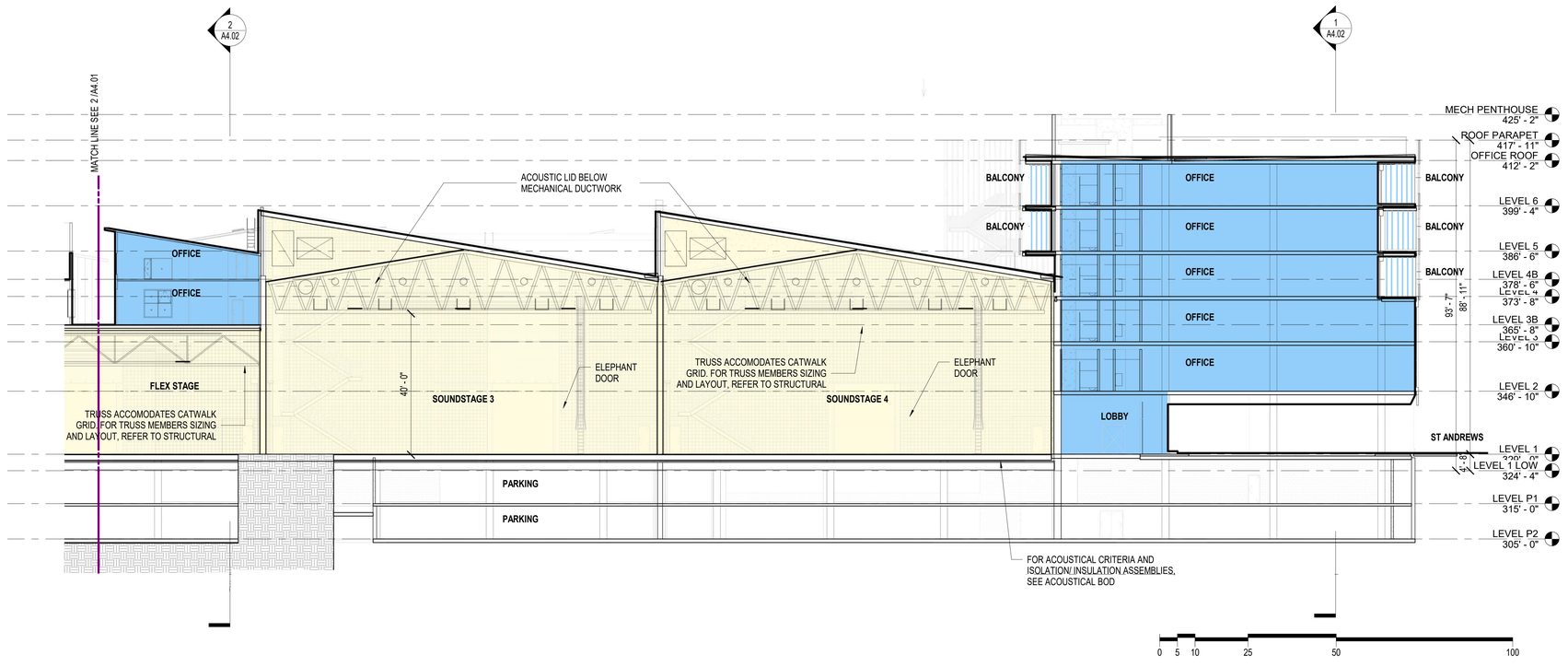


BUILDING SECTION - WEST

1/16" = 1'-0"

2



BUILDING SECTION - EAST

1/16" = 1'-0"

1

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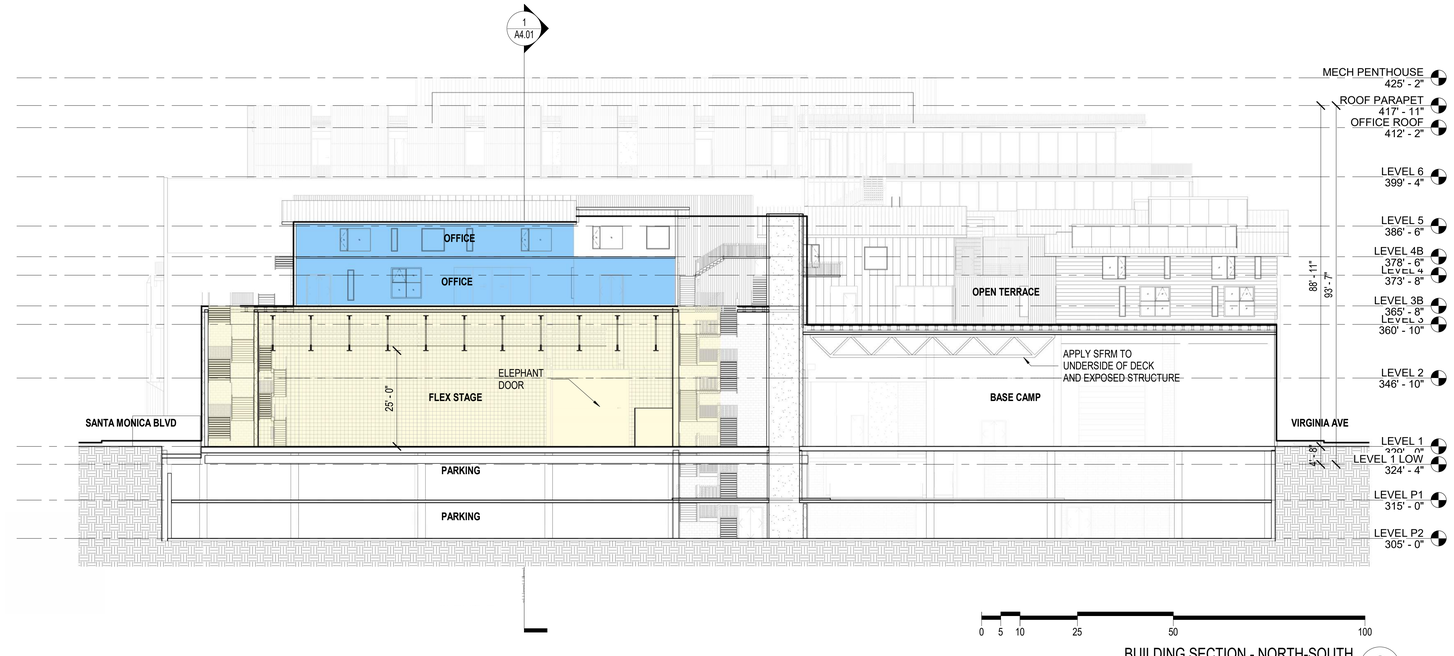
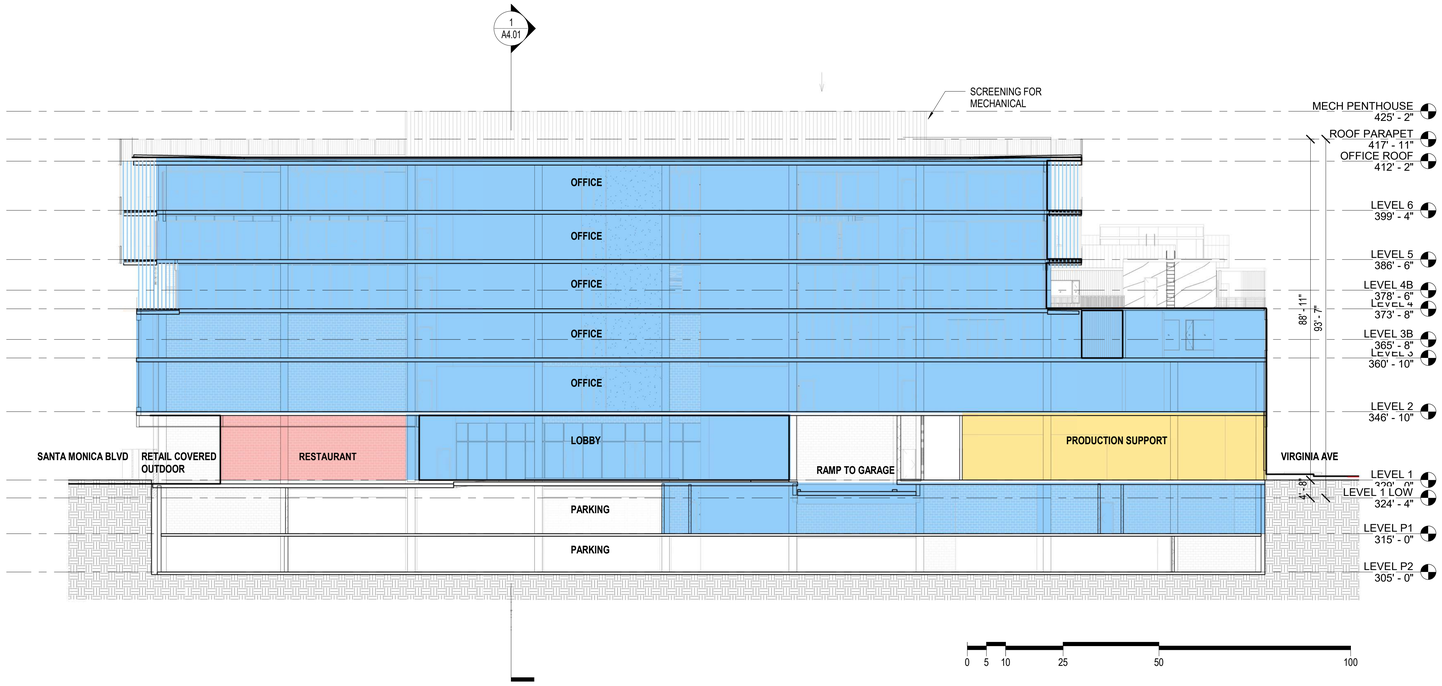


BUILDING SECTION - NORTH-SOUTH

1/16" = 1'-0"

2



BUILDING SECTION - EAST TOWER - NORTH-SOUTH

1/16" = 1'-0"

1

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FILENAME

[TYPE FILE NAME]

DRAWING TITLE

SECTIONS

DATE

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SCALE

1/16" = 1'-0"

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A4.02

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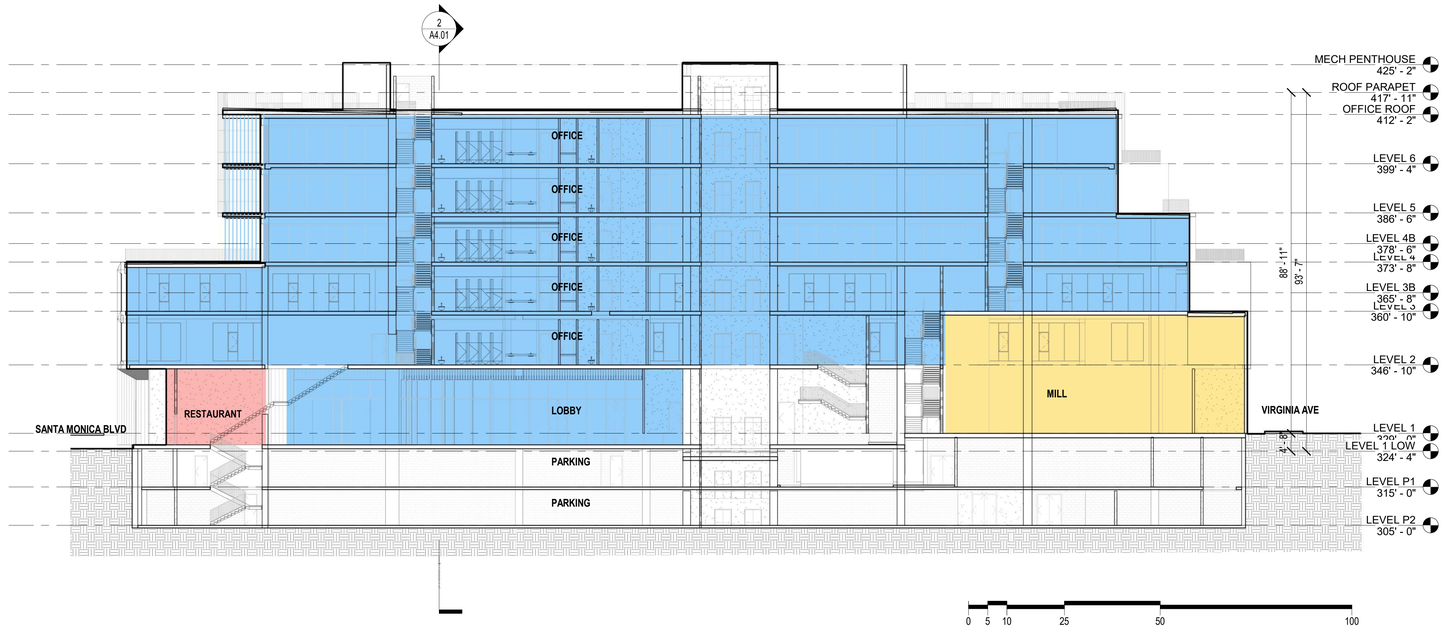
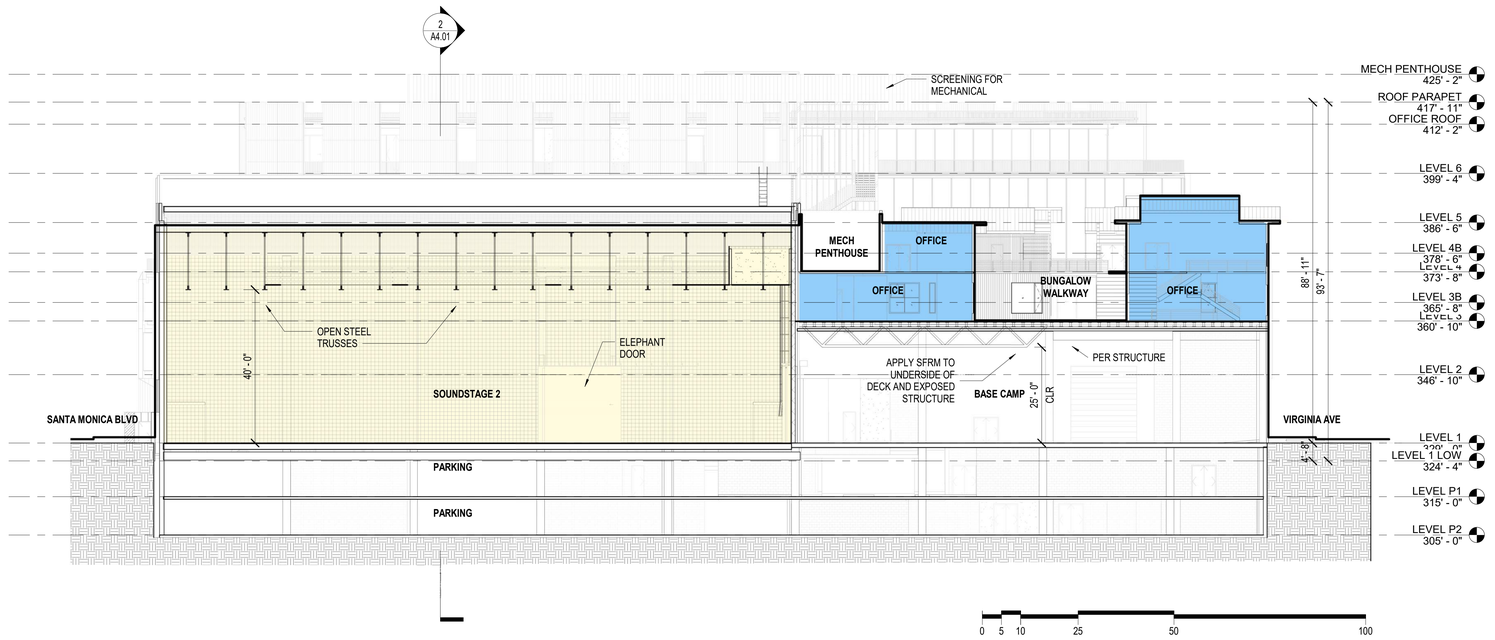


BUILDING SECTION - WEST TOWER - NORTH-SOUTH

1/16" = 1'-0"

2



BUILDING SECTION - NORTH-SOUTH1

1/16" = 1'-0"

1

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FILENAME [TYPE FILE NAME]

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SECTIONS

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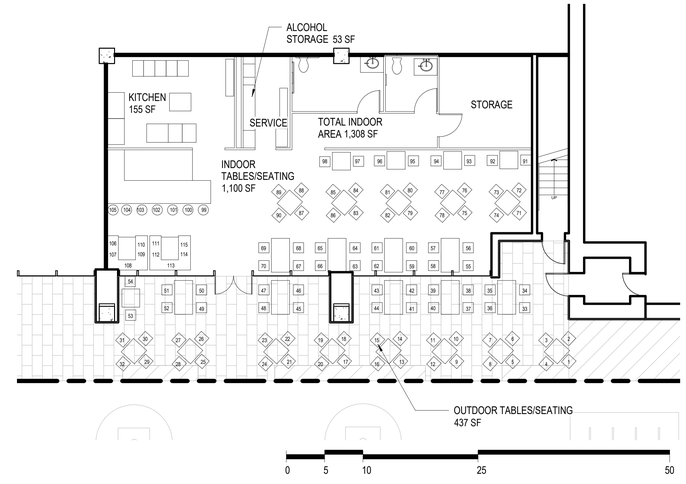
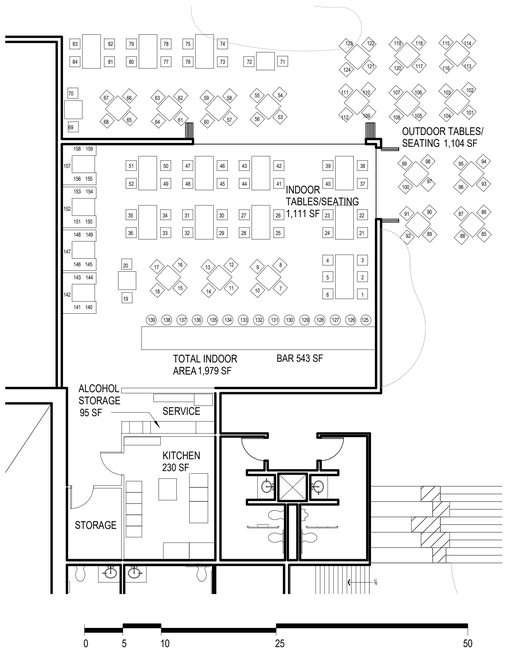


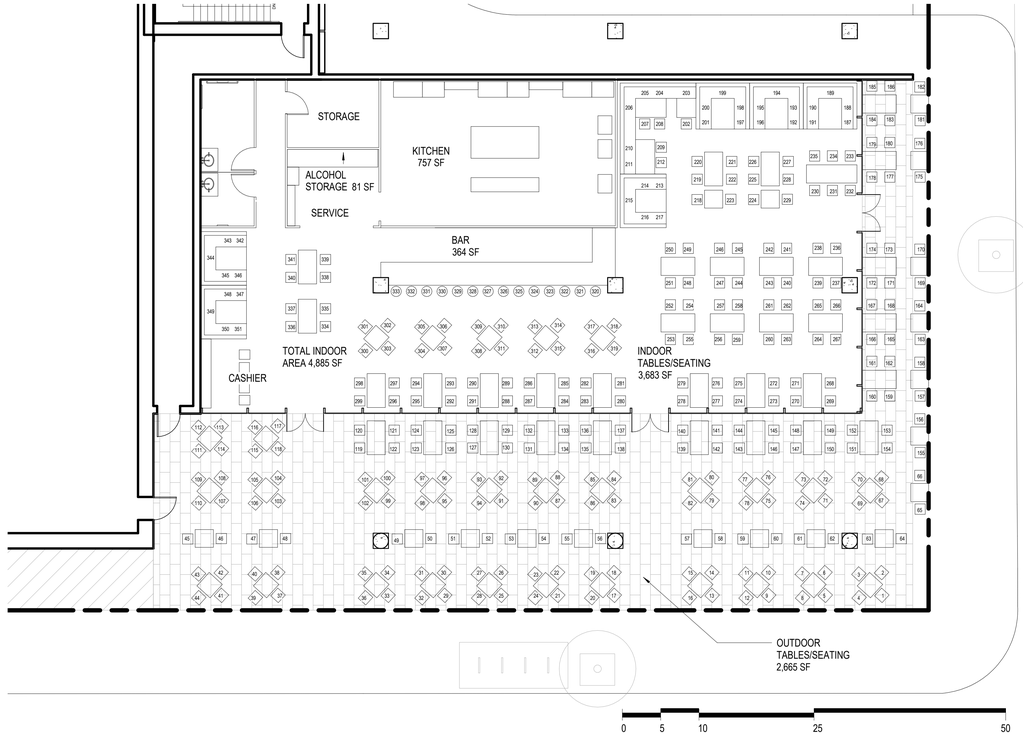
FLOOR PLAN - LEVEL 01 - WEST BUILDING F&B - ENLARGED PLAN 2

1/8" = 1'-0"



FLOOR PLAN - LEVEL 03 TENANT AMENITY - ENLARGED PLAN 3

1/8" = 1'-0"



FLOOR PLAN - LEVEL 01 - EAST BUILDING F&B - ENLARGED PLAN 1

1/8" = 1'-0"

1/A5.01 EAST BUILDING F&B

INDOOR AREA	4,885 SF
OUTDOOR AREA	2,665 SF
TOTAL AREA	7,550 SF
INDOOR SEATS	166
OUTDOOR SEATS	185
TOTAL SEATS	351
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

2/A5.01 WEST BUILDING F&B

INDOOR AREA	1,308 SF
OUTDOOR AREA	437 SF
TOTAL AREA	1,745 SF
INDOOR SEATS	61
OUTDOOR SEATS	54
TOTAL SEATS	115
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

3/A5.01 LEVEL 03 TENANT AMENITY

INDOOR AREA	1,979 SF
OUTDOOR AREA	1,104 SF
TOTAL AREA	3,083 SF
INDOOR SEATS	87
OUTDOOR SEATS	72
TOTAL SEATS	159
ALCOHOL TYPE	BEER & WINE
HOURS OF OPERATION	7:30AM - 9PM

TOTAL AREA

INDOOR AREA	8,172 SF
OUTDOOR AREA	4,206 SF
TOTAL AREA	12,378 SF

TOTAL SEATS

INDOOR SEATS	314
OUTDOOR SEATS	311
TOTAL SEATS	625

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REVISIONS
1 09.01.21 REVISED SUBMITTAL
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ISSUES
05.01.21 ENTITLEMENT SUBMITTAL
09.01.21 REVISED SUBMITTAL
02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

FILENAME [TYPE FILE NAME]

DRAWING TITLE ENLARGED PLAN

DATE 07.01.22

SCALE 1/8" = 1'-0" [WHEN PRINTED ON 30"X42" SHEET]

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N ST ANDREWS PL & SANTA MONICA BLVD 2



VIRGINIA AVE AND N WILTON PL 1

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FILENAME [TYPE FILE NAME]

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DATE: 07.01.22

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SANTA MONICA BLVD AERIAL 2



SANTA MONICA BLVD & N WILTON PL 1

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DATE 07.01.22

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VIRGINIA AVE **2**



VIRGINIA AVE **1**

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ISSUES
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FILENAME
[TYPE FILE NAME]

DRAWING TITLE
RENDERING

DATE
07.01.22

SCALE
[WHEN PRINTED ON 30"X42" SHEET]

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A10.04

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STANDING SEAM
METAL



FIBER CEMENT
BOARD SIDING



FIBER CEMENT
BOARD SIDING



FIBER CEMENT
BOARD SIDING



PRESSURE TREATED
TRELLISES



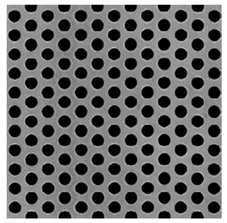
METAL PANEL



METAL FINS WITH
WOOD PATTERN



STOREFRONT /
WINDOW WALL
MULLION AND GLAZING



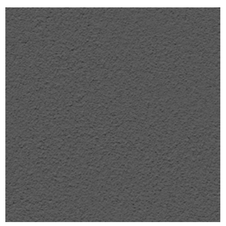
PERFORATED
METAL SCREEN



CONCRETE



TEXTURED PLASTER
FINISH



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TEXTURED PLASTER
FINISH

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DRAWING TITLE
MATERIAL PALETTE

DATE 07.01.22

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A10.05

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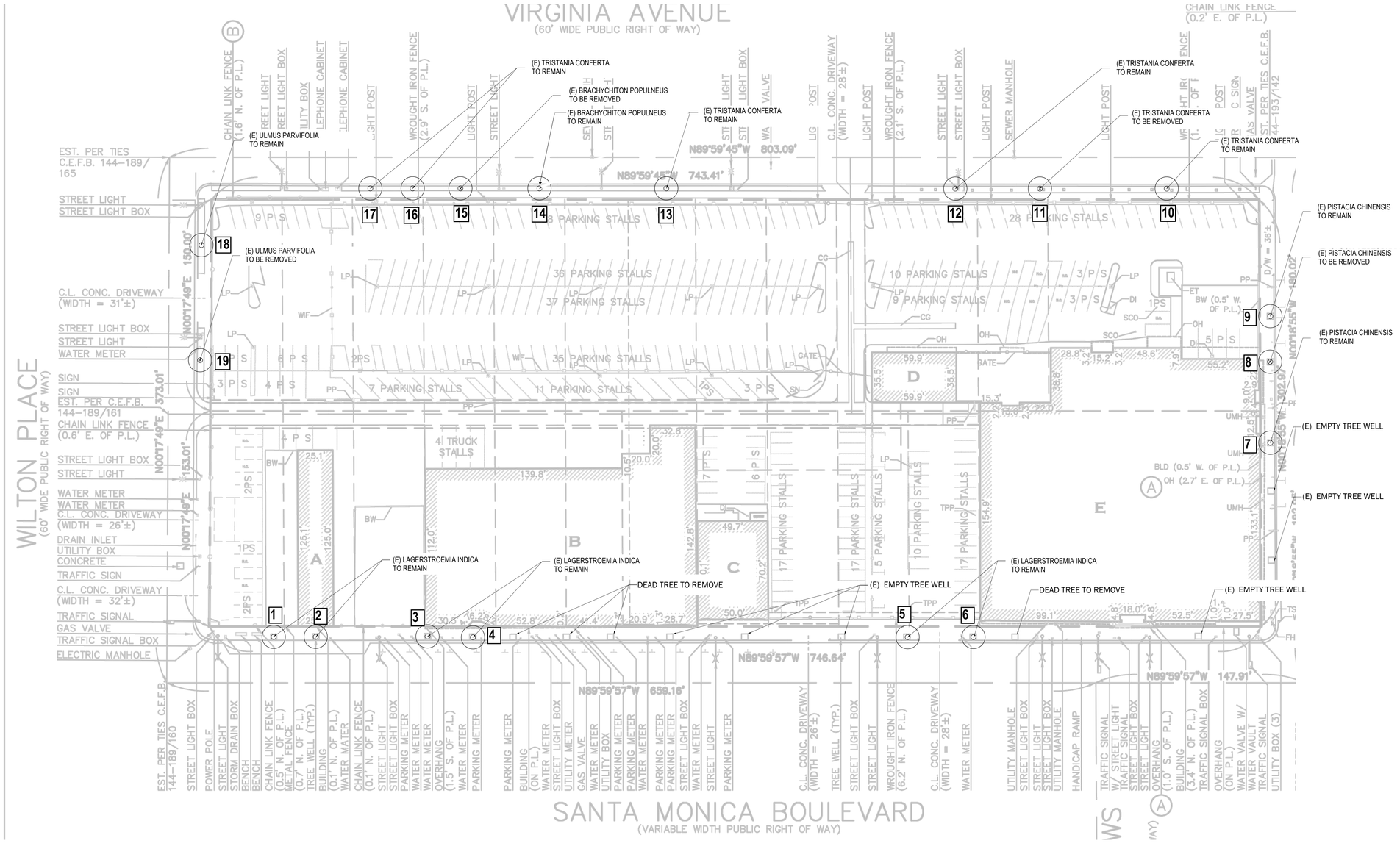

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

EXISTING TREE PLAN - LEVEL 1
1/32" = 1'-0"

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DRAWING TITLE EXISTING TREE PLAN LEVEL 1

PLOT DATE 07.01.22

SCALE 1/32"=1'-0" WHEN PRINTED ON 30"x42" SHEET

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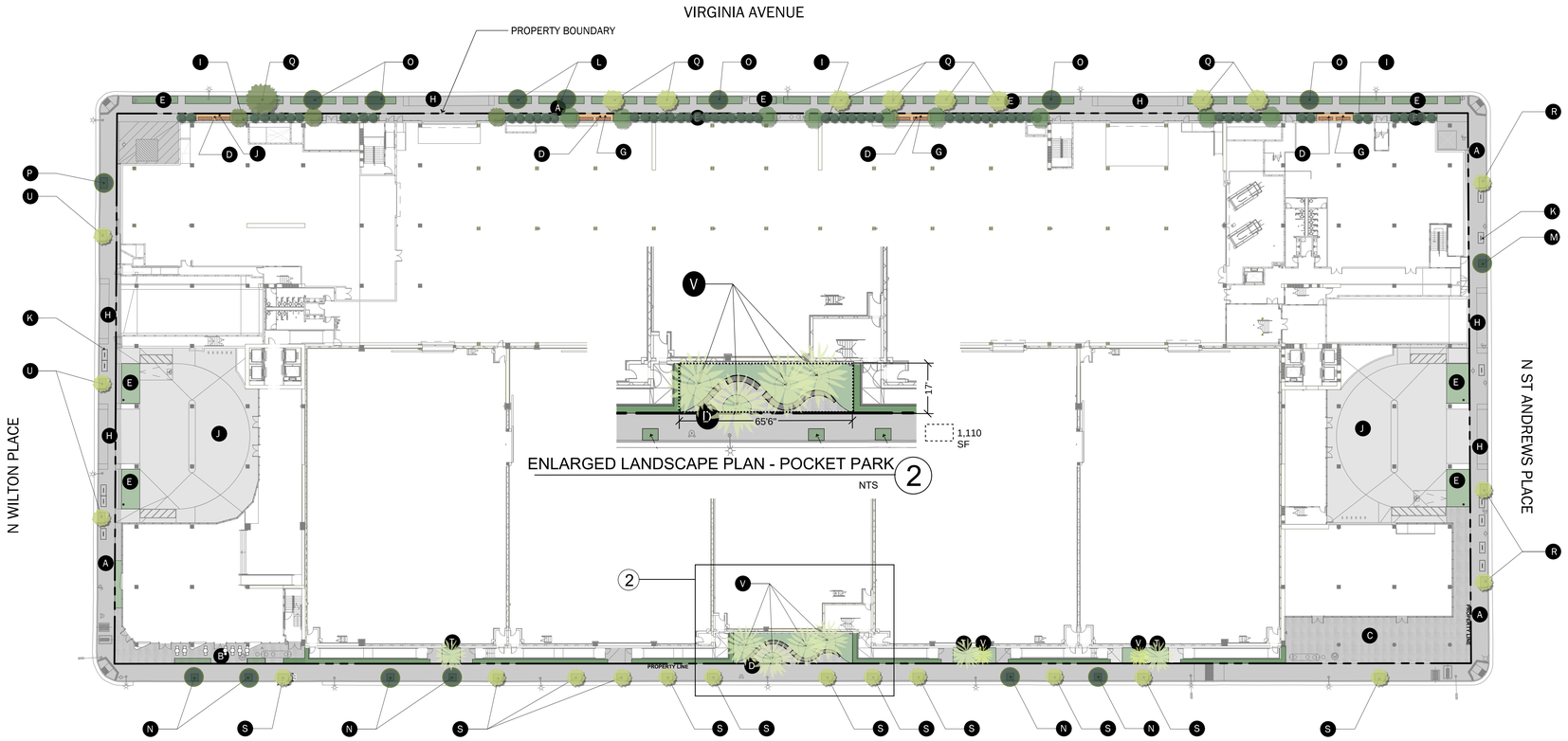

ENLARGED LANDSCAPE PLAN - POCKET PARK 2
NTS

LANDSCAPE PLAN - LEVEL 1 1
1/32" = 1'-0"

EXISTING STREET TREES

SITE ELEMENTS

- A STREETSCAPE - CITY STANDARD
- B CAFE SEATING AREA W/SPECIALTY PAVING
- C RETAIL ENTRY AREA W/SPECIALTY PAVING
- D BUILT-IN BENCH SEATING AREA
- E PLANTING AREA
- F RAISED PLANTER
- G GREEN/VINE WALL
- H DRIVEWAY
- I DECOMPOSED GRANITE
- J DROP OFF/PICK UP AREA
- K BICYCLE RACK - CITY STANDARD

PLANTING LIST

TREES

	Botanical Name	Common Name	Container Size	Total QTY
L	(E) BRACHYCHITON POLPENEUS	KURRAJON	NA	2
M	(E) CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NA	1
N	(E) LAGERSTROEMIA	CRAPE MYRTLE	NA	6
O	(E) LOPHOSTEMON CONFERTUS	BRISBANE BOX	NA	5
P	(E) ULMUS PARVIFLORA	CHINESE ELM	NA	1
Q	**ARBUTUS 'MARINA' STD	STRAWBERRY TREE	48" BOX	9
R	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	48" BOX	3
S	LAGERSTROEMIA	CRAPE MYRTLE	48" BOX	12
T	PARKINSONIA ACULEATA	MEXICAN PALO VERDE	36" BOX	3
U	ULMUS PARVIFLORA	CHINESE ELM	48" BOX	3
V	*WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	36" BOX	6

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS

Botanical Name	Common Name	Container Size
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Cephalocereus senilis	Old Man Cactus	5 GAL
**Cereus repandus	Peruvian Apple Cactus	5 GAL
**Euphorbia ammak	Candelabra Spurge	5 GAL
**Euphorbia ingens	Candelabra Tree	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL
**Callistemon citrinus 'Little John'	Dwarf Bottlebrush	5 GAL
**Tecoma capensis	Cape Honeysuckle	5 GAL
**Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 GAL
**Feijoa sellowiana	Pineapple Guava	5 GAL
Distictis buccinatoria	Red Trumpet Vine	5 GAL
Ficus pumila	Climbing Fig	5 GAL

**Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	36
Proposed Trees - Level 03	32
Proposed Trees - Level 04	7
Proposed Trees - Level 05	1
Proposed Trees - Level 06	1
Total Proposed Trees	77

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	7,993 SF
Proposed Planting Area - Level 03	8,518.5 SF
Proposed Planting Area - Level 04	2,434 SF
Proposed Planting Area - Level 05	381.5 SF
Proposed Planting Area - Level 06	374 SF
Total Proposed Planting Area	19,701 SF

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PROJECT ID 20283

CONSULTANT

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LICENSED ARCHITECT MARK W. RIOS C015744 EXP 3-31-21 STATE OF CALIFORNIA

ECHELON STUDIOS

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ISSUED 100% SD 6/11/2021

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02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

DRAWING TITLE LANDSCAPE PLAN LEVEL 1

PLOT DATE 07.01.22

SCALE 1/32" = 1'-0" When Printed on 24"x36" sheet

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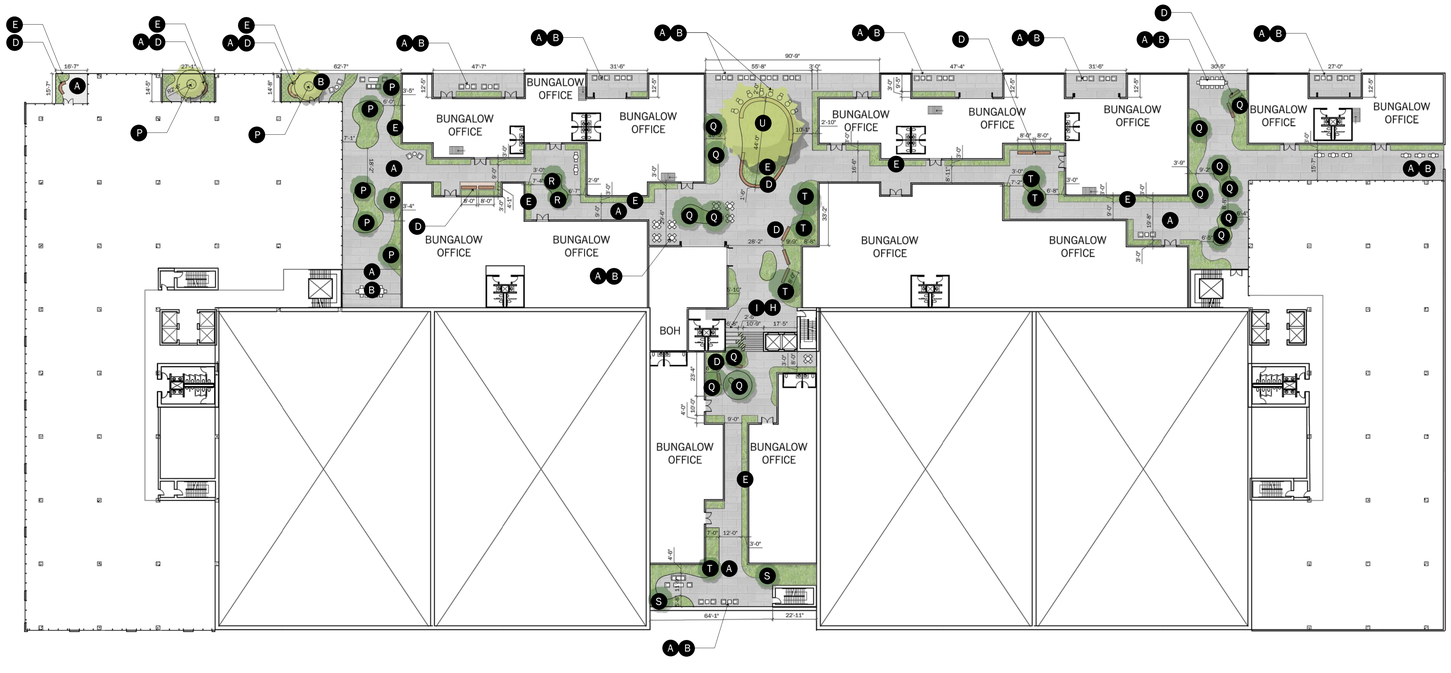

SITE ELEMENTS

- A PEDESTAL PAVERS
- B SEATING AREA W/SITE FURNISHING
- C NOT USED
- D BUILT-IN BENCH
- E PLANTING AREA
- F NOT USED
- G NOT USED
- H STEPS
- I BLEACHER SEATS

PLANTING LIST

TREES			
Botanical Name	**Common Name**	**Container Size**	**Total QTY**
P **ARBUTUS 'MARINA' STD	STRAWBERRY TREE	36" BOX	8
Q CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	36" BOX	13
R **DRACAENA MARGINATA	DRAGON TREE	36" BOX	2
S **GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	2
T *LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	36" BOX	6
U QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	60" BOX	1

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS - SUN GARDENS		
Botanical Name	**Common Name**	**Container Size**
**Agave 'Blue Flame'	Blue Flame Agave	5 GAL
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Acacia cognata 'Cousin itt'	Cousin Itt Acacia	5 GAL
*Adenanthos sericeus	Coast Woollybush	5 GAL
*Artemesia 'Canyon Gray'	Coastal Sagebrush	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
*Mimiulus aurantiacus	Sticky Monkeyflower	5 GAL
**Festuca mairei	Atlas Fescue	5 GAL
*Festuca rubra	Red Fescue	5 GAL
*Frangula californica	Coffeeberry	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
*Salvia apiana	White Sage	5 GAL
*Salvia 'Bee's Bliss'	Creeping Sage	5 GAL
*Salvis mellifera	Black Sage	5 GAL
*Sphaeralcea ambigua	Apricot Mallow	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL

PERENNIALS & SHRUBS - SHADE GARDENS		
Botanical Name	**Common Name**	**Container Size**
*Achillea millfolium	Common Yarrow	5 GAL
Akebia quinate	Chocolate Vine	5 GAL
Carex oshimensis 'Evergold'	Oshima Kan Suge	5 GAL
Fatsia japonica	Paperplant	5 GAL
Philodendron 'Xanadu'	Philodendron 'Xanadu'	5 GAL
Podocarpus macrophyllus	Dwarf Podocarpus	5 GAL

*Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	36
Proposed Trees - Level 03	32
Proposed Trees - Level 04	7
Proposed Trees - Level 05	1
Proposed Trees - Level 06	1
Total Proposed Trees	77

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	7,993 SF
Proposed Planting Area - Level 03	8,518.5 SF
Proposed Planting Area - Level 04	2,434 SF
Proposed Planting Area - Level 05	381.5 SF
Proposed Planting Area - Level 06	374 SF
Total Proposed Planting Area	19,701 SF

LANDSCAPE PLAN - LEVEL 3
1/32" = 1'-0"

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ISSUES
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09.01.21 REVISED SUBMITTAL
02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

DRAWING TITLE LANDSCAPE PLAN LEVEL 3
PLOT DATE 07.01.22
SCALE 1/32"=1'-0" WHEN PRINTED ON 36"X24" SHEET
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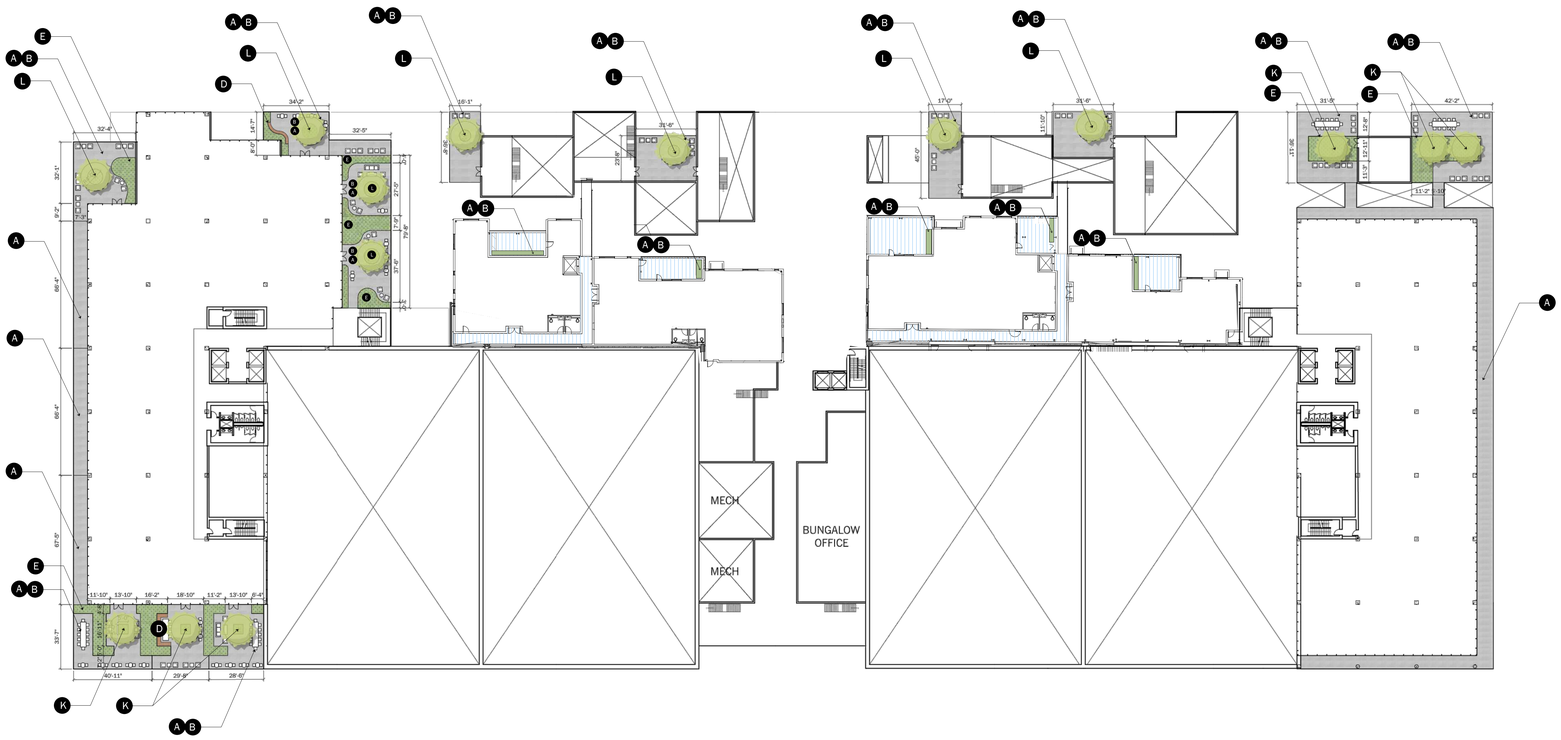

SITE ELEMENTS

- A PEDESTAL PAVERS
- B SEATING AREA W/SITE FURNISHING
- C NOT USED
- D BUILT-IN BENCH
- E PLANTING AREA

PLANTING LIST

TREES			
Botanical Name	**Common Name**	**Container Size**	**QTY**
K CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	48" BOX	6
L LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	8
M *LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	48" BOX	3

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS		
Botanical Name	**Common Name**	**Container Size**
**Agave 'Blue Flame'	Blue Flame Agave	5 GAL
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Acacia cognata 'Cousin itt'	Cousin Itt Acacia	5 GAL
*Adenanthos sericeus	Coast Woollybush	5 GAL
*Artemesia 'Canyon Gray'	Coastal Sagebrush	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
**Mimiulus aurantiacus	Sticky Monkeyflower	5 GAL
**Festuca mairei	Atlas Fescue	5 GAL
**Festuca rubra	Red Fescue	5 GAL
*Frangula californica	Coffeeberry	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
*Salvia apiana	White Sage	5 GAL
*Salvia 'Bee's Bliss'	Creeping Sage	5 GAL
*Salvis mellifera	Black Sage	5 GAL
*Sphaeralcea ambigua	Apricot Mallow	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	36
Proposed Trees - Level 03	32
Proposed Trees - Level 04	7
Proposed Trees - Level 05	1
Proposed Trees - Level 06	1
Total Proposed Trees	77

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	7,993 SF
Proposed Planting Area - Level 03	8,518.5 SF
Proposed Planting Area - Level 04	2,434 SF
Proposed Planting Area - Level 05	381.5 SF
Proposed Planting Area - Level 06	374 SF
Total Proposed Planting Area	19,701 SF

LANDSCAPE PLAN - LEVEL 4 1
1/32" = 1'-0"

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DRAWING TITLE: LANDSCAPE PLAN LEVEL 4

DATE PLOTTED: 07.01.2022

SCALE: 1/32" = 1'-0" — Check Scale Is 3"=1'-0" Below

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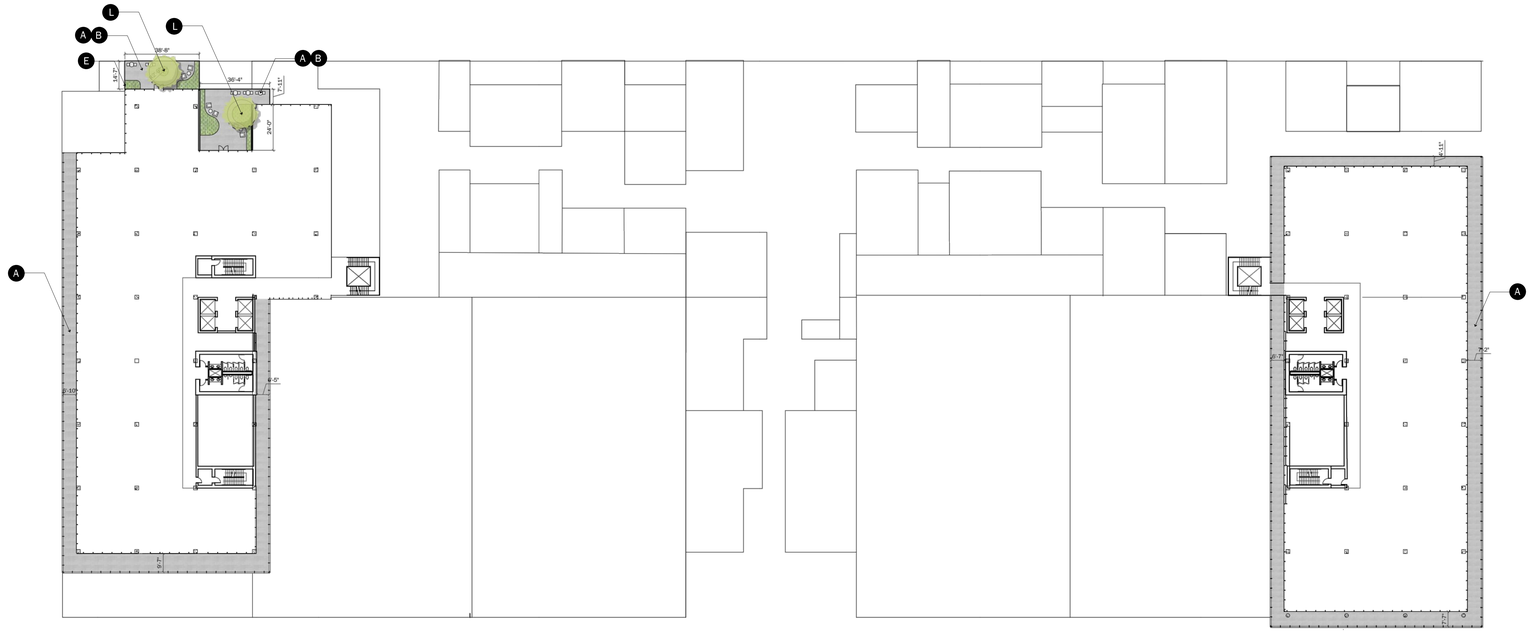

LANDSCAPE PLAN - LEVEL 5

1/32" = 1'-0"

1

SITE ELEMENTS

- A PEDESTAL PAVERS
- B SEATING AREA W/SITE FURNISHING
- C NOT USED
- D NOT USED
- E PLANTING AREA

PLANTING LIST

TREES			
Botanical Name	**Common Name**	**Container Size**	**QTY**
L LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	2

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS		
Botanical Name	**Common Name**	**Container Size**
**Agave 'Blue Flame'	Blue Flame Agave	**
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Acacia cognata 'Cousin itt'	Cousin Itt Acacia	5 GAL
*Adenanthos sericeus	Coast Woollybush	5 GAL
*Artemesia 'Canyon Gray'	Coastal Sagebrush	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
*Mimiulus aurantiacus	Sticky Monkeyflower	5 GAL
**Festuca mairei	Atlas Fescue	5 GAL
*Festuca rubra	Red Fescue	5 GAL
*Frangula californica	Coffeeberry	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
*Salvia apiana	White Sage	5 GAL
*Salvia 'Bee's Bliss'	Creeping Sage	5 GAL
*Salvis mellifera	Black Sage	5 GAL
*Sphaeralcea ambigua	Apricot Mallow	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL

**Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	36
Proposed Trees - Level 03	32
Proposed Trees - Level 04	7
Proposed Trees - Level 05	1
Proposed Trees - Level 06	1
Total Proposed Trees	77

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	7,993 SF
Proposed Planting Area - Level 03	8,518.5 SF
Proposed Planting Area - Level 04	2,434 SF
Proposed Planting Area - Level 05	381.5 SF
Proposed Planting Area - Level 06	374 SF
Total Proposed Planting Area	19,701 SF

RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT ID 20283

CONSULTANT

ECHELON STUDIOS
5601 W Santa Monica Blvd.
Los Angeles, CA 90038

NOT FOR CONSTRUCTION

1 09.01.21 REVISED SUBMITTAL
2 02.09.22 REVISED SUBMITTAL
3 07.01.22 REVISED SUBMITTAL

ISSUES
05.01.21 ENTITLEMENT SUBMITTAL
09.01.21 REVISED SUBMITTAL
02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

DRAWING TITLE LANDSCAPE PLAN LEVEL 5

PLOT DATE 07.01.22

SCALE 1/32" = 1'-0" WHEN PRINTED ON 36"X24" SHEET

DRAWING NO. L-1.04

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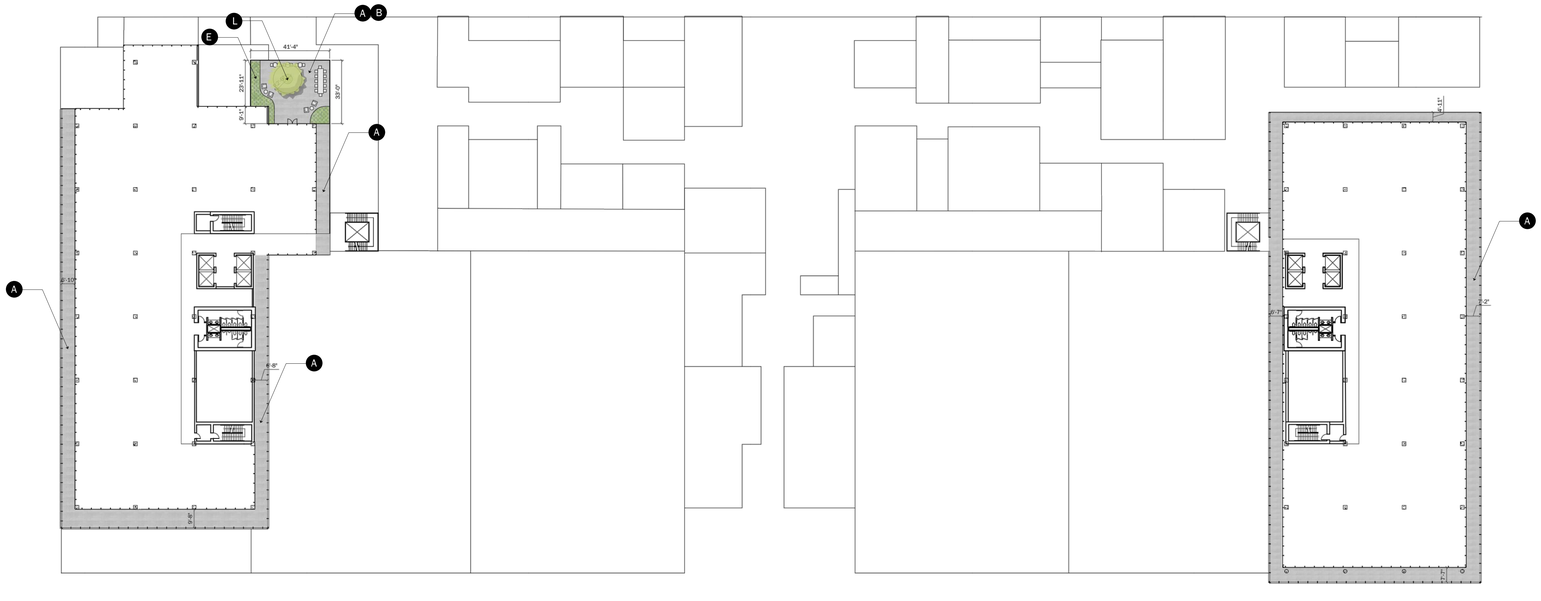

LANDSCAPE PLAN - LEVEL 6

1/32" = 1'-0"

1

SITE ELEMENTS

- A PEDESTAL PAVERS
- B SEATING AREA W/SITE FURNISHING
- C NOT USED
- D NOT USED
- E PLANTING AREA

PLANTING LIST

TREES			
Botanical Name	**Common Name**	**Container Size**	**QTY**
L LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	1

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS		
Botanical Name	**Common Name**	**Container Size**
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**Agave 'Mateo'	Mateo's Agave	5 GAL
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Total Proposed Planting Area	19,701 SF

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Los Angeles, CA 90038

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3 07.01.22 REVISED SUBMITTAL

ISSUES
05.01.21 ENTITLEMENT SUBMITTAL
09.01.21 REVISED SUBMITTAL
02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

DRAWING TITLE: LANDSCAPE PLAN LEVEL 6

PLOT DATE: 07.01.22

SCALE: 1/32" = 1'-0" WHEN PRINTED ON 36"x24" SHEET

DRAWING NO. L-1.05

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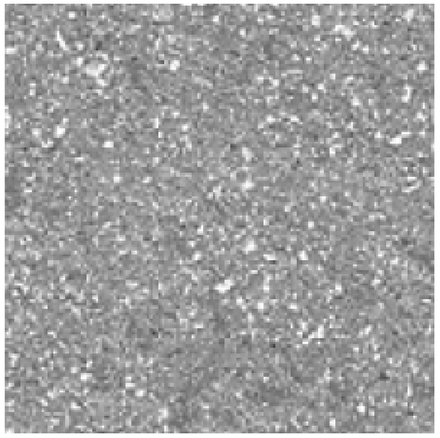
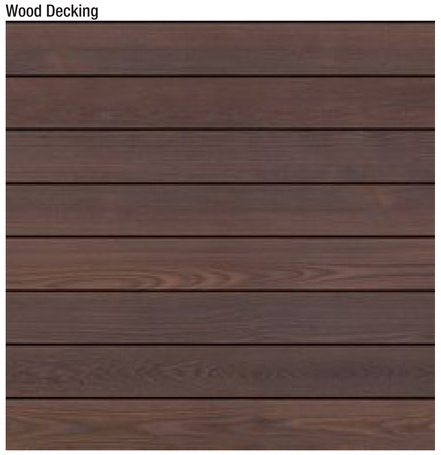
Concrete Pavers



Coat Metal Planer



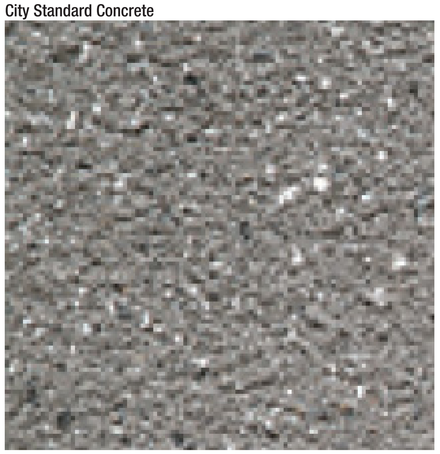
Wood Decking



Concrete Walls



City Standard Concrete



Decomposed Granite



Concrete Pedestal Pavers



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PROJECT ID

20283

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Los Angeles, CA 90038

1	09.01.21	REVISED SUBMITTAL
2	02.09.22	REVISED SUBMITTAL
3	07.01.22	REVISED SUBMITTAL

ISSUES

05.01.21	ENTITLEMENT SUBMITTAL
09.01.21	REVISED SUBMITTAL
02.09.22	REVISED SUBMITTAL
07.01.22	REVISED SUBMITTAL

DRAWING TITLE

HARDSCAPE PALETTE

PLOT DATE
07.01.22

SCALE
(WHEN PRINTED ON 30"X42" SHEET)

DRAWING NO.

L-5.80

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Exhibit B

Mitigated Negative Declaration

No. ENV-2021-7332-MND and Appendices

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

Initial Study/ Mitigated Negative Declaration

Echelon Studios Project

Case Number: **ENV-2021-7332-EIR**

Project Location: 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, Los Angeles, CA 90038

Community Plan Area: Hollywood

Council District: 13—Soto-Martinez

Project Description: The Echelon Studios Project (the "Project") proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place (the "Project Site"), within the Hollywood Community Plan area in the City of Los Angeles (the "City"). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along North Wilton Place, West Santa Monica Boulevard, and along the public alley. The anticipated outbound haul route from the Project Site would be along Santa Monica Boulevard to the 101 Freeway. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

EcoTierra Consulting, Inc.
633 W. 5th Street, 26th Floor
Los Angeles, California 90071

APPLICANT:

Santa Monica Boulevard Owner, LLC
1015 N. Fairfax Avenue
West Hollywood, California 90046

April 27, 2023

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

An application for the proposed Echelon Studios Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles (City), as Lead Agency, has determined that the Project is subject to the California Environmental Quality Act (CEQA), and that the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) is required.

This IS/MND evaluates potential environmental effects resulting from construction and operation of the Project. This IS/MND has been prepared in accordance with CEQA (Public *Resources* Code §21000 et seq.), the state CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). Based on the analysis provided within this IS/MND, the City has concluded that, with incorporation of the identified mitigation, which has been agreed to by the Applicant, the Project would not result in significant impacts on the environment. This IS/MND is intended as an informational document and is ultimately required to be adopted by the decision-making body prior to project approval by the City. Because this IS/MND is an informational document, the Project's effects are shown both without and with the mitigation the Applicant has agreed to incorporate into the Project.

1.1 PURPOSE OF AN INITIAL STUDY

The CEQA was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the Initial Study concludes that neither a Negative Declaration or Mitigated

Negative Declaration is appropriate, an EIR is normally required.[1]

1.2 ORGANIZATION OF THE INITIAL STUDY

This IS/MND is organized into sections as follows:

1 INTRODUCTION

Describes the purpose and content of the IS/MND and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed IS/MND Checklist and discussion of the environmental factors that would be potentially affected by the Project.

5 MITIGATION MONITORING PROGRAM

The Mitigation Monitoring Program (MMP) is the document that will be used by the enforcement and monitoring agencies responsible for the implementation of the mitigation measures and Project Design Features that have been incorporated into the Project . The mitigation measures and Project Design Features that have been incorporated into the Project are listed by environmental topic.

1.3 CEQA PROCESS

In compliance with the state CEQA Guidelines, the City, as the Lead Agency for the Project, will provide opportunities for the public to participate in the environmental review process. As described below, throughout the CEQA process, efforts will be made to inform, contact, and solicit input on the Project from various government agencies and the general public, including stakeholders and other interested parties.

1 State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.

1.3.1 Initial Study

At the onset of the environmental review process, the City prepared this Initial Study to determine if the Project may have a significant effect on the environment. This Initial Study determined that the Project could have potentially significant environmental impacts, but that mitigation measures incorporated into the Project agreed to by the applicant would avoid or reduce such impacts to a point where clearly no significant impacts would occur. Therefore, the City determined that a Mitigated Negative Declaration was appropriate.

A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) or Negative Declaration (ND) is provided to inform the general public, responsible agencies, trustee agencies, and the county clerk of the availability of the IS/MND and the locations where the document can be reviewed. A 20-day review period (or 30-day review period when the document is submitted to the state Clearinghouse for state agency review) is identified to allow the public and agencies to review the document. The notice has been mailed to any interested parties and is noticed to the public through publication in a newspaper of general circulation.

At the conclusion of the review period, the decision-making body will consider the IS/MND, together with any comments received during the public review process, and may adopt the MND and approve the Project. In addition, when approving a project for which an MND or ND has been prepared, the decision-making body must find that there is no substantial evidence that the project would have a significant effect on the environment, and that the ND or MND reflects the lead agency's independent judgement and analysis. When adopting an MND, the lead agency must also adopt a mitigation monitoring and reporting program to ensure that all proposed mitigation measures are implemented to mitigate or avoid significant environmental effects.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	**Echelon Studios Project**
ENVIRONMENTAL CASE NO.	**ENV-2021-7332-EIR**
RELATED CASES	CPC-2021-7331-ZC-HD-MCUP-SPR VTT-83478

PROJECT LOCATION	5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, Los Angeles, CA 90038
COMMUNITY PLAN AREA	Hollywood
GENERAL PLAN DESIGNATION	Neighborhood Office Commercial
ZONING	C4-1VL, R4-1VL
COUNCIL DISTRICT	13 - Soto-Martinez

LEAD AGENCY	**City of Los Angeles**
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Oliver Netburn
ADDRESS	200 North Spring Street, Room 763, Los Angeles, California 90012
PHONE NUMBER	(213) 978-1382
EMAIL	oliver.netburn@lacity.org

APPLICANT	Santa Monica Boulevard Owner, LLC
ADDRESS	1015 N. Fairfax Avenue, West Hollywood, California 90046
PHONE NUMBER	(323) 461-8815

PROJECT DESCRIPTION

The Echelon Studios Project (the "Project") proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place (the "Project Site"), within the Hollywood Community Plan area in the City of Los Angeles (the "City"). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in a single building, standing up to six stories and 93 feet in height, that would include approximately 91,870 square feet of production studios and related support space, 18,087 square feet of stage support area, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along North Wilton Place, West Santa Monica Boulevard, and along the public alley.

The Applicant is requesting the following discretionary approvals: a Zone Change and Height District Change. Pursuant to LAMC Section 12.32, the Applicant seeks a Zone Change and Height District Change as follows: from R4-1VL and C4-1VL to C4-2D, a Site Plan Review, a Vesting Tentative Tract Map, including a waiver of dedication and street widening requirements, and a Main Conditional Use Permit for Alcohol. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, haul route approval, temporary street closure permits, demolition permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

(For additional detail, see "Section 3. PROJECT DESCRIPTION").

ENVIRONMENTAL SETTING

The Project Site is comprised of one parcel, with Assessor Parcel Number (APN No. 5536-012-017), that is rectangular in shape and contains an 11,373-square-foot alley to be vacated. The Project Site totals 225,456 square feet in area. The relatively flat Project Site is currently improved with a surface parking lot and the former three-story, 98,352-square-foot Sears building originally constructed in 1928. The Project Site is also surrounded by 15 non-protected street trees, plus two sucker growth trees at the site of previous street trees. The sucker growth trees are not in the form of a street tree as one is low branching and the other is multi-branched. Furthermore, as they are sucker growth from the previous street trees, there is also a chance that should they grow larger, they could fail and cause injury. Both should not be considered street trees but were included for documentation because of the size of the trunks.

The Project Site is located in an urban area characterized by low to mid rise buildings. The Project Site is bounded by West Santa Monica Boulevard and commercial uses to the south; North Saint Andrews Place, commercial uses, and a vacant lot to the east; North Wilton Place, residential

uses and commercial uses to the west; and West Virginia Avenue and residential uses to the north.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement): None.

CALIFORNIA NATIVE AMERICAN CONSULTATION

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes, a notification was sent on December 12, 2021 to various tribes. The City received correspondence and request for consultation from one tribe, the Gabrieleno Band of Mission Indians - Kizh Nation on 14 December 2021. Consultation was held on 10 February 2022. A follow up meeting was held on 19 May 2022. Materials were sent from the Tribe after both meetings.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Oliver Netburn, City Planner
PRINTED NAME, TITLE

DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

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

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

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

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

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Echelon Studios Project proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus, located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place (Project Site), within the Hollywood Community Plan area in the City of Los Angeles. The Project has been carefully designed to incorporate a variety of interconnected uses geared toward the entertainment industry in a single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space on a walkable campus. The Project would also provide approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 22,456-square-foot lot, resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1.

The Project would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space would include private terraces, common terraces, seating areas, and landscaping.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site's location within the City of Los Angeles and greater Los Angeles region is depicted in Figure 3.1, *Regional and Vicinity Map*. The Project Site is located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, and is bounded by West Santa Monica Boulevard and commercial uses to the south; North Saint Andrews Place, commercial uses, and a vacant lot to the east; North Wilton Place, multifamily residential uses and commercial uses to the west; and West Virginia Avenue and multifamily residential uses to the north.

Regional access to the Project Site is provided by the 101 Freeway, located approximately 0.26 miles east of the Project Site. Local access to the Project Site is provided via West Santa Monica Boulevard and North Wilton Place.

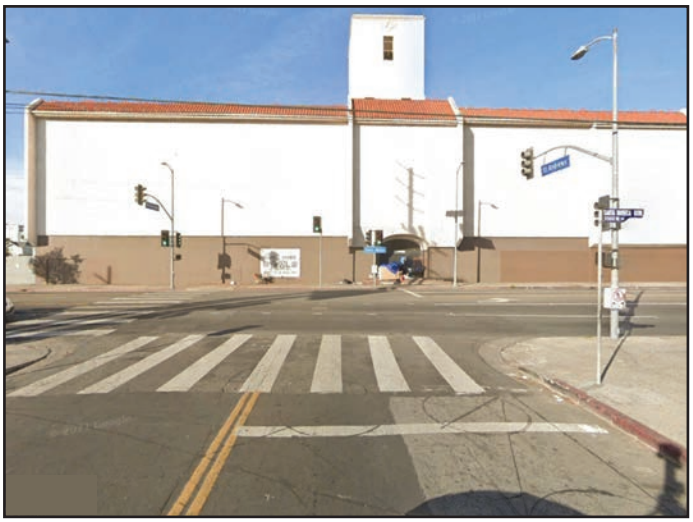
3.2.2 Existing Conditions

The Project Site is comprised of one parcel, with Assessor Parcel Number (APN No. 5536-012-017), that is rectangular in shape and an 11,373-square-foot alley to be vacated. The Project Site totals 225,456 square feet in area. As shown in Figure 3.2, *Existing Site Photos*, the relatively flat Project Site is currently improved with a surface parking lot and the former three-story, 98,352-



Source: Google Earth, 2021.

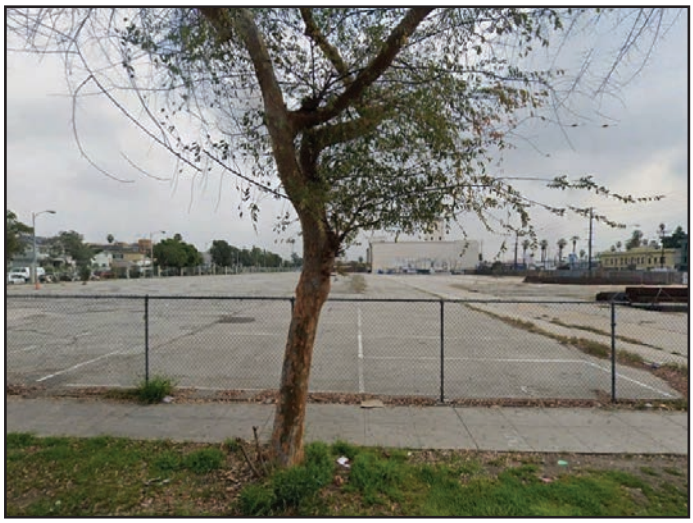
Figure 3.1
Regional and Project Vicinity Map



View 1: View to the north of the Sears Building.



View 2: View to the southwest of the Sears Building and parking lot.



View 3: View to the east of the Sears Building and parking lot.



PROJECT SITE

PHOTO LOCATION MAP

Source: EcoTierra and GoogleEarth, September 2021.

Figure 3.2
Existing Site Photos
View 1, 2 and 3

square-foot Sears building originally constructed in July 1928 by architect George C. Nimmons and Associates. At the time the building was constructed, much of the surrounding area was residential with a mix of single- and multi-family properties. There were only a handful of commercial buildings along this stretch of Santa Monica Boulevard, and most served as mixed-use properties with commercial on the ground floor or front of the property and residences on the second floor or rear of the property. The building was also in proximity to the streetcar line located at West Santa Monica Boulevard and Western Avenue.

Over the next ten years, Sears expanded their property, occupying almost half of the block along West Santa Monica Boulevard. Numerous additions were constructed in the 1930s including a pottery sales building and a tire and battery building.

In the 1940s and 1950s, Sears expanded the Santa Monica Boulevard store with the construction of a greenhouse and a display cottage, and the expansion of their tire and sales building to accommodate an auto service station. In 1972, a new one-story addition was constructed, and a new exterior was applied. In 2008, Sears closed the Santa Monica store. Currently, the former Sears Department Store is vacant, and the rest of the property is occupied by surface parking.

The Project Site also is surrounded by 15 non-protected street trees, plus two sucker growth trees at the site of previous street trees. The sucker growth trees are not in the form of a street tree as one is low branching and the other is multi-branched. Furthermore, as they are sucker growth from the previous street trees, there is also a chance that should they grow larger, they could fail and cause injury. Both should not be considered street trees but were included for documentation because of the size of the trunks. The Project Site is currently zoned R4-1VL and C4-1VL and is located within the boundaries of the Hollywood Community Plan, which is one of the 35 Community Plans that form the Land Use Element of the General Plan for the City of Los Angeles.[2] The entire Project Site is designated as Neighborhood Office Commercial under the Hollywood Community Plan.[3] The Project Site is located in Height District No. 1VL that limits the height of development to 45 feet.[4] The Project Site is not located within the boundaries of or subject to any Specific Plan, Community Design Overlay, or Interim Control Ordinance.[5] The Project Site is located in Los Angeles state Enterprise Zone (ZI-2374), a Transit Priority Area (TPA) in the City of Los Angeles (ZI-2452), and Hollywood Redevelopment Project Area (ZI-2488).[6] The Project Site is also a Transit Oriented Community (Tier 3).[7] The Project Site is not located within a Bureau of Engineering-designated Special Grading Area, Historic Preservation Review or Overlay Zone, or a Clean Up-Green Up (CUGU) area. The Project Site is not located within a Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste zone,

2 City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 5546014056, 5546014013, 5546014014, and 5546014017, http://zimas.lacity.org/, accessed June 27, 2022.

3 Ibid.

4 Ibid.

5 Ibid.

6 Ibid.

7 Ibid.

Preliminary Fault Rupture Study Area, a Tsunami Inundation Zone, Liquefaction zone, or Alquist-Priolo zone.[8] The Project Site is located within approximately 0.75 miles of the nearest fault, the Hollywood Fault.[9]

3.2.3 Surrounding Land Uses

The Project Site is located in an urban area characterized by low- to mid-rise buildings. The Project Site is bounded by West Santa Monica Boulevard and commercial uses to the south; North Saint Andrews Place, commercial uses, and a vacant lot to the east; North Wilton Place, residential uses and commercial uses to the west; and West Virginia Avenue and residential uses to the north.

Figures 3.3 and 3.4, *View of Surrounding Land Uses*, depict the existing conditions of the surrounding land uses. Surrounding land uses are comprised of commercial uses, residential uses, restaurant uses, and vacant lots. Nearby structures vary in building style and construction.

North: North of the Project Site, across West Virginia Avenue, are one-, two-, and three-story single and multifamily residential uses. The residential uses are zoned R3-1 with a General Plan land use designation of Medium Residential.

East: East of the Project Site, across North Saint Andrews Place, is the one-story Fiesta Mexicana restaurant, the one-story Swap Meet, the two-story Jaeil Pres. Korean Church and Youngs's Market, and a vacant lot. These commercial, restaurant and church uses are all zoned C4-1VL with a General Plan land use designation of Neighborhood Office Commercial. The vacant lot is zoned R4-1VL, with a General Plan land use designation of Neighborhood Office Commercial. Another vacant lot is located northeast of the Project Site, at the northeast corner of West Virginia Avenue and North Saint Andrews Place; this lot is zoned R4-1VL with a General Plan land use designation of Neighborhood Office Commercial.

South: South of the Project Site, across West Santa Monica Boulevard, is a mix of commercial and multifamily residential uses. All uses to the south are zoned C2-1D, with a General Plan land use designation of Highway Oriented Commercial.

West: West of the Project Site, across North Wilton Place, are one- and two-story multifamily residential uses and a one-story commercial strip mall. The strip mall includes: Coin Laundry, Wilton Cleaners, a Dentist, and Tony's Liquor. The residential uses are zoned R3-1, with a General Plan land use designation of Medium Residential. The commercial strip mall is zone CM-1VL, with a General Plan land use designation of Commercial Manufacturing.

8 Ibid.

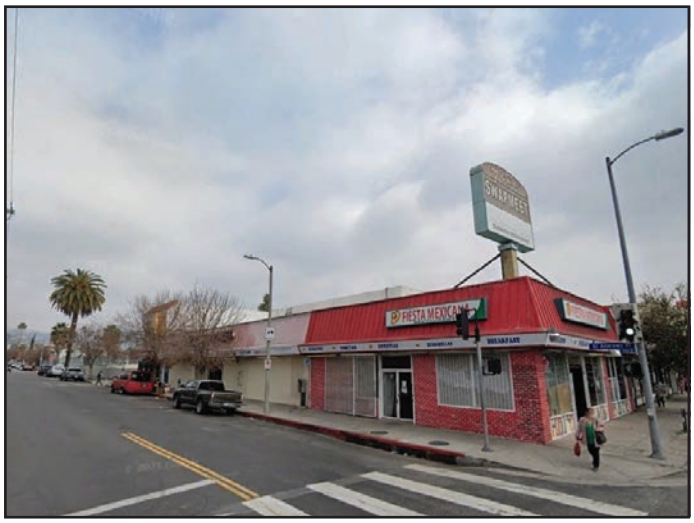
9 Ibid.



View 1: View to the north of the two-story residential uses.



View 2: View to the northwest of the one- and two-story residential uses.



View 3: View to the east of the restaurant and commercial uses.



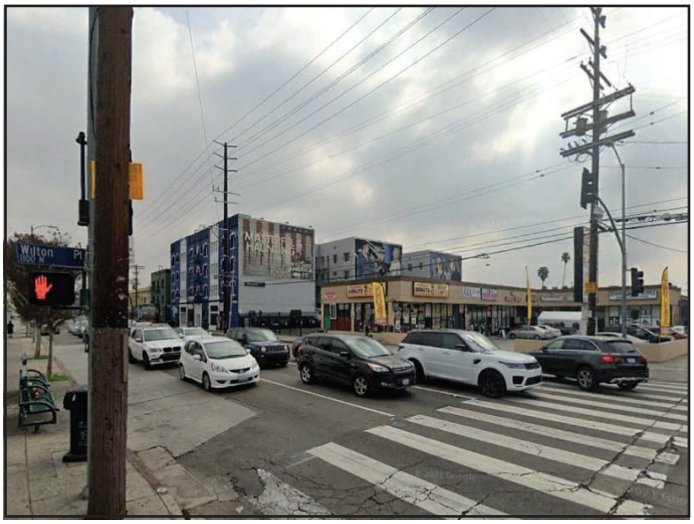
PHOTO LOCATION MAP

Source: EcoTierra and GoogleEarth, September 2021.

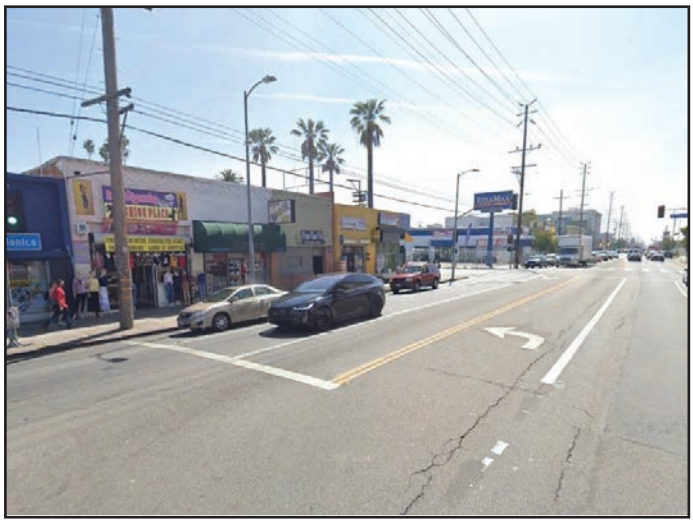
Figure 3.3
View of the Surrounding Land Uses
View 1, 2 and 3



View 4: View to the northwest of the commercial uses and residential uses.



View 5: View to the southeast of the commercial uses residential uses.



View 6: View to the southwest of the commercial uses.



PROJECT SITE

PHOTO LOCATION MAP

Source: EcoTierra and GoogleEarth, September 2021.

Figure 3.4
View of the Surrounding Land Uses
View 4, 5 and 6

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Project includes the construction of an approximately 510,621 square-foot studio campus building, as shown in Table 3.1, *Project Development Summary*. The existing surface parking lot and the former three-story retail building, originally constructed in 1928 and consisting of approximately 98,352 square feet, fronting West Santa Monica Boulevard would be demolished to allow for the location and construction of the new 510,621-square-foot studio campus building with a maximum height of 93 feet proposed as part of the Project. More specifically, the Project would consist of four sound stages and one flex stage flanked by two six-story creative office towers, and a raised campus/bungalow village. The proposed layout of the Project is illustrated in the floor plans in Figures 3.5 through 3.13. The elevation plans are shown in Figures 3.14 through 3.16.

Table 3.1
Project Development Summary[a]

Size	Total
Studio Project	
Office Use	*388,286 sf*
Restaurant Use	*12,378 sf*
Production Use	*91,870 sf*
Production Support Use	*18,087 sf*
Total Studio Project Square Footage	**510,621 sf**
Parking Spaces	
Subterranean Level 1	*355*
Subterranean Level 2	*626*
Total Parking Spaces	**981**
Bicycle Parking – Long-Term	*106*
Bicycle Parking – Short-Term	*56*
Total Bicycle Spaces	**162**
Lockers	
Lockers	162
Total Lockers	**162**
Showers	
Showers	5 Per Gender
Total Showers	**5 per Gender**
Open Space	
Open Space	*46,292 sf*
Total Open Space	***46,292 sf***
Landscaping	
Landscaping	*19,701 sf*
Total Landscaping	***19,701 sf***
Notes: *sf = square feet* *Source: House & Robertson Architects, July 1, 2022.*	

The Project would also include a two-level subterranean parking garage that would extend to a depth of approximately 30 to 40 feet below grade. Parking Level 1 includes 18,470 square feet of office uses, building management & engineering rooms, generators, mechanical rooms, electrical

and pump rooms, bicycle parking spaces, showers and lockers, vehicular parking spaces, and valet. Parking Level 2 is dedicated to vehicular parking spaces and two cisterns.

The proposed 510,621-square foot studio campus building would be situated above the subterranean parking garage and consists of six above-grade levels. The ground level of the studio campus building (see Figure 3.8, Floor Plan Level 1) would include an approximately 11,468-square-foot studio-supporting mill space, approximately 6,619 square feet of production office space, two lobby areas (one fronting North St. Andrews Place and the other fronting North Wilton Place) with a combined total of 15,109 square feet, 12,378 square feet of indoor and outdoor restaurant space, four sound stages each consisting of approximately 19,439 square feet for a combined total of 77,756 square feet, a flex stage consisting of approximately 14,113 square feet, and studio vehicle parking and loading (refer to Figure 3.5, Plot Plan). The second floor of the studio campus building includes a total of 52,246 square feet of office uses – one group of offices on the eastern side of the building and the other group of offices on the western side of the studio building (refer to Figure 3.9, Floor Plan Level 2). The third floor of the studio campus building includes a total of 100,674 square feet of office uses, including the office bungalows, and one 3,083-square-foot restaurant/cafeteria space (refer to Figure 3.10, Floor Plan Level 3). The fourth floor of the studio campus building includes a total of 84,718 square feet of office uses, including the office bungalows (Figure 3.11, Floor Plan Level 4). The fifth and sixth floors of the studio campus building include a total of 60,129 square feet and 56,930 square feet of office uses, respectively, in the eastern and western towers of the building (Figures 3.12, Floor Plan Level 5 and 3.13 Floor Plan Level 6).

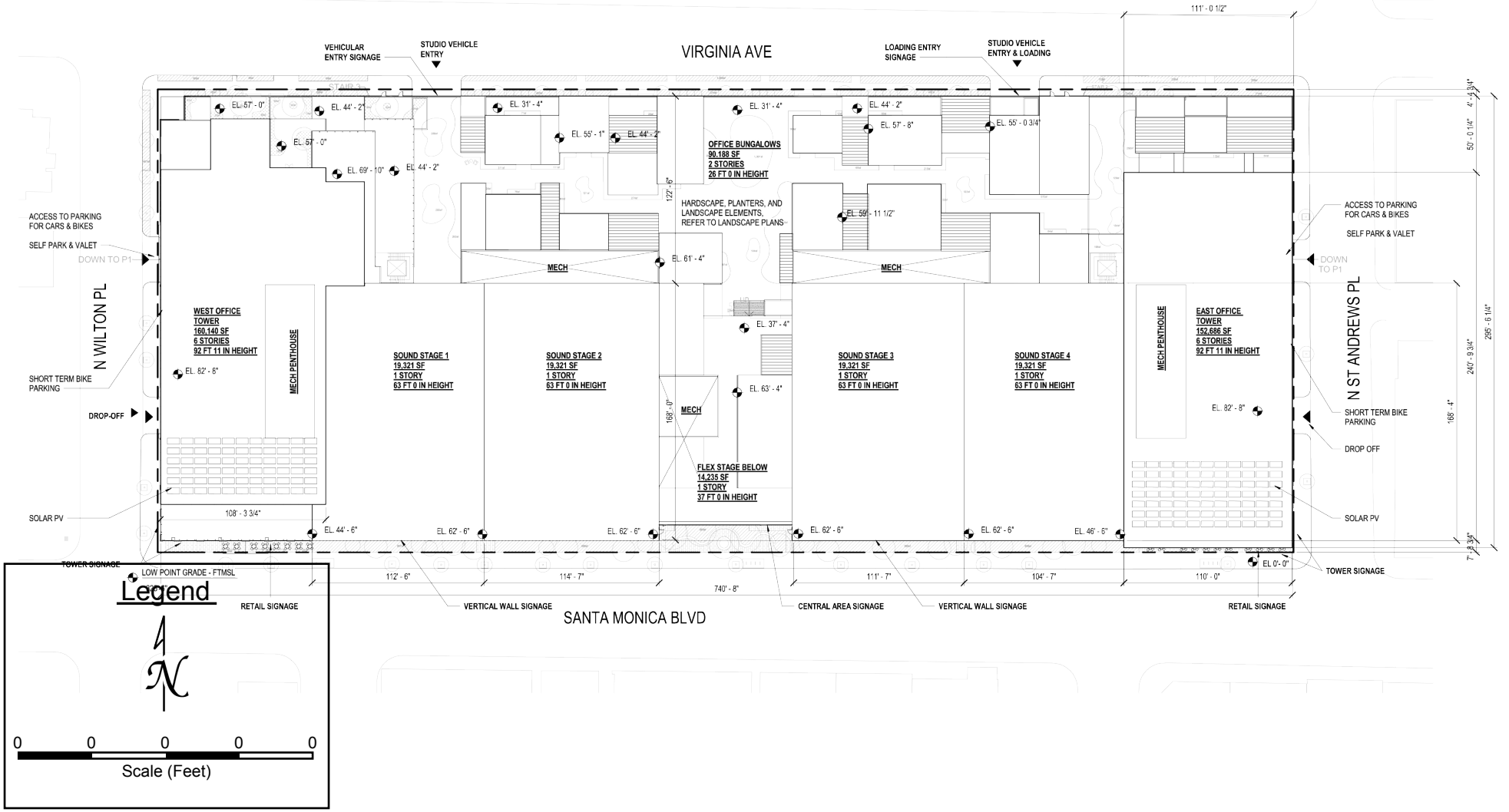
Project Site improvements surrounding the building would include curb adjustments, and new sidewalks as required. The streetscape design would be required to be supportive of the street life characteristics of West Santa Monica Boulevard.[10] New street trees would be required to be provided in accordance with City recommendations.[11]

Zoning, Floor Area and Building Height

The Project Site is currently zoned R4-1VL and C4-1VL and is located within the Hollywood Community Plan Area. The R4-1VL zone indicates that a portion of the Project Site is located in a Multiple Dwelling zone (R4). R4 zoning allows for the development of R3 uses (apartments, multiple dwellings, and childcare) churches, schools, childcare, and homeless shelters. The C4-1VL zone indicates that a portion of the Project Site is located in the Commercial zone (C4). C4 zoning allows for the development of C2 uses with limitations (retail with limited manufacturing, service stations and garages, retail business, churches, schools, and auto sales), and R4 uses. The Project Site is located in Height District No. Very Low Height District (1VL). Height District 1VL limits the height to 45 feet in both the R4 and C4 zones.

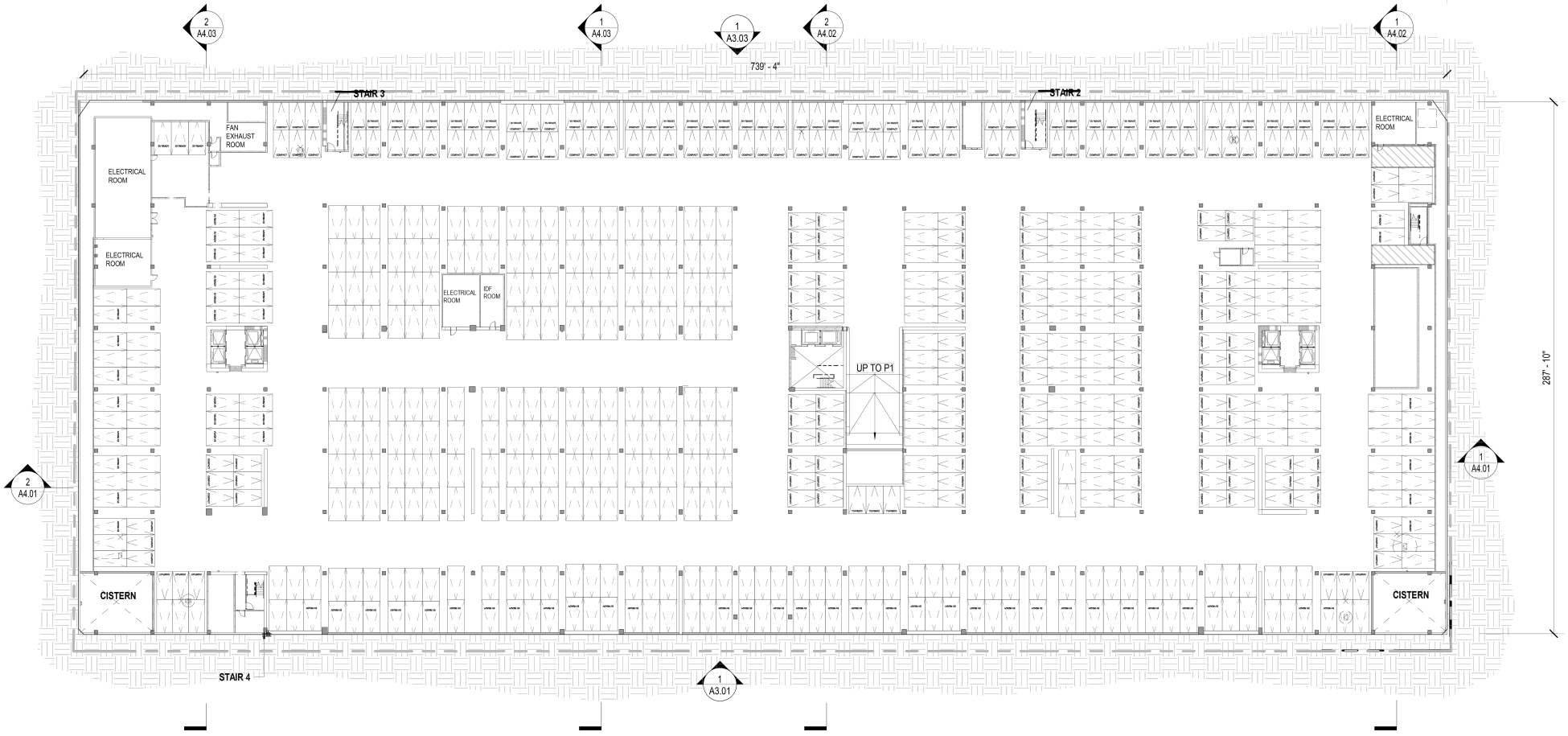
10 Citywide Design Guidelines, adopted October 24, 2019.

11 City of Los Angeles Ordinance No. 186,873, https://streetsla.lacity.org/sites/default/files/protected_tree_ordinance.pdf, accessed October 2022.



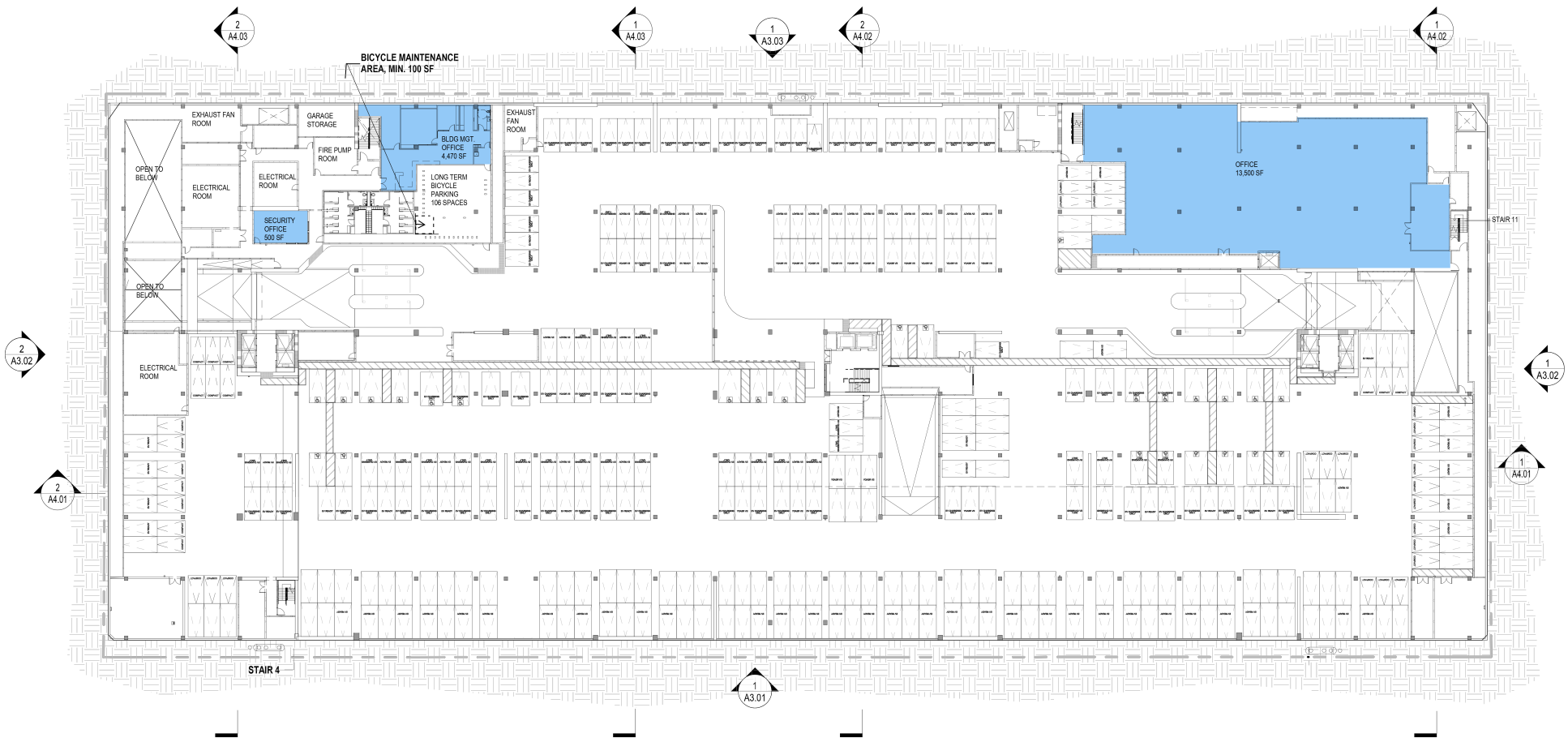
Source: EcoTierra Consulting, 2010.

Figure 3.5
Conceptual Plot Plan



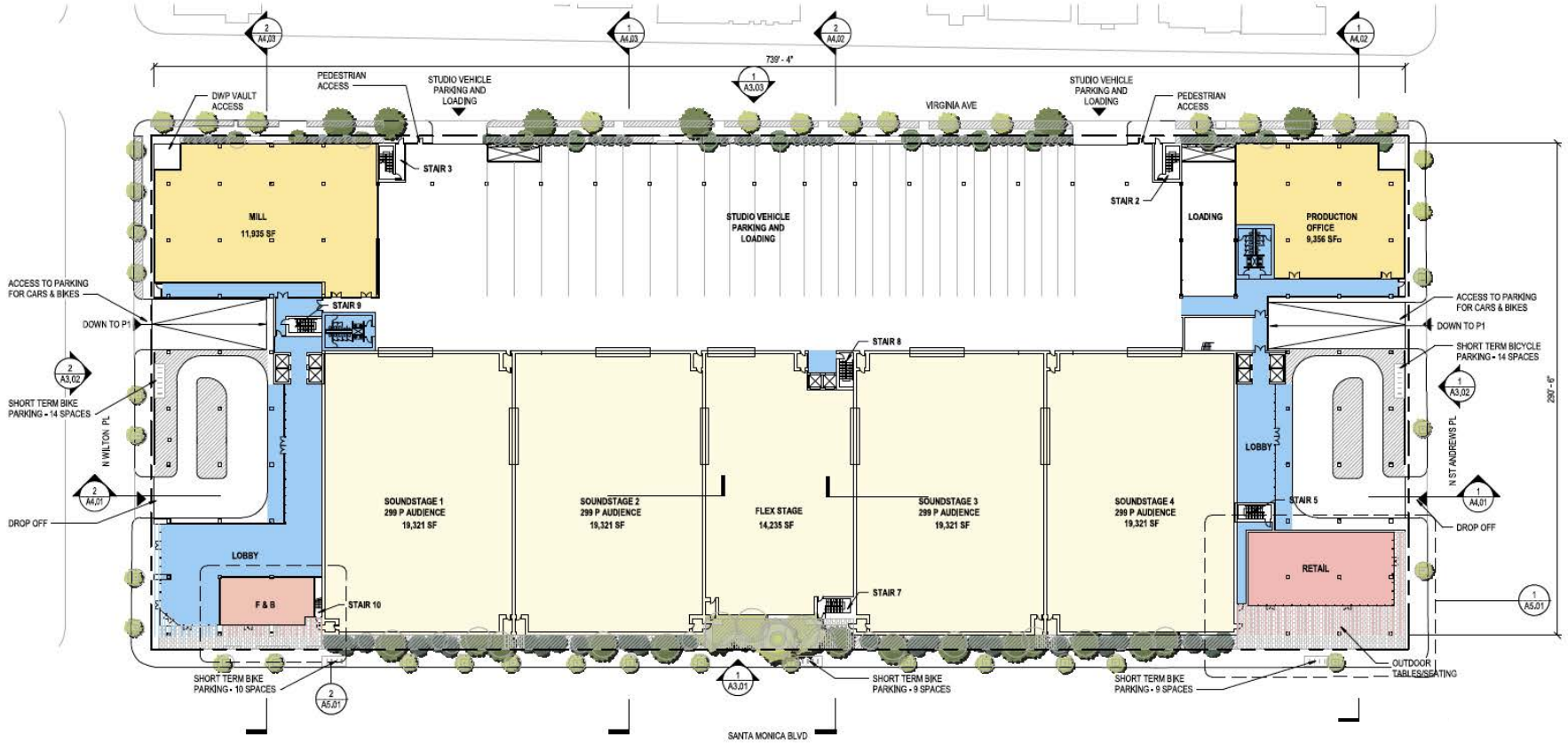
Source: House & Robertson Architects, May 2021.

Figure 3.6
Subterranean Parking Level 2



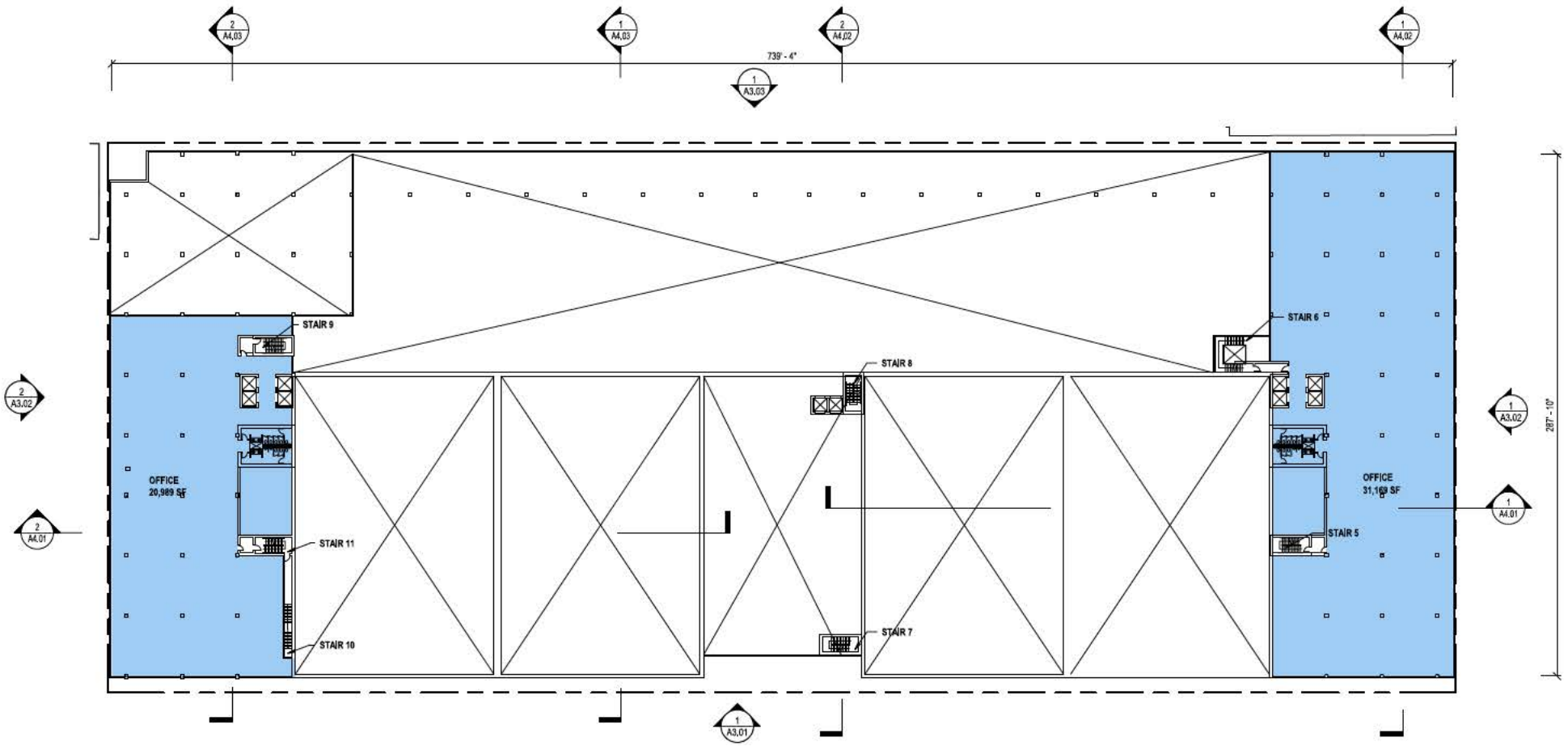
Source: House & Robertson Architects, May 2021.

Figure 3.7
Subterranean Parking Level 1



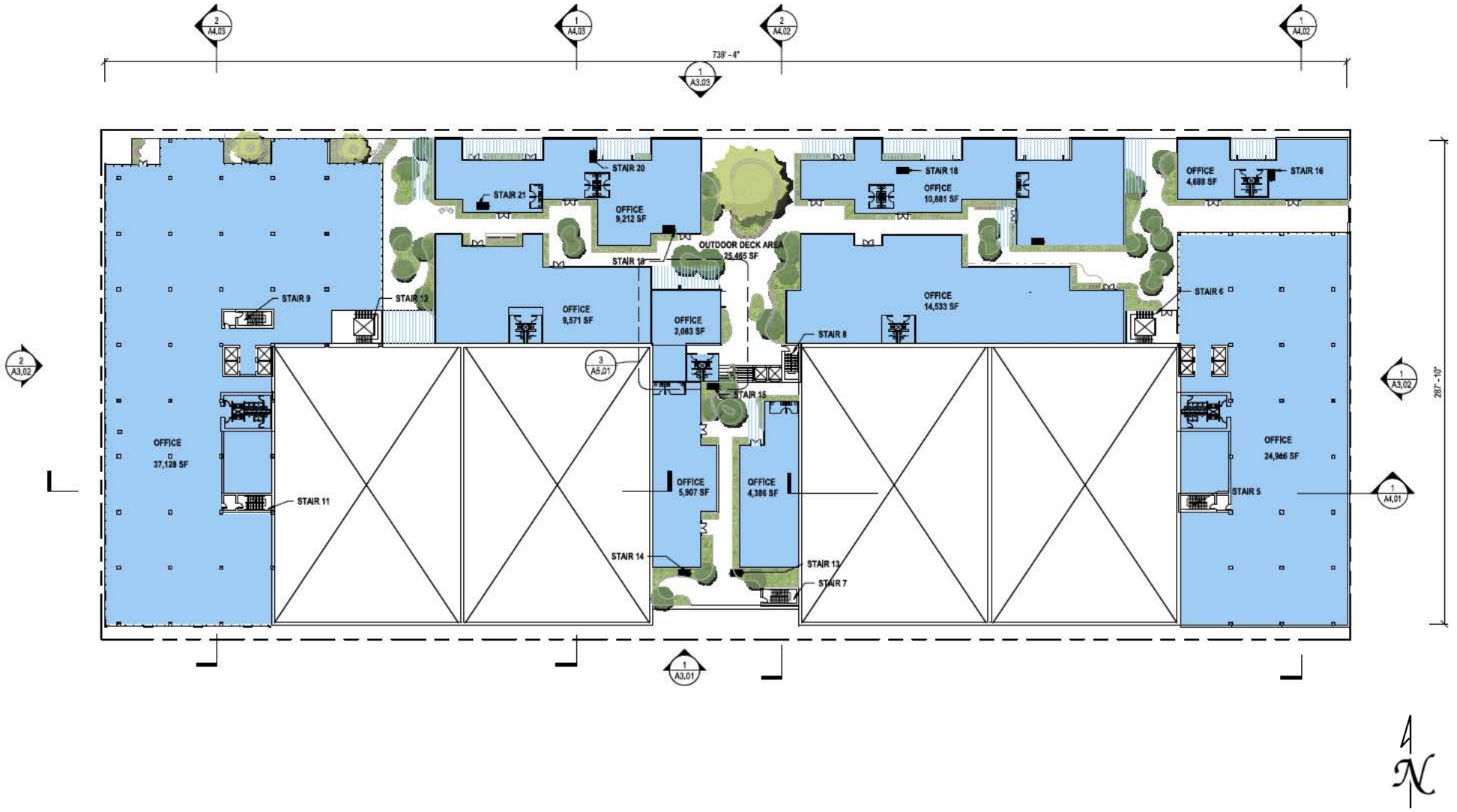
Source: House & Robertson Architects, May 2021.

Figure 3.8
Floor Plan Level 1



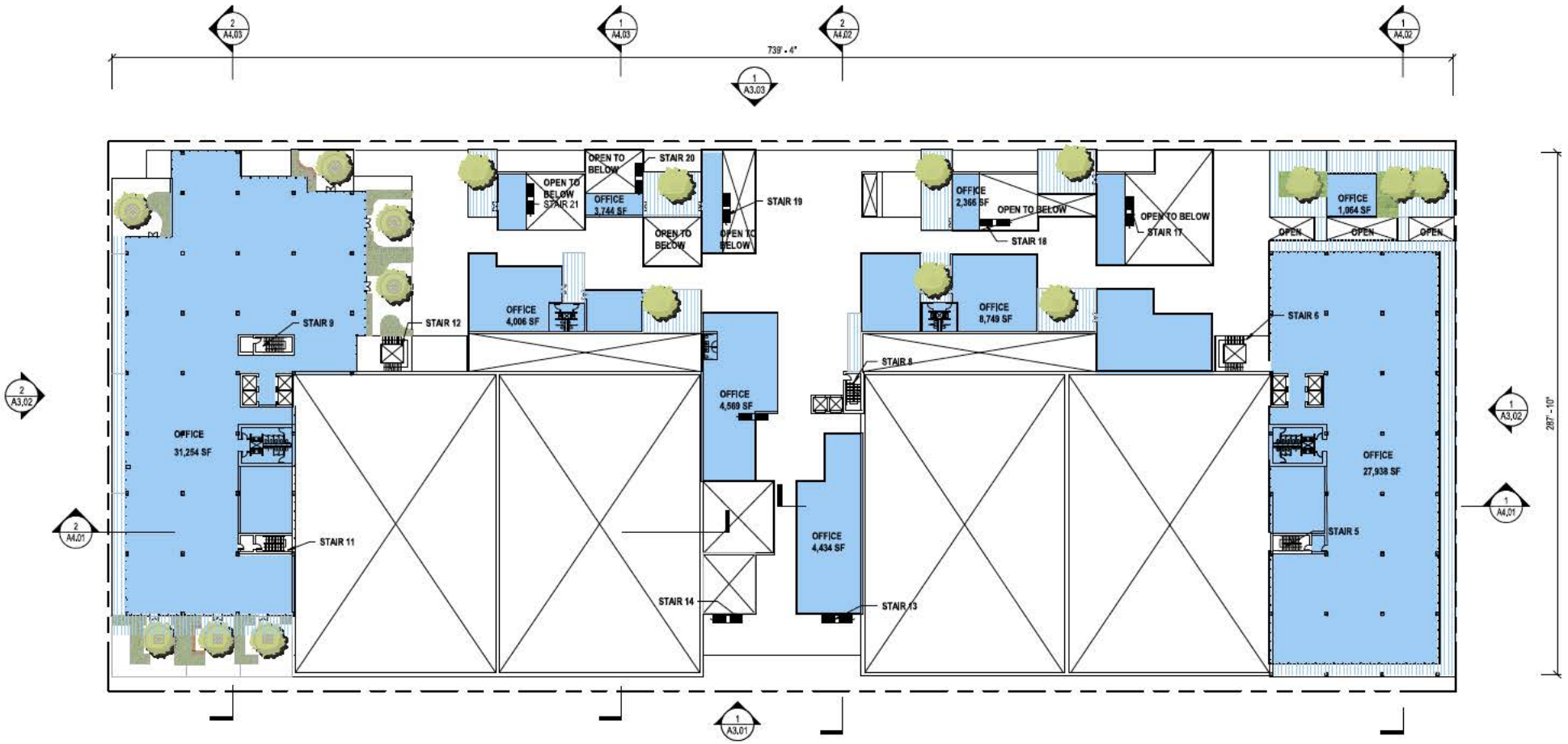
Source: House & Robertson Architects, May 2021.

Figure 3.9
Floor Plan Level 2



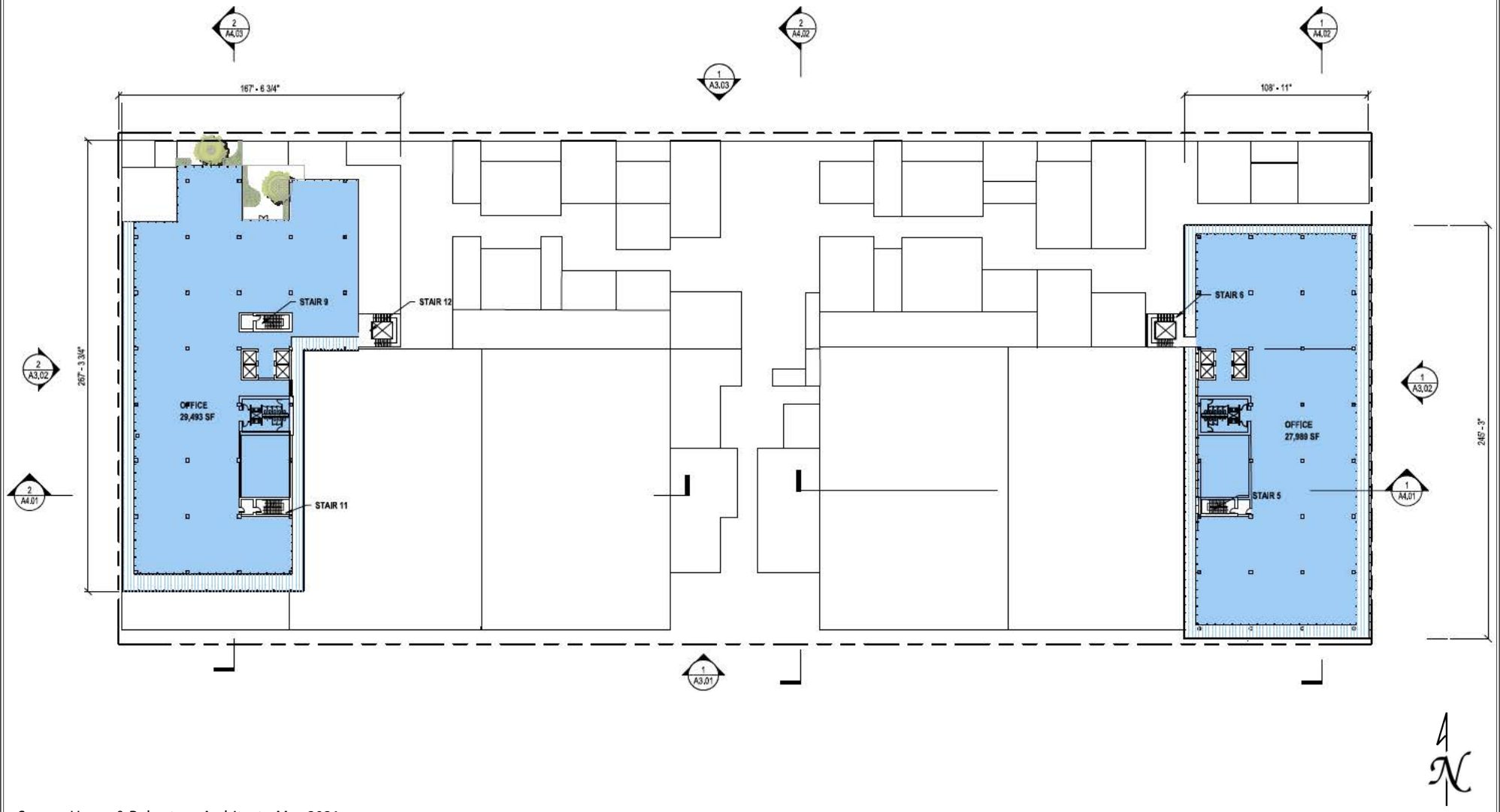
Source: House & Robertson Architects, May 2021.

Figure 3.10
Floor Plan Level 3



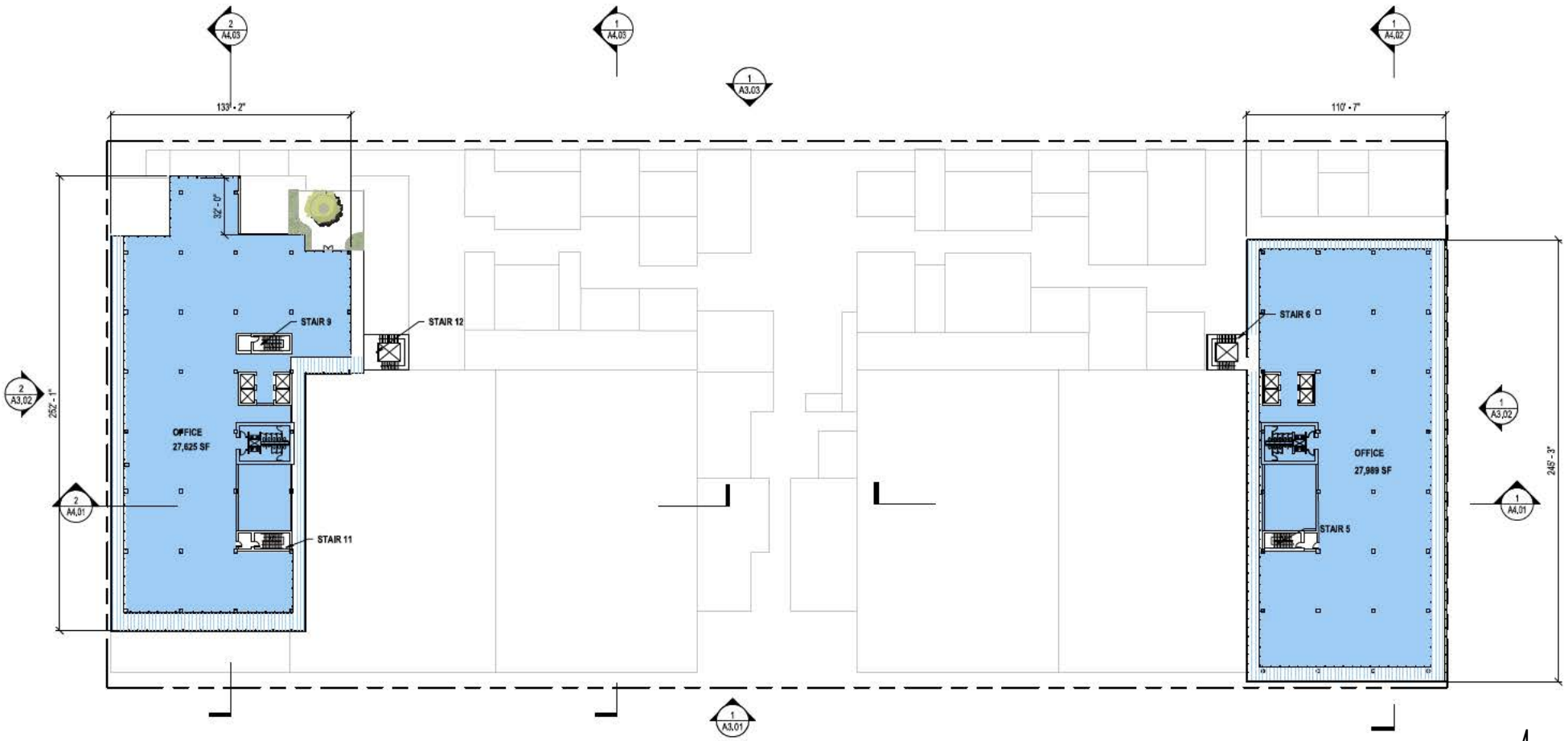
Source: House & Robertson Architects, May 2021.

Figure 3.11
Floor Plan Level 4



Source: House & Robertson Architects, May 2021.

Figure 3.12
Floor Plan Level 5



Source: House & Robertson Architects, May 2021.

Figure 3.13
Floor Plan Level 6



Source: House & Robertson Architects, May 2021.

Figure 3.14
Elevations East and West



Source: House & Robertson Architects, May 2021.

Figure 3.15
Elevation North



Source: House & Robertson Architects, July 2022.

Figure 3.16
Elevation South

The Applicant has requested a Zone and Height District change from R4-1VL and C4-1VL to C4-2D, which would allow the Project to be developed with a FAR up to 2.26:1 and to a maximum height of 93 feet and six stories.

3.3.2 Design and Architecture

The building design would include the use of modern materials. The Project's façade would incorporate a variety of materials to break its solid walls and provide visual interest, including: textured plaster finish, fiber cement board siding, perforated metal screen, standing seam rain screen cladding, and glass. The architectural features of the building would also include: window wall systems, curtain wall systems, an art wall, planted green wall, cable green wall, metal louvers, and integrated and affixed signage.

At its maximum height of 93 feet at the roof parapet, the proposed building would be taller than the other building heights in the immediate vicinity of the Project Site; however, the proposed design would be compatible with the design elements of surrounding production studio buildings in the Hollywood area, especially those with similar use. The north elevation would terrace down to reduce the building's massing along the neighboring residential lots, as shown in Figures 3.14 and 3.16. There is a ground level parking lot proposed on-site that will be enclosed by solid roll down doors and a solid, insulated plaster stud frame wall that blocks the view of on-site activities from the nearby residential uses and would reduce the noise levels at the residential uses at the north side of West Virginia Avenue.

3.3.3 Open Space and Landscaping

Additional improvements to the Project Site would include planting at grade along the facades of the building along the surrounding streets, as well as on the upper-level terraces near the office bungalows, and in the plaza between the bungalows.

Currently, the Project Site is surrounded by 15 non-protected street trees, plus two sucker growth trees at the site of previous street trees. The sucker growth trees are not in the form of a street tree as one is low branching and the other is multi-branched. Furthermore, as they are sucker growth from the previous street trees, there is also a chance that should they grow larger, they could fail and cause injury. Both should not be considered street trees but were included for documentation because of the size of the trunks. The Project would require the removal of all 15 existing street trees for proposed driveways and street improvements. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way. Pursuant to City of Los Angeles Ordinance No. 186,873 the existing trees would be replaced at a ratio of 2:1 with a minimum 24-inch box replacement tree.[12] Thus, the Project would require 30 replacement street trees. The Project has proposed 42 new street trees. In total, the Project would provide a minimum of 42 street trees, and 108 on-site trees (55 trees at ground level, 33 trees on Floor Level 3, 17 trees on Floor Level 4, 2 trees on Floor Level 5 and 1 tree on Floor Level 6), and 19,701 square feet of landscaping. Landscaping would be added surrounding the perimeter

12 City of Los Angeles Ordinance No. 186,873, https://streetsla.lacity.org/sites/default/files/protected_tree_ordinance.pdf, accessed October 2022.

streets, between the raised office bungalows, and at the North Saint Andrews Place and North Wilton Place entrances.

A waiver of dedication and improvements is requested for Santa Monica Boulevard with request to retain existing uniform street frontages, unlikely neighboring dedication and improvements and avoidance of creating hazards. If the waiver of dedications is not granted then 7 street trees on Santa Monica Boulevard would need to be removed.

There are no proposed right-of-way improvements other than what are required by the City. In addition, no street trees would be removed without prior approval of Urban Forestry based on compliance with LAMC Sections 62.169 and 62.170 and applicable findings.

Since the Project does not propose any residential uses, no LAMC code-required open space, or recreational space would be required. Notwithstanding, the Project would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space would include private terraces, common terraces, seating areas, and landscaping.

3.3.4 Access, Circulation, and Parking

Vehicular and bicycle access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and North Saint Andrews Place. The driveways would allow access to both self-parking and the valet within the subterranean parking garage. The Project would also include two at-grade on-site drop-off areas to serve both rideshare arrivals and departures located on North Wilton Place and North Saint Andrews Place. Two studio vehicle and loading entry driveways that lead to a studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue.

As described above, parking for the proposed studio campus building would be provided in a two-level below-grade parking structure accessed by internal vehicle ramps. As shown in Table 3.2, *Summary of Required and Proposed Vehicular Parking Spaces*, the Project would be required to provide a total of 981 vehicular parking spaces. The Project would provide 981 vehicular parking spaces, located and configured in compliance with applicable requirements of the LAMC. Of the 981 parking spaces, a total of 20 spaces would be American Disability Act-compliant, 196 spaces would be electric vehicle (EV) ready and 99 would be equipped with EV charging stations.

Table 3.2
Summary of Required and Proposed Vehicular Parking Spaces

Description	Quantity	Rate	Spaces
Required[a]			
Commercial Uses	*510,621 sf*	*2 per 1,000 sf*	*1,021*
Bicycle Parking Reduction	*160 bicycles*	*-1 space per 4 bicycles*	*-40*
		Required Total	**981**
Proposed			
Subterranean Level 1			*355*
Subterranean Level 2			*626*
		Proposed Total	**981**
Notes: *sf = square feet*			

Table 3.2
Summary of Required and Proposed Vehicular Parking Spaces

Description	Quantity	Rate	Spaces
Required[a]			

[a] *Pursuant to LAMC Section 12.21-A,4(x)(3)2 and 6.*
Source: House & Robertson Architects July 1, 2022.

As shown in Table 3.3, *Summary of Required Bicycle Parking Spaces*, the Project is required to provide 162 bicycle parking spaces. As shown in Table 3.3, *Summary of Proposed Bicycle Parking Spaces,* the Project would provide 56 short-term bicycle parking spaces and 106 long-term bicycle parking spaces, located and configured in compliance with applicable requirements of the LAMC. Ten showers, and a total of 162 lockers, would be provided in the first level of the below-grade parking facility.

Table 3.3
Summary of Required and Proposed Bicycle Parking Spaces

Use	Quantity	Long-Term Rate	Long-Term Spaces	Short-Term Rate	Short-Term Spaces
Required[a]					
Office/Studio	*498,243 sf*	*1 per 5,000 sf*	*100*	*1 per 10,000 sf*	*50*
Restaurant/Retail	*12,378 sf*	*1 per 2,000 sf*	*6*	*1 per 2,000 sf*	*6*
			106		*56*
				Required Total	**162**
Proposed					
Office/Studio	*498,243 sf*	*1 per 5,000 sf*	*100*	*1 per 10,000 sf*	*50*
Restaurant	*12,378 sf*	*1 per 2,000 sf*	*6*	*1 per 2,000 sf*	*6*
			106		*56*
				Proposed Total	**162**

Notes:
sf = square feet
[a] *Pursuant to LAMC Section 12.21-A,16(a)(2).*
Source: House & Robertson July 1, 2022.

3.3.5 Lighting and Signage

All exterior lighting would meet all applicable LAMC standards and be shielded or directed toward the areas to be illuminated. The exterior lighting would include soffit downlights in the ground floor covered area, as well as low-level landscape lighting and limited façade up-lighting to highlight key architectural features. In compliance with all applicable LAMC standards, exterior lighting on the Project Site would not illuminate adjacent properties.

No signage, other than wayfinding and directional signage and associated lighting inside the Project Site, has been proposed for the Project at this time. Any signage, if proposed, would either meet code requirements or would be proposed under a subsequent filing.

3.3.6 Site Security

During construction, the Project Site would be secured with perimeter fencing. During Project operations, security would be provided via site planning and secured access points of entry. In addition, the Project would include security cameras, security lighting, as well as a well-illuminated

public and semi-public space designed with a minimum of dead space to eliminate areas of concealment.

3.3.7 Sustainability Features

The Project would comply with the 2020 Los Angeles Green Building Code (LAGBC), which requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. LAGBC contains both mandatory and voluntary green building measures to conserve energy.

The Project would enhance its energy-efficiency via high-performance glazing as well as enhanced façade, roof and deck insulation values. The air conditioning system would be comprised of highly efficient Variable Refrigerant Flow (VRF) systems allowing for minimal electrical consumption, particularly when the building is lightly occupied. The building systems would increase the filtration of outside air being delivered to the occupied areas, and operable windows and large expanses of sliding glass doors would improve the natural ventilation whenever weather conditions permit. The glazing features would also promote daylight and access to quality views, both of which are essential for occupant wellness and productivity. The tower roofs would be engineered with appropriate structural loads and provided with infrastructure to accommodate potential large solar photovoltaic arrays to generate electricity on-site through a renewable source.

Indoor water usage would be minimized via the use of ultra-low flow plumbing fixtures installed throughout the Project. All drains would feed into four separate rainwater harvesting cisterns located on Parking Level 2 and 3. Their approximately 10,000-gallon capacity is to be used entirely for irrigation of the on-site landscaping.

The irrigation system would be designed to meet or exceed the state Model Water Efficient Landscape Ordinance (MWELO).[13] The irrigation system would utilize a dedicated landscape water meter and automatic weather-based controllers with electronically operated control valves and seasonal irrigation schedules. All areas would include high efficiency irrigation emitters, including micro spray and drip irrigation. Bubblers may be used for trees or shrubs where drip irrigation is not feasible. Irrigation valves would be located in inconspicuous areas, and would be parallel to adjacent structures and paving, with quick coupling valves spaced a minimum 100 feet on center.

The on-site drop-off areas on the ground floor would encourage ridesharing and carpooling, and the on-site parking would provide preferential parking for electric and low-emitting vehicles. The Project would also meet or exceed the number of code-required electric vehicle charging stations. The Project's development on a Project Site situated in an infill location would promote the policy of concentrating development in an urban location with extensive existing infrastructure and access to diverse uses and public transit facilities, to promote multi-modal travel and reduce vehicle miles traveled for the office space. As further described in the Energy Use Analysis section

13 California Department of Water Resources, Model Water Efficient Landscape Ordinance, https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance, accessed October 2022.

in the IS/MND, below, compliance with Title 24 of the California Administrative Code and the L.A. Green Building Code would reduce the Project's energy consumption.

On-site bicycle parking facilities would meet or exceed requirements required per LAMC 12.21, and encourage bicycle use over vehicle travel.

3.3.8 Anticipated Construction Schedule

For purposes of analyzing impacts associated with air quality, this analysis assumes a Project construction schedule of approximately 25 months, with construction beginning in 2023 and final buildout occurring in 2025.[14] Construction activities would be undertaken in four main phases: (1) demolition; (2) grading, excavation, and foundations; (3) building construction; and (4) finishing and architectural coatings. Construction activities would be performed in accordance with all applicable state and federal laws and City Codes and policies. As provided in Section 41.40 of the LAMC, the permissible hours of construction within the City are 7:00 A.M. to 9:00 P.M. on Monday through Friday, and between 8:00 A.M. and 6:00 P.M on any Saturday or national holiday. No construction activities are permitted on Sundays.

Temporary shoring with tie backs or rakers would be used for excavation of the subterranean parking garage to a depth of approximately 30 to 40 feet. It is anticipated that temporary shoring with temporary tie backs will be used along West Virginia Avenue, North Saint Andrews Place, North Wilton Place, and West Santa Monica Boulevard during the excavation process. Approximately 251,000 cubic yards (cy) of soil would be excavated and removed from the Project Site, which would require approximately 17,929 haul truck round trips (assuming 14 cy/load) for export.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. This IS/MND assesses the potential environmental impacts associated with the Project and provides environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- **Zone Change and Height District Change.** Pursuant to LAMC Section 12.32, the Applicant seeks Zone Change and Height District Change and as follows:
  - From R4-1VL and C4-1VL to C4-2D,
- **Site Plan Review**,
- **Vesting Tentative Tract Map**, including a waiver of dedication and street widening requirements,

[14] The buildout year for the Project in the analysis is 2025. However, there is a potential for construction delays which could push the operational year of the Project to 2026. Although there could potentially be a change in the operational year, the current analysis using the 2025 operational year is worst-case scenario analysis for the Project as the emissions become cleaner as time progresses due to regulation and advances in technology.

- **Main Conditional Use Permit for Alcohol**,
- A waiver of dedication and improvements is requested for Santa Monica Boulevard with request to retain existing uniform street frontages, unlikely neighboring dedication and improvements and avoidance of creating hazards. If the waiver of dedications is not granted then 7 street trees on Santa Monica Boulevard would need to be removed, and
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, haul route approval, temporary street closure permits, demolition permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

3.5 RESPONSIBLE PUBLIC AGENCIES

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (state CEQA Guidelines Section 15381). The list below identifies whether any responsible agencies have been identified for the Project.

- No responsible agencies have been identified for this Project.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Senate Bill (SB) 743 [Public Resources Code (PRC) §21099(d)] sets forth new guidelines for evaluating project transportation impacts under CEQA, as follows: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment." PRC Section 21099 defines a "transit priority area" as an area within 0.5 mile of a major transit stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." PRC Section 21064.3 defines "major transit stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." PRC Section 21099 defines an "employment center project" as "a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area. PRC Section 21099 defines an "infill site" as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. This state law supersedes the aesthetic impact thresholds in the 2006 L.A. CEQA Thresholds Guide, including those established for aesthetics, obstruction of views, shading, and nighttime illumination.

The related City of Los Angeles Department of City Planning Zoning Information (ZI) File ZI No. 2452 provides further instruction concerning the definition of transit priority projects and that "visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA."[15]

PRC Section 21099 applies to the Project. Therefore, the Project is exempt from aesthetic impacts. The analysis in this initial study, is for informational purposes only and not for determining whether the Project will result in significant impacts to the environment. Any aesthetic impact analysis in this initial study is included to discuss what aesthetic impacts would occur from the Project if PRC Section 21099(d) was not in effect. As such, nothing in the aesthetic impact discussion in this initial study shall trigger the need for any CEQA findings, CEQA analysis, or CEQA mitigation measures

15 City of Los Angeles Department of City Planning, Zoning Information File ZA No. 2452, Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA, http://zimas.lacity.org/documents/zoneinfo/ZI2452.pdf, accessed Dec. 2, 2016.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

Less Than Significant Impact. Scenic vistas are generally described in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, or feature of interest). Based on the *L.A. CEQA Thresholds Guide*, the determination of whether a project results in a significant impact on a scenic vista is made considering the following factors:

- The nature and quality of recognized or valued views (such as natural topography, settings, man-made or natural features of visual interest, and resources such as mountains or ocean);
- Whether a project affects views from a designated scenic highway, corridor, or parkway;
- The extent of obstruction (e.g., total blockage, partial interruption, or minor diminishment); and
- The extent to which a project affects recognized views available from a length of a public roadway, bike path, or trail, as opposed to a single, fixed vantage point.

With regard to panoramic views, valued visual resources in the vicinity of the Project Site include the Hollywood Hills and the Hollywood Sign, City-designated Historic-Cultural Monument No. 111, to the distant north. Adjacent to the Project Site, views of the Hollywood Hills and the Hollywood Sign are available from West Santa Monica Boulevard looking north from north-south streets. Specifically, views of the Hollywood Hills and the Hollywood Sign are available from along Wilcox Avenue west of the Project Site and along North St. Andrews Place east of the Project Site. As discussed in Section 3, Project Description, of this IS/MND, the Project Site is bound by West Santa Monica Boulevard to the south, Wilcox Avenue to the west, North Saint Andrews Place to the east, and West Virginia Avenue to the north.

The Project would replace the existing three-story Sears building and surface parking lot within the Project Site with a new six-story commercial building. Therefore, the Project could potentially block existing views of the Hollywood Hills and Hollywood Sign available along West Santa Monica Boulevard when looking north through the Project Site. However, in the vicinity of the Project Site, views would continue to be available on an intermittent basis along roadway segments, particularly north-south roadways. In particular, the Project would not block existing public views of the distant Hollywood Hills or Hollywood Sign from Wilcox Avenue or North St. Andrews Place because the existing views are oriented north-south and the Project Site is an infill location between these north-south streets. Therefore, while the Project would obstruct some partial and distant views of the Hollywood Hills and Hollywood Sign, such blockage would occur on an intermittent basis at single, fixed vantage points, rather than resulting in substantial blockages across long distances, such as along the length of a public roadway. Furthermore, a myriad of other views of the Hollywood Hills and Hollywood Sign at various degrees would continue to be available throughout the greater Hollywood neighborhood. Therefore, the reduction in publicly-available intermittent views of the Hollywood Hills and the Hollywood Sign that would result from the Project would not be considered a substantial obstruction of existing views of these visual resources.

Overall, as the area is fully developed and highly urbanized, and the Project would not have a substantial adverse effect on a publicly available scenic vista. Moreover, pursuant to SB 743 and ZI No. 2452, the Project's aesthetics impact would not be considered a significant impact on the environment. **Therefore, impacts would be less than significant and no mitigation measures are required.**

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

Less Than Significant Impact. The Project Site does not contain trees with scenic significance or rock outcroppings and is not located within a state scenic highway. The nearest officially eligible state scenic highway is along the Foothill Freeway (I-210), approximately 14 miles northeast of the Project Site,[16] and the nearest City-designated scenic highway is along Mulholland Drive,

16 California Department of Transportation, Scenic Highways, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed March 21, 2022.

approximately 7 miles northwest of the Project Site.[17] In addition, as discussed in detail in response to Checklist Question No. V.a, below, there are historic resources located in the vicinity of the Project Site. These include: (1) 1022 North Van Ness Avenue/Santa Monica Boulevard Elementary School, listed in the California Register; (2) 5622 West Santa Monica Boulevard/a potentially eligible two-story commercial building; (3) 5638 West Santa Monica Boulevard/a potentially eligible four-story apartment building; (4) 5517-5519 West Sierra Vista Avenue/a potentially eligible Sierra Vista Avenue Bungalow Court; (5) 5511 West Sierra Vista Avenue/a potentially eligible single-family residence; and (6) 5623 West Virginia Avenue/a potentially eligible single-family residence. Because the Project would be developed across the street or farther from each of these resources, it would not substantially affect the primary public views of any of them, and the views of these resources would primarily remain unchanged by the Project. Therefore, the Project would not substantially damage scenic resources within a state- or City-designated scenic highway as no scenic highways are located adjacent to the Project Site. Moreover, pursuant to SB 743 and ZI No. 2452, the Project's aesthetics impact would not be considered a significant impact on the environment. **Therefore, impacts would be less than significant and no mitigation measures are required.**

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

Less Than Significant Impact. The Project is located in a highly urbanized area in the Hollywood community of the City of Los Angeles; therefore, the applicable threshold with respect to the Project is consistency with applicable zoning and other regulations governing scenic quality.

The Project would involve the demolition of the existing three-story retail building and surface parking lot, and the construction of an approximately 93-foot tall, 510,621-square-foot studio and creative office building. Thus, the Project would result in a change in the visual character of the Project Site.

Furthermore, the Project Site is currently zoned R4-1VL and C4-1VL, and is located within the Hollywood Community Plan Area. The R4-1VL zone designates the Project Site as a Multiple Dwelling zone (R4). R4 zoning allows for the development of R3 uses (apartments, multiple dwellings, and childcare) churches, schools, childcare, and homeless shelters. The C4-1VL zone designates the Project Site as Commercial zone (C4). C4 zoning allows for the development of C2 uses with limitations (retail with limited manufacturing, service stations and garages, retail business, churches, schools, and auto sales), and R4 uses. The Project Site is located in Height District No. 1 Very Low Height District (1VL). Height District 1VL limits the height to 45 feet in both the R4 and C4 zones. The Applicant has requested a Zone and Height District Change from R4-1VL and C4-1VL to C4-2D which would allow the Project to be developed with a FAR up to 2.26:1 and to a maximum height of 93 feet and six stories.

17 City of Los Angeles, Department of City Planning, Mobility Plan 2035: An Element of the General Plan, Map A4, last adopted by City Council on September 7, 2016.

With regard to the City's regulations governing scenic quality, local land use plans applicable to the Project Site also include policies governing scenic quality, including the Citywide General Plan Framework Element (Framework Element), the City Walkability Checklist the Hollywood Community Plan (1988), and the Hollywood Redevelopment Plan. The Project's lack of conflict with the general intent of these plans is briefly discussed below.

Citywide General Plan Framework Element

The Framework Element provides direction regarding the City's vision for future development in the City and includes an Urban Form and Neighborhood Design chapter to guide the design of future development. One of the key objectives of the Urban Form and Neighborhood Design Chapter is to enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm (Objective 5.5). As described in Section 3, Project Description, of this IS/MND, the Project Site is currently improved with a surface parking lot and the former three-story, 98,352-square-foot Sears building originally constructed in 1928. The area surrounding the Project Site is developed primarily with a mix of low to mid rise buildings. Surrounding land uses are comprised of commercial uses, residential uses, restaurant uses, and a vacant lot. Nearby structures vary in building style and period construction.

At its maximum height of 93 feet at the roof parapet, the proposed building would be taller than the other building heights in the vicinity; however, the proposed design is compatible with the design elements of surrounding production studio buildings in the Hollywood area, especially those with similar use. Specifically, the Project would complement the surrounding buildings by orienting bungalow offices toward residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, visually anchoring the Project. Thus, creating a visual terraced stepping down view from West Virginia Avenue of the building, with bungalows, landscaped courtyards. Further reducing the buildings massing along the neighboring residential lots. Specifically, the proposed building would be designed in a contemporary architectural style that would be compatible with the general urban characteristics of the surrounding neighborhood. The proposed commercial building would be moderated by a high degree of articulation, using both variations in building planes and façade setbacks, as well as a variety of materials, and would be designed to complement the surrounding neighborhood.

Another of the key objectives of the Urban Form and Neighborhood Design Chapter is to encourage proper design and effective use of the built environment to help increase personal safety at all times of the day (Objective 5.9). As described in Section 3, Project Description, of this IS/MND all exterior lighting would include soffit downlights in the ground floor covered area, as well as low-level landscape lighting and limited façade up-lighting to highlight key architectural features. Furthermore, during construction, the Project Site would be secured with perimeter fencing. During Project operations, security would be provided via site planning and secured access points of entry. In addition, the Project would include security cameras and security lighting. Thus increasing the personal safety in the surrounding area through specific lighting and security design features.

Policy 5.9.1 of the Urban Form and Neighborhood Design Chapter is to facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential, commercial, or public environments and grouping activity functions such as child care or recreation areas. The Project would support this policy by providing new development to the area that would enhance the security of the area and provide improvements to the Project Site include planting at grade along the facades on the surrounding streets, as well as on the upper-level terraces near the office bungalows, and in the plaza between the bungalows. Thus, improving development standards between the Project and the neighboring residential uses.

Overall, the Project would be generally consistent with the applicable objectives and policies that support the goals set forth in the Framework Element's Urban Form and Neighborhood Design Chapter and, therefore, would not conflict with the Framework Element policies regarding scenic quality.

City Walkability Checklist

As it relates to the scenic quality, the City Walkability Checklist includes the following objective applicable to the Project:

- Use the design of visible building facades to create/reinforce
    - Incorporate features on the building facade that add visual interest to the environment.
    - Create compatibility between buildings, street, and neighborhood through architectural elements that add scale and character.
    - Provide views beyond the street wall to enhance the public's visual environment.
    - Use views beyond the street wall to enhance the public's visual environment.

The Project would support this policy by providing new planting at grade along the facades on the surrounding streets, as well as on the upper-level terraces near the office bungalows, and in the plaza between the bungalows. These new plantings and the addition of terraces would add visual interest to the environment, would step back the massing and scale of the building near the neighboring residential uses, and would provide view beyond the street wall. Thus, improving the pedestrian environment between the Project and the neighboring residential uses.

Hollywood Community Plan

As it relates to scenic quality, the Hollywood Community Plan includes the following policies applicable to the Project:

- Parking areas should be located between commercial and residential uses on the commercially-zoned properties where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid masonry wall and landscaped setback.

Vehicular and bicycle access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and North Saint Andrews Place. The driveways would allow access to both self-parking and valet within the subterranean parking garage. The Project would also include two at-grade on-site drop-off areas to serve both rideshare arrivals/departures located on North Wilton Place and North Saint Andrews Place. Two studio vehicle and loading entry driveways that lead to studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue.

Parking for the proposed studio campus building would be provided in a two-level below grade parking structure accessed by internal vehicle ramps. As shown in Table 3.2, *Summary of Required and Proposed Vehicular Parking Spaces*, the Project is required to provide a total of 981 vehicular parking spaces. The Project would provide 981 vehicular parking spaces, located and configured in compliance with applicable requirements of the LAMC. Of the 981 parking spaces, a total of 20 spaces would be American Disability Act-compliant, 196 spaces would be electric vehicle (EV) ready and 99 would be equipped with EV charging stations.

- That, where feasible, new power lines be placed underground and that the undergrounding of existing lines be continued and expanded.

The utility line on North St. Andrews Place would remain as is, an above ground utility line. No new power lines are proposed; therefore, the Project would not conflict with the Hollywood Community Plan objective and policy related to scenic quality.

Hollywood Redevelopment Plan

Section 300 of the Hollywood Redevelopment Plan sets forth the goals of the Redevelopment Plan. Related to scenic quality, the Hollywood Redevelopment Plan provides the following goal:

> *5) Improve the quality of the environment, promote a positive image for Hollywood and provide a safe environment through mechanisms such as: a) adopting land use standards; b) promoting architectural and urban design standards including: standards for height, building setback, continuity of street facade, building materials, and compatibility of new construction with existing structures and concealment of mechanical appurtenances; c) promoting landscape criteria and planting programs to ensure additional green space; d) encouraging maintenance of the built environment; e) promoting sign and billboard standards; f) coordinating the provision of high quality public improvements; g) promoting rehabilitation and restoration guidelines; h) integrate public safety concerns into planning efforts.*

As previously discussed above, the Project would enhance the built environment in the surrounding neighborhood and upgrade the quality of development over existing Project Site improvements. Specifically, the proposed commercial building would be designed in a contemporary architectural style that would be compatible with the general urban characteristics of the surrounding neighborhood. The proposed commercial building would be moderated by a high degree of articulation, using both variations in building planes and façade setbacks, as well as a variety of materials, and would be designed to complement the surrounding neighborhood. The Project would also enhance the streetscape by installing landscaping, including new street trees. Proper lighting of buildings and walkways would be incorporated to maximize visibility and provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into the commercial building. Parking areas would also be lit to maximize visibility and reduce areas of concealments. Finally, entrances to, and exits from the building, would be designed to be open and in view of surrounding sites. Overall, the Project would support the Redevelopment Plan's goal to improve the quality of the environment and, therefore, would not conflict with the Hollywood Redevelopment Plan goals related to scenic quality.

In summary, for all the foregoing reasons, the Project would not conflict with applicable zoning and other regulations governing scenic quality. Moreover, pursuant to SB 743 and ZI No. 2452, the Project's aesthetics impact would not be considered a significant impact on the environment. **Therefore, impacts would be less than significant and no mitigation measures are required.**

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

Less Than Significant Impact. As discussed in the *L.A. CEQA Thresholds Guide*, new light sources introduced by a project may increase ambient nighttime illumination levels. Additionally, nighttime spillover of light onto adjacent properties has the potential to interfere with certain functions, including vision, sleep, privacy, and general enjoyment of the natural nighttime condition. The significance of the impact depends on the type of use affected, proximity to the affected use, the intensity of the light source, and the existing ambient light environment. Uses considered sensitive to nighttime light include, but are not limited to, residential, some commercial and institutional uses, and natural areas.

Construction

While the majority of Project construction would occur during daylight hours, there is a potential that construction could occur in the evening hours and require the use of artificial lighting, particularly during the winter season when daylight is no longer sufficient earlier in the day. Outdoor lighting sources, such as floodlights, spot lights, and/or headlights associated with construction equipment and hauling trucks, typically accompany nighttime construction activities. To the extent evening construction would include artificial light sources, such use would be temporary and would cease upon completion of Project construction. Furthermore, construction-related illumination would be used for safety and security purposes only, in compliance with LAMC

light intensity requirements.[18] Additionally, as part of the Project, construction lighting would be shielded such that no light source can be seen from adjacent residential properties. Construction lighting, while potentially bright, would be focused on the particular area undergoing work.

Daytime glare could potentially occur during construction activities if reflective construction materials were positioned in highly visible locations where the reflection of sunlight could occur. However, any glare would be highly transitory and short-term, given the movement of construction equipment and materials within the construction area, and the temporary nature of construction activities. In addition, large, flat surfaces that are generally required to generate substantial glare are typically not an element of construction activities. Furthermore, temporary construction fencing would be placed along the periphery of the Project Site to screen construction activity from view at the street level from off-site locations. Therefore, there would be a negligible potential for daytime or nighttime glare associated with construction activities to occur.

Based on the above, light and glare associated with temporary Project construction would not substantially alter the character of off-site areas surrounding the Project Site or adversely impact day or nighttime views in the area. Moreover, pursuant to SB 743 and ZI No. 2452, the Project's aesthetics impacts would not be considered a significant impact on the environment.

Operation

The Project would replace the existing building and associated surface parking area on the Project Site with a new six-story commercial building which would increase light and glare levels emanating from the Project Site. However, all exterior lighting would meet all applicable LAMC standards and be shielded or directed toward the areas to be illuminated. The exterior lighting would include soffit downlights in the ground floor covered area, as well as low-level landscape lighting and limited façade up-lighting to highlight key architectural features. In compliance with all applicable LAMC standards, exterior lighting on the Project Site would not illuminate adjacent properties.

No signage, other than interior wayfinding and directional signage and associated lighting, has been proposed for the Project at this time. Any signage would either meet code requirements or would be proposed under a subsequent filing. Any new street and/or pedestrian lighting within the public right-of-way would comply with all applicable City regulations and would be approved by the Bureau of Street Lighting, as required, in order to maintain appropriate and safe lighting levels on both sidewalks and roadways while minimizing light and glare on adjacent properties.

Daytime glare can result from sunlight reflecting from a shiny surface that would interfere with the performance of an off-site activity, such as the operation of a motor vehicle. Reflective surfaces can be associated with window glass and polished surfaces, such as metallic trim. In general, sun reflection that has the greatest potential to interfere with driving occurs from the lower stories of a structure. Sun reflection from the Project would occur during periods in which the sun is low on

[18] LAMC Chapter 9, Article 3, Section 93.0117 provides that, no exterior light source may cause more than 2 foot-candles (21.5 1x) of light intensity or generate direct glare onto exterior glazed windows or glass doors; elevated porch, deck, or balcony; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any property containing a residential unit or units.

the horizon and when the point of reflection within the Project Site is in front of the driver, in the direction of travel. While the Project would feature a variety of surface materials, including glass, concrete, timber, and metal, the glass used in the Project's building façades would have high-performance coatings that would not be highly reflective, thereby minimizing glare from reflected sunlight. In addition, landscape and street scape elements are incorporated into the Project's design to further reduce and block glare.

Nighttime glare could result from illuminated signs and vehicle headlights. However, no signage, other than interior wayfinding and directional signage and associated lighting, has been proposed for the Project at this time. Any signage would, if proposed, would either meet code requirements or would be proposed under a subsequent filing. Furthermore, while headlights from vehicles entering and exiting the parking levels on the ground floor would be visible during the evening and nighttime hours, such lighting sources would be typical for the area. Thus, nighttime glare would not result in a substantial adverse impact.

Based on the above, with adherence to regulatory requirements, lighting associated with Project operation would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Moreover, pursuant to SB 743 and ZI No. 2452, the Project's aesthetic impact would not be considered a significant impact on the environment. **Therefore, impacts would be less than significant and no mitigation measures are required.**

II. AGRICULTURE AND FORESTRY RESOURCES

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

No Impact. The Project Site is located in an urban area and is currently improved with a surface parking lot and a vacant three-story, approximately 98,352-square-foot building originally constructed in 1928 that previously housed a Sears department store. According to the Farmland Mapping and Monitoring Program data for Los Angeles County, neither the Project Site nor the surrounding area is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[19] **Therefore, no impacts would occur and no mitigation measures are required**.

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

No Impact. The Project Site is zoned R4-1VL (Multiple Residential) and C4-1VL (Commercial) and designated by the General Plan for Neighborhood Office Commercial land uses. As such, the Project Site is not zoned for agricultural uses nor are there any agricultural uses occurring at the Project Site or within the surrounding area. The Project Site is located within an Urban Agriculture Incentive Zone; however, the Project does not involve a contract to use vacant property for agricultural purposes in exchange for reduced property taxes. According to the state's most recent Williamson Act land data, neither the Project Site nor surrounding area is under a Williamson Act contract. **Therefore, no impacts would occur and no mitigation measures are required**.

19 State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2016, published 2018.

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

No Impact. In the City, forest land is a permitted use in areas zoned OS (Open Space); however, the City does not have specific zoning for timberland or timberland production. The Project Site is zoned R4-1VL (Multiple Residential) and C4-1VL (Commercial) and designated by the General Plan for Neighborhood Office Commercial land uses. The Project Site is not zoned for forest land, timberland, or timberland production land uses. There are no forest or timberland resources on the Project Site or surrounding area. **Therefore, no impacts would occur and no mitigation measures are required**.

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

No Impact. The Project Site is developed with a surface parking lot and vacant commercial building and is located in an urban area. No forest land exists on or in the vicinity of the Project Site, and Project implementation would not result in the loss or conversion of forest land. **Therefore, no impacts would occur and no mitigation measures are required**.

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

No Impact. The Project Site is located in an urban area of the City. No agricultural uses, designated Farmland, or forest land uses occur at the Project Site or within the surrounding area. As such, implementation of the Project would not result in the conversion of existing Farmland, agricultural uses, or forest land on-site or off-site. **Therefore, no impacts would occur and no mitigation measures are required**.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Air quality data was generated for the Project to assist in the preparation of the following air quality analysis and is included as Appendix A to this document.

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

Less Than Significant Impact. A significant air quality impact may occur if a project would not be consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan.

The South Coast Air Quality Management District (SCAQMD) is required, pursuant to the Clean Air Act (CAA),[20] to reduce emissions of criteria pollutants for which the Air Basin is in non-attainment of the National Ambient Air Quality Standard (NAAQS) (e.g., ozone, particulate matter ($PM_{2.5}$), and PM_{10}). The SCAQMD's 2016 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving five NAAQS related to these pollutants, including transportation control strategies from the Southern California Association of Governments' (SCAG's) 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) designed to focus growth near High Quality Transit Areas (HQTAs) and to reduce vehicle miles traveled (VMT).[21] The SCAQMD's 2022 AQMP was adopted by the SCAQMD Governing Board on December 2, 2022; however, CARB has yet to adopt the 2022 AQMP.

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG coordinates with various air quality and transportation stakeholders in Southern California to ensure compliance with the federal and state air quality requirements, including the Transportation Conformity Rule and other applicable federal, state, and air district laws and regulations. As the federally designated Metropolitan Planning Organization (MPO) for the six-county Southern California region, SCAG is required by law to ensure that transportation activities "conform" to, and are supportive of, the goals of regional and state air quality plans to attain the NAAQS. In addition, SCAG is a co-

20 United States Environmental Protection Agency, Summary of the Clean Air Act, www.epa.gov/laws-regulations/summary-clean-air-act, accessed August 9, 2021.

21 SCAQMD, Final 2016 AQMP, approved on March 3, 2017, www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15, accessed August 9, 2021.

producer, with SCAQMD, of the transportation strategy and transportation control measure sections of the AQMP for the Air Basin.

On September 3, 2020, SCAG's Regional Council adopted the 2020-2045 RTP/SCS.[22] The 2020-2045 RTP/SCS was determined to conform to the federally mandated state implementation plan (SIP), for the attainment and maintenance of NAAQS standards. The California Air Resources Board (CARB) is the lead agency for climate change programs and oversees all air pollution control efforts in California to attain and maintain health-based air quality standards. On October 30, 2020, CARB also accepted SCAG's determination that the SCS met the applicable state greenhouse gas emissions targets.

The 2016 AQMP control strategies were developed, in part, based on regional growth projections prepared by SCAG. As the AQMP control strategies are based on growth projections from local General Plans, projects whose growth is included in the projections used in the formulation of the local General Plans are considered to be consistent with the AQMP and not to interfere with its attainment.[23] Projects which include amendments to General or Specific Plans, or are considered significant projects, undergo further scrutiny for AQMP consistency. As noted above, the 2016 AQMP has been adopted by the SCAQMD and CARB. Therefore, as the 2022 has not been fully adopted, this analysis considers the Project's consistency with the 2016 AQMP.

CEQA Guidelines Section 15125 requires an analysis of project consistency with applicable governmental plans and policies. In accordance with SCAQMD's *CEQA Air Quality Handbook,*[24] the following criteria were used to evaluate the Project's consistency with the SCAQMD and SCAG regional plans and policies, including the AQMP:

- Criterion 1: Will the Project result in any of the following:
  - An increase in the frequency or severity of existing air quality violations;
  - Cause or contribute to new air quality violations; or
  - Delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP?
- Criterion 2: Will the Project exceed the assumptions utilized in preparing the AQMP?
  - Is the Project consistent with the population and employment growth projections upon which AQMP forecasted emission levels are based;
  - Does the Project include air quality mitigation measures; or
  - To what extent is Project development consistent with the AQMP control measures?

22 SCAG, Connect SoCal (2020–2045 RTP/SCS), adopted September 2020, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 9, 2021.

23 SCAQMD, CEQA Air Quality Handbook, p. 12-1.

24 South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993.

The Project's impacts with respect to these criteria are discussed to assess the consistency with SCAQMD's 2016 AQMP.

Consistency Criterion No. 1: The 2016 AQMP, discussed previously, was prepared to accommodate projected growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact of pollution control on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment of the AQMP's goals. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP. The Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Construction Impacts

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and NAAQS. CAAQS and NAAQS violations would occur if localized significance thresholds (LSTs) or regional significance thresholds were exceeded. The Project would not exceed the applicable LSTs or regional significance thresholds for construction activity (see discussion below under Questions 3(b), 3(c), and 3(d)). **Therefore, the Project would not conflict with the AQMP according to this criterion.**

Operational Impacts

The Project would not exceed the applicable LST or regional significance thresholds for operational activity (see discussion below under Questions 3(b), 3(c), and 3(d)). **Therefore, the Project would not conflict with the AQMP according to this criterion.**

On the basis of the preceding discussion, the Project would be consistent with the first criterion.

Consistency Criterion No. 2: The Project would not exceed the assumptions in the AQMP based on the Project buildout year.

Overview

Determining whether or not a project exceeds the assumptions utilized in preparing the 2016 AQMP involves the evaluation of three criteria: (1) consistency with applicable population, housing, and employment growth projections; (2) project mitigation measures; and (3) appropriate incorporation of AQMP land use planning strategies.[25] The following discussion provides an analysis with respect to each of these criteria.

As discussed in Section XIV, Population and Housing, the Project would not exceed the employment projections of the 2020-2045 RTP/SCS for the Los Angeles subregion. The Project's

25 South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993.

1,649 estimated net new employees would constitute approximately 3.33 percent of the employment growth forecasted between 2020 and 2025. As stated above, the goals and policies of the 2020–2045 RTP/SCS are similar to, and consistent with, those of the 2016–2040 RTP/SCS, and would therefore be consistent with the assumptions utilized in preparing the AQMP.

Regarding feasible air quality mitigation measures, the Project would not have significant impacts that require mitigation as shown below and in Appendix A. Additionally, the Project would be required to, and would, comply with applicable regulatory measures enforced by the SCAQMD. SCAQMD enforces stationary and mobile source compliance with respect to both operational and construction emissions. The Project would adhere to current and applicable regulatory compliance measures (including SCAQMD Rule 403: Fugitive Dust and Rule 1113: Architectural Coating). As such, the Project would be consistent with this criterion. No mitigation measures would be required to meet SCAQMD air quality thresholds.

With respect to land use policies set forth in the 2016 AQMP, the Project would implement several land use policies and strategies listed in the 2020-2045 RTP/SCS and the AQMP. Such land use strategies set forth in the 2016 AQMP that are applicable to the Project include planning for growth around livable corridors, providing more options for short trips/neighborhood mobility areas, expanding electric vehicle charging stations, supporting local sustainability planning, and balancing growth distribution between 500-foot buffer areas and HQTAs. The Project would provide a variety of land uses, including production studios, creative office space and restaurant space, which would help reduce vehicle miles traveled by promoting internal capture trips and would balance growth distribution within HQTAs

The Project would be developed within an existing urbanized area with an established network of roads and freeways that provide local and regional access to the area, including the Project Site. In addition, the Project Site is served by a variety of nearby transit options. The availability and accessibility of public transit in the vicinity of the Project Site is documented by the Project Site's location within a SCAG-designated HQTA and City-designated TPA, as defined in the City's Zoning Information File No. 2452. In addition, the Project would provide bicycle parking spaces and amenities for the proposed uses that would serve to promote use of bicycles. The Project would also include adequate on-site parking to serve the proposed uses and would provide charging stations to serve electric vehicle per LAMC. As such, the Project would maximize mobility and accessibility by providing opportunities for the use of several modes of transportation, including convenient access to public transit and opportunities for walking and biking. As such, the Project is in an appropriate location for the proposed uses and would serve the local community's demand for production studios, creative office space and restaurant uses. Thus, the Project would be compatible with the existing established land uses in the Project area. As stated above, the Project's estimated employment growth projections would not conflict with SCAG's future growth projections for the City of Los Angeles.

Additionally, the Project would include sustainability features that are further discussed in Section 3.3, Description of Project. Sustainability features of the Project include development of a production studio with creative offices and a restaurant that would meet or exceed California's Building Energy Efficiency Standards (Title 24). The Project would be designed to meet the

minimum energy efficiency standards of the Los Angeles Green Building Code. Further consideration regarding energy efficiency and sustainability would include use of ultra-low flow plumbing fixtures throughout the Project. All drains would feed into a rainwater harvesting cistern, approximately 10,000-gallon capacity, to be used entirely for irrigation of the on-site landscaping. The irrigation system would be designed to meet or exceed the state Model Water Efficient Landscape Ordinance (MWELO). The system would utilize a dedicated landscape water meter and automatic weather-based controllers with electronically operated control valves and seasonal irrigation schedules. The on-site drop-off area in the ground floor would encourage ridesharing and carpooling, while the on-site parking would include preferential parking for electric and low-emitting vehicles, and the Project would also meet or exceed code-required electric vehicle charging stations.

In addition, regarding land use developments such as the Project, SCAG's 2016-2040 and 2020-2045 RTP/SCS land use goals and policies focus on the reduction of vehicle trips and VMT. Per the City's Traffic Assessment Guidelines (TAG), projects that are consistent with the 2016-2040 and 2020-2045 RTP/SCS in terms of development location and density are part of the regional solution for meeting air pollution and greenhouse gases (GHG) goals. Projects that have less than a significant VMT impact are deemed to be consistent with the SCAG's 2016-2040 and 2020-2045 RTP/SCS and would have a less-than-significant cumulative impact on VMT. As discussed in Section XVII, Transportation, below, the Project would generate a total of 3,889 daily trips and would not result in any significant VMT transportation impacts. Therefore, the Project is consistent with the 2016-2040 and the 2020-2045 RTP/SCS. Additionally, it should be noted that because the goals and policies of the recently adopted 2020–2045 RTP/SCS are similar to, and consistent with, those of the 2016–2040 RTP/SCS, the Project would also be consistent with the 2020–2045 RTP/SCS.

In conclusion, the determination of AQMP consistency is primarily concerned with the long-term influence of the Project on air quality in the Air Basin. The Project is an infill development near transit within an existing urbanized area that would concentrate new creative office/retail uses within an HQTA, thus reducing VMT. The Project would not have a significant long-term impact on the region's ability to meet state and federal air quality standards. As discussed above, **the Project would be consistent with the growth assumptions, goals, and policies of the 2016 AQMP and, therefore, would not conflict with or obstruct implementation of the SCAQMD's 2016 AQMP. This impact would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. A significant impact may occur if the Project would add a considerable cumulative contribution to federal or state non-attainment pollutants.

The Project has been evaluated to determine if it would violate an air quality standard or contribute to an existing or projected air quality violation. Additionally, the Project has been evaluated to determine if it would result in a cumulatively considerable net increase of a criteria pollutant for

which the South Coast Air Basin (SCAB) is non-attainment under an applicable federal or state ambient air quality standard. The significance of these potential impacts is described below.

Standards of Significance

The SCAQMD has developed significance thresholds for regulated pollutants, as summarized in Table 4.1, *SCAQMD Air Quality Significance Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (April 2019) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individual and cumulatively significant air quality impact. It should be noted that the SCAQMD provides a threshold for emissions of lead; however, for purposes of this analysis, no lead emissions are calculated as the Project would contain no sources of substantive lead emissions. Additionally, the air quality modeling program (discussed below) does not calculate any emissions of lead from typical construction or operational activities.

Construction Emissions

Emissions were estimated using the California Emissions Estimator Model (CalEEMod) (Version 2020.4.0) software, which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant emissions from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California. Regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California air districts to account for local requirements and conditions.

The model is considered to be an accurate and comprehensive tool for quantifying air quality impacts from land use projects throughout California and is recommended by the SCAQMD.[26] Daily regional emissions during construction are forecasted by assuming a conservative estimate of construction activities (i.e., assuming all construction occurs at the earliest feasible date) and applying the mobile source and fugitive dust emissions factors. The input values used in this analysis were adjusted to be project-specific for the construction schedule and the equipment used was based on CalEEMod defaults. The program uses the Emission Factor (EMFAC2017) computer program to calculate the emission rates specific for Los Angeles County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2017 and Off Road (OFFROAD2011) are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Daily truck trips and CalEEMod default trip length data were used to assess roadway emissions from truck exhaust. The maximum daily emissions are estimated values for the worst-case day and do not represent the emissions that would occur for every day of Project construction. The maximum daily emissions are compared to the SCAQMD daily

26 South Coast Air Quality Management District, California Emissions Estimator Model, http://www.aqmd.gov/caleemod/, accessed August 9, 2021.

Table 4.1
SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds[a]		
Pollutant	**Construction**	**Operation**
NO_x	100 pounds/day	55 pounds/day
VOC[b]	75 pounds/day	55 pounds/day
PM_{10}	150 pounds/day	150 pounds/day
$PM_{2.5}$	55 pounds/day	55 pounds/day
SO_x	150 pounds/day	150 pounds/day
CO	550 pounds/day	550 pounds/day
Lead	3 pounds/day	3 pounds/day
Toxic Air Contaminants and Odor Thresholds		
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO2eq for industrial facilities	
Ambient Air Quality for Criteria Pollutants [c]		
NO_2 1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM_{10} 24-hour average Annual average	10.4 µg/m^3 (construction)[d] & 2.5 µg/m^3 (operation) 1.0 µg/m^3	
$PM_{2.5}$ 24-hour average	10.4 µg/m^3 (construction)[d] & 2.5 µg/m^3 (operation)	
Sulfate 24-hour average	25 µg/m^3 (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	

Notes: ppm = parts per million by volume; µg/m^3 = micrograms per cubic meter

[a] *Source: SCAQMD CEQA Handbook (SCAQMD, 1993).*

[b] *The definition of volatile organic compounds (VOC) includes reactive organic gas (ROG) compounds and additional organic compounds not included in the definition of ROG. However, for the purposes of this evaluation, VOC and ROG will be considered synonymous.*

[c] *Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, table A-2 unless otherwise stated.*

[d] *Ambient air quality threshold based on SCAQMD Rule 403.*

Source: SCAQMD CEQA Handbook (SCAQMD, 1993), SCAQMD Air Quality Significance Thresholds, http://aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2, revised April 2019 and accessed: June 2021.

regional numeric indicators. Detailed construction equipment lists, construction scheduling, and emission calculations are available in the CalEEMod Output provided in Appendix A of this IS/MND document.

Construction activities associated with the Project will result in emissions of VOCs, nitrogen oxide (NO_X), sulfur oxide (SO_X), carbon monoxide (CO), PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the following construction activities:

- Demolition

- Grading
- Foundation
- Building Construction
- Architectural Coating

Construction is expected to start in 2023 and end in 2025. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario even if construction were to occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.[27] The construction activities for the Project are anticipated to include: demolition of an existing surface parking lot and existing one-story, approximately 98,352 square-foot commercial building (5,820,192 tons total), grading/excavation of approximately 5.18 acres, construction of a six-story building with 109,957 square feet of studio office space, 18,087 square feet of stage support area, 388,286 square feet of creative office space, 12,378 square feet of restaurant, 22-space ground floor parking lot, and a two-level, 981-space subterranean parking structure, and application of architectural coatings.

Dust is typically a major concern during demolition and excavation/grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions". Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. The Project would be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule would be achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour (mph), sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project Site area (approximately 5.18 acres), a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures be used for all grading operations including the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur and was incorporated into the emissions modeling for the Project.

27 As shown in the California Emissions Estimator Model (CalEEMod) User's Guide Version 2020.4.0, Section 4.3.2 "Off-Road Equipment" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

Construction emissions for construction worker vehicles traveling to and from the Project Site, as well as vendor trips (construction materials delivered to the Project site), were estimated based on CalEEMod. SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings) and Rule 403 (Fugitive Dust). Best Available Control Measures (BACMs) are considered standard regulatory requirements. As such, credit for Rule 403 and Rule 1113 were taken.

The estimated maximum daily construction emissions are summarized in Table 4.2, *Construction-Related Regional Pollutant Emissions*. Detailed construction model outputs are presented in Appendix A to this document.

As shown in Table 4.2, maximum emissions resulting from the Project construction would not exceed regional criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant. Thus, a less than significant impact would occur for Project-related construction-source regional emissions and no mitigation measures are required.

Table 4.2
Construction-Related Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**28.16**	**82.67**	**38.19**	**0.28**	**17.85**	**8.13**
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

[a] *Maximum emissions include both on-site and off-site emissions. On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading and site preparation PM_{-10} and $PM_{-2.5}$ emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.*
[b] *Off-site emissions from equipment operated on public roads.*
[c] *Construction, paving and painting phases may overlap.*
Source: CalEEMod Version 2020.4.0.Output, available in Appendix A.
Note: Totals may not sum due to rounding.

Operational Emissions

Operational activities associated with the Project would result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions

Area Source Emissions

Architectural Coatings

Over a period of time, Project buildings would create emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of

maintenance activities. However, Rule 1113 (Architectural Coatings) limits the paints applied to buildings to those with 50g/L VOC content.

Consumer Products

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which, when released in the atmosphere, can react to form ozone and other photochemically reactive pollutants.

Fireplaces

The Project is not proposing to install any fireplaces and therefore would not result in any emissions associated with hearths/fireplaces.

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project.

Energy Source Emissions

Combustion Emissions Associated with Natural Gas and Electricity

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the Project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity are generally excluded from the evaluation of significance and only natural gas use is considered. Please see Section VI, Energy for additional details on energy use.

Mobile Source Emissions

Vehicles

The Project's mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the vicinity of the Project Site. The Project-related operational air quality impacts are estimated based primarily on vehicle trips generated by the Project.

On July 30, 2019, the City of Los Angeles updated its travel demand model, impact evaluation methodology, and transportation impact thresholds based on VMT. In accordance with the new CEQA Section 15064.3, although the City considers the Level of Service (LOS) which measures vehicle delay during the Site Plan Review process, the Significance of Transportation Impacts for the purposes of CEQA are now determined using the VMT metric.

The Project was evaluated against the initial screening criteria to determine if a full VMT analysis was required. The VMT portion of the traffic analysis showed that the Project would generate a total of 3,889 daily trips.[28] CalEEMod uses trip generation rates to determine mobile source emissions from Project-generated vehicle trips. Therefore, the weekday VMT trip rates from the traffic analysis were used to analyze the mobile source emissions from the Project. The weekend trip generation rates (obtained from the traffic analysis) were based on the 11th Edition ITE Manual and correspond to 8.91 trips/thousand square feet (TSF) for Studio, stage support and creative office uses and 53.64 trips/TSF for restaurant use (includes internal and transit reductions). The CalEEMod program then applies the emission factors for each trip, which is provided by the EMFAC2017 model, to determine the vehicular traffic pollutant emissions.

Fugitive Dust Related to Vehicular Travel

Vehicles traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of tire wear particulates.

Operational Emissions Summary

The potential operations-related air emissions have been analyzed for the criteria pollutants and cumulative impacts. The worst-case summer or winter criteria pollutant maximum daily emissions that would be created as a result of the Project's long-term operations have been calculated and are shown below in Table 4.3, *Regional Operational Pollutant Emissions*.

Table 4.3
Regional Operational Pollutant Emissions

Operational Activities	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Maximum Emissions	**35.33**	**26.97**	**229.80**	**0.52**	**55.43**	**15.13**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2020.4.0; the higher of either summer or winter emissions for the Project, available in Appendix A.

The results from Table 4.3 show that none of the SCAQMD regional thresholds would be exceeded. Thus, a less than significant impact would occur for Project-related operational-source regional emissions and no mitigation measures are required.

In accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.[29] A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

28 Overland Traffic Consultants, Inc. Traffic Assessment Echelon Studios, August 2022.

29 South Coast Air Quality Management District, Potential Control Strategies to Address Cumulative Impacts from Air Pollution White Paper, 1993, http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook, accessed August 9, 2021.

Therefore, as the Project's construction and operational emissions do not exceed SCAQMD thresholds, the Project's contribution to cumulative regional emissions would not be cumulatively considerable and, thus, would be less than significant. No mitigation measures are required.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors.

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, individuals with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as "sensitive receptors"; they are also known to be locations where an individual can remain for 24 hours.

Surrounding land uses are comprised of commercial uses, residential uses, restaurant uses, and vacant lots.

Construction

Localized Significance – Construction

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as localized significance thresholds (LSTs).

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of any given project are above or below state standards. In the case of CO and NO_2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM_{10} and $PM_{2.5}$; both of which are non-attainment pollutants.

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in LST Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM_{10}, and $PM_{2.5}$ from the Project could result in a significant impact to the local air quality. The emission thresholds

were calculated based on the Central Los Angeles source receptor area (SRA) 1 and a disturbance value of five acres per day (as the Project Site is approximately 5.18 acres).

According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors to the Project Site include: the multi-family residential uses located approximately 60 feet (~18.5 meters) north of the Site, on the on the northern side of West Virginia Avenue; the residential uses located approximately 60 feet (~18.5 meters) west of the Site, on the on the western side of North Wilton Place; the multi-family residential uses located approximately 75 feet (~23 meters) south of the Site, on the on the southern side of West Santa Monica Boulevard; and the residential uses located approximately 218 feet (~66.5 meters) northeast of the Site, on the northern side of West Virginia Avenue, east of North St. Andrews Place. Other air quality sensitive land uses are located further from the Project Site and would experience lower impacts. Table 4.4, *Local Construction Emissions at the Nearest Receptors* shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

The data provided in Table 4.4, *Local Construction Emission at the Nearest Receptors* shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors.

Table 4.4
Local Construction Emissions at the Nearest Receptors

Activity	On-Site Pollutant Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Demolition	21.48	19.64	3.80	1.35
Grading/Excavation	30.62	24.76	10.39	5.87
Foundation	22.90	27.35	1.05	1.02
Building Construction	14.38	16.24	0.70	0.66
Paving	4.76	7.31	0.23	0.22
Architectural Coating	1.61	2.63	0.07	0.07
SCAQMD Thresholds[a]	**161**	**1,861**	**16**	**8**
Exceeds Threshold?	**No**	**No**	**No**	**No**

[a] *The nearest sensitive receptors to the Project Site include: the multi-family residential uses located approximately 60 feet (~18.5 meters) north of the site, on the on the northern side of Virginia Avenue; the residential uses located approximately 60 feet (~18.5 meters) west of the site, on the on the western side of N. Wilton Place; the multi-family residential uses located approximately 75 feet (~23 meters) south of the site, on the on the southern side of Santa Monica Boulevard; and the residential uses located approximately 218 feet (~66.5 meters) northeast of the site, on the northern side of Virginia Avenue, east of N. St. Andrews Place ; therefore, the 25 meter threshold was used.*

Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres at a distance of 25 m in SRA 1 Central Los Angeles.

Construction-Related Toxic Air Contaminants

With respect to TACs, the greatest potential for TAC emissions resulting from construction of the Project would involve diesel particulate emissions associated with trucks and heavy equipment. Based on SCAQMD guidance, health effects from TACs are usually described in terms of individual cancer risk, which is the likelihood that a person exposed to TACs over a 70-year lifetime will contract cancer. Project construction activity would not result in long-term substantial sources of TAC emissions (i.e., 30 or 70 years) and would not generate ongoing construction

TAC emissions. Given the temporary and short-term construction schedule (approximately 25 months), the Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of Project construction. Furthermore, as shown above, none of the Project's emissions exceed any local or regional thresholds.

Construction-Related Toxic Air Contaminants

With respect to TACs, the greatest potential for TAC emissions resulting from construction of the Project would involve diesel particulate emissions associated with trucks and heavy equipment. Based on SCAQMD guidance, health effects from TACs are usually described in terms of individual cancer risk, which is the likelihood that a person exposed to TACs over a 70-year lifetime will contract cancer. Project construction activity would not result in long-term substantial sources of TAC emissions (i.e., 30 or 70 years) and would not generate ongoing construction TAC emissions. Given the temporary and short-term construction schedule (approximately 25 months), the Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of Project construction. Furthermore, as shown above, none of the Project's emissions exceed any local or regional thresholds.

In addition, the construction activities associated with the Project would be similar to other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, state, and Federal level that would protect sensitive receptors from substantial concentrations of these emissions. The Project would also be consistent with applicable AQMP requirements for control strategies intended to reduce emissions from construction equipment and activities. The Project would comply with the CARB Air Toxic Control Measure that limits diesel powered equipment and vehicle idling to no more than five (5) minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. The Project would also comply with the requirements of SCAQMD Rule 1403 if asbestos is found during the demolition activities.

Therefore, a less than significant local air quality impact would occur from construction of the Project and no mitigation measures are required.

Operation

Localized Significance – Operation

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the state and federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptors to the Project Site include: the multi-family residential uses located approximately 60 feet (~18.5 meters) north of the Site, on the on the northern side of West Virginia Avenue; the residential uses located approximately 60 feet (~18.5 meters) west of the Site, on the on the western side of North Wilton Place; the multi-family residential uses located approximately 75 feet (~23 meters) south of the Site, on the on the southern side of West Santa Monica Boulevard; and the residential uses located approximately

218 feet (~66.5 meters) northeast of the Site, on the northern side of West Virginia Avenue, east of North St. Andrews Place.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The Project includes the construction and operation of an approximately 510,621 square-foot studio campus building. Due the lack of on-site/stationary source emissions, no long-term localized significance threshold analysis is warranted.

CO Hot Spots Analysis

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with Project CO levels to the state and federal CO standards which were presented above.

To determine if the Project could cause emission levels in excess of the CO standards discussed above, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general Project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan).[30,31] As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans. In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: South Long Beach Boulevard and Imperial Highway (Lynwood); Wilshire Boulevard and Veteran Avenue (Westwood); Sunset Boulevard and Highland Avenue (Hollywood); and La Cienega Boulevard and Century Boulevard (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day. As part of the 2003 AQMP CO Modeling Attainment Demonstration, an updated analysis was performed based on the 1992 CO Plan using more recent modeling techniques (dispersion modeling, emission factors).[32] The 2003 AQMP CO Modeling and Attainment Demonstration estimated that the 1-hour concentration

30 SCAQMD, Air Quality Management Plan, Appendix V, Modeling and Attainment Demonstrations, August 2003.
31 SCAQMD, Federal Attainment Plan for Carbon Monoxide, 1992.
32 SCAQMD, Air Quality Management Plan, Appendix V, Modeling and Attainment Demonstrations, August 2003.

for this intersection was 4.6 ppm, which indicates that the most stringent 1-hour CO standard (20.0 ppm) would likely not be exceeded until the daily traffic at the intersection exceeded more than 400,000 vehicles per day. As an initial screening step, if a project intersection does not exceed 400,000 vehicles per day, then the project does not need to prepare a detailed CO hot spot analysis. The Los Angeles Department of Transportation evaluated the Level of Service in the vicinity of the Wilshire Boulevard/Veteran Avenue intersection and found it to be Level of Service E during the morning peak hour and Level of Service F during the afternoon peak hour.

Per the approved MOU in the *Traffic Assessment Echelon Studios* (Traffic Assessment) in Appendix J of this IS/MND, the Project would generate a total of 3,889 daily trips. Figure 10b in the Traffic Assessment showed that for the Future with Project PM Peak Hour scenario, the most-impacted road segment in the Project Site vicinity would be located at Santa Monica Boulevard east of North St Andrew's Place. The road segment average daily traffic (ADT) volume at this location would be 21,150 vehicles per day. As this road segment has a volume that falls far short of 100,000 vehicles per day, no CO "hot spot" modeling was performed and no significant long term air quality impact is anticipated to local air quality with the ongoing use of the Project.

As discussed above, the Project would not exceed any of thresholds of significance recommended by the SCAQMD; therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

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

Less Than Significant Impact. Odors are typically associated with the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The Project involves the construction and operation of an approximately 510,621-square-foot production studio and creative office campus, which is not typically associated with odor complaints.

Potential sources that may emit odors during construction activities include the application of materials, such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Project. Diesel exhaust and volatile organic compounds would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and, therefore, should not reach an objectionable level at the nearest sensitive receptors.

With respect to Project operation, according to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment

plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding.[33] The Project would not involve these types of uses. On-site trash receptacles would also be contained, located, and maintained in a manner that promotes odor control, and would not result in substantially adverse odor impacts.

Construction and operation of the Project would also comply with SCAQMD Rules 401, 402, and 403, regarding visible emissions violations. In particular, Rule 402 provides that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.[34] **Therefore, impacts would be less than significant and no mitigation measures are required**.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

33 SCAQMD, CEQA Air Quality Handbook, April 1993, www.dtsc-ssfl.com/files/lib_ceqa/ref_draft_peir/Chap4_2-AirQuality/SCAQMD_1993_-_CEQA_Handbook.pdf, accessed August 9, 2021.

34 SCAQMD Rule 401, Nuisance, last amended November 9, 2001.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

The following analysis is based in part on the Tree Report prepared by Paul Lewis Landscape Architect, dated April 17, 2023. All specific information on trees in the discussion below is from this report unless otherwise noted. The Tree Report is included as Appendix B of this IS/MND.

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

No Impact. The Project Site is currently developed with a surface parking lot and vacant commercial building and is located in an urban area. The Project Site and immediately surrounding area are not within or near a designated Significant Ecological Area.[35] The Project Site does not contain any habitat capable of sustaining any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). Additionally, there are no known locally designated natural communities at the Project Site or in the immediate vicinity, nor is the Project Site located immediately adjacent to undeveloped natural open space or a natural water source that may otherwise serve as habitat for state- or federally-listed species. **Therefore, no impacts would occur and no mitigation measures are required**.

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

No Impact. The Project Site is currently developed with a surface parking lot and vacant commercial building and is located in an urban area. No riparian or other sensitive habitat areas are located on or adjacent to the Project Site. As discussed above, neither the Project Site nor adjacent areas are within a biological resource area or Significant Ecological Area; thus, implementation of the Project would not result in any adverse impacts to riparian habitat or other

35 Los Angeles County Department of Regional Planning, Planning & Zoning Information, GIS-NET Public online database, accessed September 2021.

sensitive natural communities. **Therefore, no impacts would occur and no mitigation measures are required**.

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

No Impact. The Project Site is currently developed with a surface parking lot and vacant commercial building and is located in an urban area. No riparian or other sensitive habitat areas are located on or adjacent to the Project Site. As discussed above, neither the Project Site nor adjacent areas are within a biological resource area or Significant Ecological Area; thus, implementation of the Project would not result in any adverse impacts to state or federally protected wetlands such as marshes vernal pools, or coastal areas. **Therefore, no impacts would occur and no mitigation measures are required.**

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

No Impact. The Project Site is currently developed with a surface parking lot and vacant commercial building and is located in an urban area. Currently, the Project Site is surrounded by 15 non-protected street trees, plus two sucker growth trees at the site of previous street trees. The sucker growth trees are not in the form of a street tree as one is low branching and the other is multi-branched. Furthermore, as they are sucker growth from the previous street trees, there is also a chance that should they grow larger, they could fail and cause injury. Both should not be considered street trees but were included for documentation because of the size of the trunks.

There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way. As discussed in the Tree Report, included as Appendix B of this IS/MND, the Project would require the removal of all 15 street trees for proposed driveways and street improvements. The Project Site is not located in a Biological Resource Area, or a Significant Ecological Area per the City and County General Plans, and thus the Project Site is not part of a significant wildlife corridor. Additionally, there are no waterways located in the vicinity of the Project Site that are used by migratory fish, and there are no wildlife nursery sites in the area. Although unlikely, the four existing trees that would be removed could potentially provide nesting sites for migratory birds.

All migratory bird species that are native to the United States or its territories are protected under the federal Migratory Bird Treaty Act (MBTA). The federal MBTA prohibits any person unless permitted by regulations, to "pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention...for the protection of migratory birds...or any part, nest, or egg of any such bird".[36] The Project would be required to

36 US Code Title 16 Conservation Chapter 7, Sections 703 et seq.; 50 CFR Part 10, accessed June 28, 2022.

comply with the MBTA to reduce potential impacts to migratory bird species that could potentially nest in the trees that would be removed as part of the Project. Thus, the Project would not interfere substantially with the movement of any native resident or migratory fish, wildlife species, or with established native resident or migratory wildlife corridors, and/or impede the use of native wildlife nursery sites. **Therefore, no impacts would occur and no mitigation measures are required.**

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

Less Than Significant Impact. As set forth in Ordinance No. 186,873, any of the following Southern California native tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, is a protected tree:

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

A Tree Report has been prepared for the Project to identify all trees on the Project Site and within the right-of-way (see Appendix B). As discussed in Section 3, Project Description above, the Project would not include any right-of-way improvements other than what are required by the City. Based on the results of the Tree Report, construction of the Project would not affect any protected trees. There are no protected species or heritage trees on the Project Site or in the adjacent public right-of-way. The Project Site is surrounded by 15 non-protected street trees, plus two sucker growth trees at the site of previous street trees. The sucker growth trees are not in the form of a street tree as one is low branching and the other is multi-branched. Furthermore, as they are sucker growth from the previous street trees, there is also a chance that should they grow larger, they could fail and cause injury. Both should not be considered street trees but were included for documentation because of the size of the trunks. Development of the Project would require the removal of all 15 existing street trees. If any street trees would be removed through the development of the Project, the Project would be required to comply with the City's tree removal procedures, and replacement trees would be required to be provided in conformance with the City's current guidelines and policies. Pursuant to LAMC Sections 62.169 and 62.170, no street trees would be removed without prior approval from Urban Forestry and applicable findings. At the time of the preparation of this document, no approvals have been given for any tree removals on-site or in the right-of-way. The existing trees identified in the Tree Report for removal would be replaced at a ratio of 2:1 with a minimum 24-inch box replacement tree as required by Ordinance

No. 186,873, resulting in a total of 30 replacement trees.[37] The Project has included 42 new street trees for the 15 street trees to be removed.

A waiver of dedication and improvements is requested for Santa Monica Boulevard with request to retain existing uniform street frontages, unlikely neighboring dedication and improvements and avoidance of creating hazards. If the waiver of dedications is not granted then 7 street trees on Santa Monica Boulevard would need to be removed.

Based on the above, the Project would not conflict with Ordinance No. 186,873. **Therefore, impacts would be less than significant and no mitigation measures are required.**

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

No Impact. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.[38] **Therefore, no impacts would occur and no mitigation measures are required**.

V. CULTURAL RESOURCES

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

37 City of Los Angeles Ordinance No. 186,873, https://streetsla.lacity.org/sites/default/files/protected_tree_ordinance.pdf, accessed October 2022.

38 California Department of Fish and Wildlife, California Natural Community Conservation Plans, April 2019.

The following section summarizes and incorporates by reference the information provided in the Historical Resources Technical Report (Historic Report) for Echelon Studios, Los Angeles, prepared by Historic Resources Group, November 2022. The Historic Report is provided in its entirety in Appendix C of this IS/MND.

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

Less Than Significant Impact. Based upon the criteria established in the *L.A. CEQA Thresholds Guide*, a significant impact may occur if a project would disturb historic resources which presently exist within the project site. Section 15064.5 of the *state CEQA Guidelines* defines a historical resource as:

1) a resource listed in or determined to be eligible by the state Historical Resources Commission, for listing in the California Register of Historical Resources;

2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or

3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register, not included in a local register of historical resources (pursuant to §5020.1(k) of the Public Resources Code), or identified in an historical survey (meeting the criteria in §5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code §§5020.1 (j) or 5024.1.

Regulatory Setting

National Register of Historic Resources

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment."[39] The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes. Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National

39 Code of Federal Regulations (CFR) 60, https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrow se/Title36/36cfr60_main_02.tpl, accessed August 2022).

Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.[40]

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.[41] A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered "historic property" under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

A. Are associated with events that have made a significant contribution to the broad patterns of our history;

B. Are associated with the lives of persons significant in our past;

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. National Register Bulletin #15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...

40 United States Department of the Interior, National Park Service, "National Historic Landmarks: Frequently Asked Questions," https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs .htm, accessed August 2022.

41 United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

is made clear."[42] A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as "the ability of a property to convey its significance."[43] The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than state or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event took place.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.[44]

California Register of Historic Resources

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[45] The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register

42 National Register Bulletin #15, 7-8.

43 National Register Bulletin #15, 44.

44 National Register Bulletin #15, 44-45.

45 California Public Resources Code, Section 5024.1[a],http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024, accessed August 2022.

is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.[46] Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or

B. It is associated with the lives of persons important to local, California or national history; or

C. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or

D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register. Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following;

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the state Office of Historic Preservation (OHP) and have been recommended to the state Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and

46 California Public Resources Code, Section 5024.1[b], http://leginfo.legislature.ca.gov/faces/codes_displaySection.x. html?lawCode=PRC&sectionNum=5024.1, accessed August 2022.

- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

City of Los Angeles Historic-Cultural Monuments

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and most recently amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission (CHC) and criteria for designating a Historic-Cultural Monument (HCM). The CHC is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The City of Los Angeles Cultural Heritage Ordinance states that an HCM designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature and meet one of the following criteria:

A. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;

B. The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history; or

C. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.[47]

Unlike the National and California Registers, the Cultural Heritage Ordinance makes no mention of concepts such as physical integrity or period of significance. However, in practice, the seven aspects of integrity from the National Register and California Register are applied similarly and the threshold of integrity for individual eligibility is similar. It is common for the CHC to consider alterations to nominated properties in making its recommendations on designations. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs. In addition, the LAMC Section 91.106.4.5 states that the Los Angeles Department of Building and Safety "shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of HCMs, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the CEQA IS/MND and Check List, as specified in Section 19.05 of the LAMC. If the IS/MND and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific

47 City of Los Angeles, Los Angeles Administrative Code, Section 22.171.7.

economic, social or other considerations make infeasible the preservation of the building or structure."[48]

Summary of Previous Evaluations

Community Redevelopment Agency Survey

The Community Redevelopment Agency of the City of Los Angeles (CRA) was established in 1948 to revitalize economically underserved areas within the City of Los Angeles by increasing the supply of low-income housing, providing infrastructure for commercial and industrial development, and creating employment opportunities. To carry out these goals, the CRA adopts comprehensive plans for each Redevelopment Project Area. Some areas also include a historical resources survey that documents all of the historical resources--individual and districts--within the Redevelopment Project Area. These CRA surveys were done independent of the City's SurveyLA effort, though some of the more recent surveys may have used the same methodology and technology that was used in SurveyLA. SurveyLA did not survey areas already surveyed by the CRA. Currently, there are 32 Redevelopment Project Areas throughout Los Angeles. On September 30, 2019, the Los Angeles City Council voted to adopt Ordinance No. 186325 to effectuate the transfer of land use related plans and functions of the CRA to the City of Los Angeles. As a result, the Department of City Planning has jurisdiction over review of properties located within Redevelopment Project Areas as of November 11, 2019.

The Project Site is located within the Hollywood Redevelopment Project Area, which is located in the Hollywood Community Plan Area. As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood Redevelopment Project Area. After the CRA was dissolved and transferred to the City, the City continued this effort with an additional intensive-level survey completed in 2020. These historic resources surveys provide relevant information regarding the status of properties within the redevelopment area and are used by agencies and the community to identify potential historical resources.[49]

5601 West Santa Monica Boulevard was not identified as a potential historical resource in the 1986, 1997, 2003, or 2010 historic resources surveys of the Hollywood Redevelopment Project Area.

The 2020 Hollywood Redevelopment Project Area survey update, which was conducted according to the methodology and eligibility standards developed for SurveyLA, the City of Los Angeles' citywide historic resources survey, concurred with the previous survey findings that the former Sears Department Store at 5601 West Santa Monica is not eligible for historic designation at the federal, state, or local levels.

Santa Monica-Western Planning District

The 2020 survey update did identify a potential planning district called the Santa Monica-Western Planning District, which comprised the "parcels on the north side of West Santa Monica Boulevard

48 City of Los Angeles, Los Angeles Municipal Code, Section 91.106.4.5.1.

49 The 2020 Hollywood Redevelopment Project Area Survey results can be viewed on the SurveyLA Findings and Reports website, http://preservation.lacity.org/surveyla-findings-and-reports#Hollywood, accessed August 2022.

between North St. Andrews Place and Oxford Avenue, and both sides of Western Avenue between West Santa Monica Boulevard and Western Avenue." [50] 5601 West Santa Monica Boulevard is located within the boundaries of the Santa Monica-Western Planning District.

As defined by SurveyLA, planning districts are:

> "…geographically defined areas that do not meet eligibility standards for designation but that merit consideration in local planning. These areas generally have consistent planning concepts and features such as height, massing, setbacks, and street trees. The determination is used to inform the Community Plans and other policy documents. In some cases, the Planning District concept is used to identify a boundary identified for Historic Preservation Overlay Zone (HPOZ or local historic district) consideration through community input but not through SurveyLA field surveys. These areas require additional analysis and field work for HPOZ determination."[51]

In short, potential planning districts identified by SurveyLA or other survey efforts are not eligible for historic designation under established criteria for listing in the National Register, California Register, or as City of Los Angeles Historic Preservation Overlay Zones. Potential planning districts consist of collections of properties that specifically do not meet eligibility standards, and a property's location within a planning district is not considered evidence of eligibility for historic designation.

In documenting the Santa Monica-Western Commercial Planning District, the 2020 survey update noted that the area contains a "significant concentration of streetcar-oriented commercial buildings," but also noted:

> "While this area retains a sense of time and place, it is not eligible as a historic district. Most of its buildings have been altered to varying degrees; common alterations include the replacement of original doors and windows; the infill of original upper- story windows; and extensive modifications to storefronts and ground-level fenestration. There are also some examples of incompatible infill development that interrupt the district's pedestrian scale and orientation. The cumulative impact of these alterations has compromised the integrity of the district as a whole. Thus, the area does not meet eligibility standards as a historic district, although it may merit special consideration in the planning process."[52]

Planning districts are assigned a status code of 6LQ ("Not eligible; property identified through SurveyLA as ineligible for National Register, California Register or Historic-Cultural Monument designation; neighborhood or area may warrant special consideration for local planning"). The status code was developed in collaboration with the California Office of Historic Preservation for the purposes of SurveyLA; the SurveyLA status codes were also utilized in the 2020 Hollywood

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50 2020 Appendix C – Historic Districts and Planning Districts," in "Historic Resources Survey: Hollywood Redevelopment Project Area," https://planning.lacity.org/odocument/f7332ceb-ffe0-4ede-a1cd-ab8ca0342ea3/Appx_C_Districts.pdf, accessed February 2022.

51 SurveyLA Los Angeles Historic Resources Survey, "Field Survey Results Master Report," August 2016, https://planning.lacity.org/odocument/c118f301-cc39-4ede-af5a-3e5ec901e7be/SurveyLA_Master_Report.pdf, accessed August 2022.

52 2020 Appendix C – Historic Districts and Planning Districts.

Redevelopment Project Area survey update. Properties identified within a potential planning district are assigned a status code of 6L ("Not eligible; property identified through SurveyLA as ineligible for National Register, California Register or Historic-Cultural Monument designation; neighborhood or area may warrant special consideration for local planning").[53] Planning districts and their associated components are not considered historical resources for purposes of CEQA, and the City of Los Angeles Cultural Heritage Ordinance does not include a mechanism for designating or regulating planning districts. Therefore, the finding is noted here for reference purposes only.

SurveyLA

SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California state Office of Historic Preservation, and overseen by the City's Office of Historic Resources. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments and Historic Preservation Overlay Zones.

Some parts of Los Angeles were surveyed concurrent with SurveyLA under the direction of the Community Redevelopment Agency and were not reevaluated by SurveyLA. The Hollywood Redevelopment Project Area, surveyed by the CRA in 2010, was therefore not examined as part of SurveyLA. However, as noted above, this area was resurveyed in 2020 when responsibility for the CRA transferred to the City of Los Angeles. 5601 West Santa Monica Boulevard was not found eligible in SurveyLA for designation at the national, state, or local levels.

Built Environment Resources Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resources Directory (BERD), a database of previously evaluated resources throughout the state.[54] The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs.

The former Sears Department Store at 5601 West Santa Monica Boulevard is not listed in the BERD. However, the following addresses that are within the boundaries of the APN that includes 5601 West Santa Monica Boulevard are listed in the BERD:

- 5637 West Santa Monica Boulevard was assigned a status code of 7N, or "Needs to be reevaluated – formerly coded as may become [National Register] eligible with restoration or other specific conditions." However, demolition permits were filed for this address in 2007 and 2016, and the property is currently improved with a surface parking lot. Therefore, it appears that this evaluation corresponds to a building that has since been demolished.

53 City of Los Angeles, "California Historical Resource Status Codes and Additional SurveyLA Status Codes," http://historicplacesla.lacity.org/about_codes, accessed August 2022.

54 Description of the scope of the California BERD has been excerpted from the Built Environment Resource Directory (BERD), California Office of Historic Preservation, https://ohp.parks.ca.gov/?page_id=30338, accessed August 2022.

- 5643 West Santa Monica Boulevard was assigned a status code of 5D2, or "Contributor to a multi-component resource that is eligible for local listing or designation." However, demolition permits were filed for this address in 2007 and 2016, and the property is currently improved with a surface parking lot. Therefore, it appears that this evaluation corresponds to a building that has since been demolished.

Description of Project Site

Architectural Description

5601 West Santa Monica Boulevard is located on the northwest corner of the intersection of West Santa Monica Boulevard and North St. Andrews Place. The parcel is bounded by West Virginia Avenue to the north, North St. Andrews Place to the east, West Santa Monica Boulevard to the south, and a surface parking lot to the west which occupies the remainder of the city block. The building occupies the southeast corner of the parcel. The rear (northern) half of the lot is improved with a surface parking lot.

The three-story commercial building is set flush to the sidewalk on West Santa Monica Boulevard and North St. Andrews Place. It has a rectangular plan, simple massing, and asymmetrical composition. It has a flat built-up roof with a parapet; a false mansard with clay tile roofing wrapping the south and east facades; and a five-story tower with a pyramidal clay barrel tile roof, eave cornice, and decorative medallions. The exterior walls are of brick veneer laid vertically at the ground floor and reinforced concrete and plaster panels at the upper floors. Fenestration is limited to the tower and north façade of the building, and primarily consists of single fixed metal windows with divided lights, some with obscured glass. The primary entrance is centrally located on the south façade and consists of a projecting cement plaster bay with an arched opening. The doors are concealed from view from the public right-of-way by a temporary perimeter wall.

Alterations

Project Site observation and a review of building permits indicate that 5601 West Santa Monica Boulevard has been extensively altered since its original construction in 1928. Additions to the building began in 1930 when the auto tire service building relocated on the lot and a ten-feet-square addition was constructed to house it. In 1936, several additions followed including the construction of a 10 feet by 52 feet building for a pottery sales room and a 20 feet by 77 feet tire and battery sales building. In 1942, an 18 feet by 35 feet green house building was constructed on the property. In 1947, the existing flooring was removed and replaced due to sagging. As a result, the entrance doors were also replaced. In 1952, the auto service building was altered, and a carport was added to the building. The following year, the existing floor between the first and second stories was removed to install escalators. In 1958, a 14 feet by 30 feet lath house building was constructed. In 1959, a portion of the existing curtain wall and plaster was demolished. In 1972, the entire building exterior was remodeled with new façades, and a one-story addition was constructed at the north (rear) façade. There were interior alterations completed throughout the building's history.

The 1972 exterior alterations changed the building's overall form; covered character-defining features including all windows, doors, and decorative features except the tower; and completely obscured the building's original design and architectural character.

Historic Resources Assessment

Evaluation of Significance

5601 West Santa Monica Boulevard is assessed for potential historical significance according to established criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument.

Criterion NR A/CR 1/Local 1 (Association with Events)

According to the National Park Service, in order for a property to be considered significant under Criterion A, it must be associated with a specific event marking an important moment in national, state, or local history or prehistory; or a pattern of events or a historic trend that made a significant contribution to the development of a community, state, or the nation; or both. Furthermore, mere association with historic events or trends is not sufficient, in and of itself, to qualify under this criterion; the property's specific association must be considered important as well.

The Historic Report did not identify any associations of 5601 West Santa Monica Boulevard with important historical events or trends that have made a significant contribution to social, historic, or cultural heritage at the national, state, or local level, and there is no evidence to indicate that the building is significant under Criterion A/1/1. While the former Sears building was constructed during the period of significance for streetcar-related commercial development, its completion in 1928 occurred nearly at the close of the period, and at a time when automobiles were swiftly replacing public transit as the most common method of transportation. As a result, the property does not reflect the trends and patterns of commercial construction influenced by streetcar development was at its peak. While the building was indeed developed along a major streetcar line, its siting and the accompanying development of an adjacent surface parking lot prioritized the growing popularity of the automobile.

At the same time, research does not demonstrate that the property represented a particularly meaningful or important milestone in the development of Sears, Roebuck and Company's retail operations. The company had constructed more than fifty retail stores by 1929; this location represents one of many outlets developed in Los Angeles during this period following the opening of the first Sears store in the city earlier in 1928, and it does not reflect a prominent or otherwise singular role in the company's plans for retail expansion. In addition, as demonstrated in the integrity analysis below, the building has been substantially altered and would not convey any such association due to lack of integrity. National Park Service guidance states that if a property's exterior is covered by a non-historic false front, it is not eligible under Criteria A, B, or C because it does not retain the visual quality necessary to convey historic or architectural significance.

For these reasons, 5601 West Santa Monica Boulevard is not eligible for listing as a historic resource under National Register Criterion A, California Register Criterion 1, or City of Los Angeles Criterion 1.

Criterion NR B/CA 2/Local 2 (Association with Important People)

According to the National Park Service, in order for a property to be considered significant under Criterion B, it must be associated with the life of an individual whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

The Historic Report did not identify any associations with the lives of individuals or groups important to national, state, or local history to suggest that the building at 5601 West Santa Monica Boulevard is significant under Criterion B/2/2. Research uncovered no evidence that any employees of the Sears, Roebuck store at this location achieved successful or prominent careers as individual merchants outside of their work with the company, and the property does not represent the site of prominent or influential operations on their parts such that the property is distinguished for its association with an individual's management or operation of the site. And, as demonstrated in the integrity analysis below, the building would not reflect any such association since it has been completely altered and lacks historic integrity. National Park Service guidance states that if a property's exterior is covered by a non-historic false front, it is not eligible under Criteria A, B, or C because it does not retain the visual quality necessary to convey historic or architectural significance.

For these reasons, 5601 West Santa Monica Boulevard is not eligible for listing as a historic resource under National Register Criterion B, California Register Criterion 2, or City of Los Angeles Criterion 2.

Criterion NR C/CR 3/Local 3 (Architectural Merit)

According to the National Park Service, in order for a property to be considered significant under Criterion C, it must embody the distinctive characteristics of a type, style, period, or method of construction; or represent the work of a master architect, builder or designer; or possess high artistic values. Distinctive characteristics are those physical features or traits that commonly recur in individual types, styles, periods, or methods of construction. To be eligible, a property must clearly display sufficient characteristics to be considered a true representative example. A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable by its characteristic style or quality. A property is not eligible simply because it was designed by a prominent architect, but rather must express a particular phase, aspect, idea or theme in his or her craft. To be eligible for high artistic values, a property must express aesthetic ideals or design concepts more fully than typical properties of the type.

The building at 5601 West Santa Monica Boulevard is not a distinctive example of a type, period, or method of construction, and it does not possess high artistic values; therefore, it is not significant under Criterion C/3/3. According to National Park Service guidance, a building with some applied detailing of a particular architectural style is not eligible under Criterion C if that

detailing was added as an afterthought and not fully integrated with the overall lines and massing typical of the style. As originally designed and constructed, the former Sears building was a fairly standard and simple example of an early 20th century department store type with some relatively modest Mediterranean Revival architectural features applied to its two street façades. The building's overall form, composition, and massing did not reflect the characteristics of Mediterranean Revival architecture. In addition, the building has since been subject to extensive and substantial alterations, including the wholesale remodeling of all four of the building's façades during the second half of the 20th century. National Park Service guidance states that if a property's exterior is covered by a non-historic false front, it is not eligible under Criteria A, B, or C because it does not retain the visual quality necessary to convey historic or architectural significance. Therefore, the former Sears building is no longer able to convey its identity as a 1920s commercial building.

Architect George C. Nimmons was an accomplished practitioner who designed several notable buildings in Chicago, but his work in Southern California appears to have been limited primarily to commissions for Sears, Roebuck stores. Consequently, Nimmons' body of work in Southern California does not reflect a significant or influential contribution to the local built environment. Further, the National Park Service emphasizes that a property is not eligible simply because it was designed by a prominent architect; rather, the building must express a particular phase, aspect, idea, or theme in his or her craft. The subject property is not representative of the most distinctive and imposing buildings conceived during the most productive or recognized period of Nimmons' career, and does not exemplify the architectural merit that has been recognized in other examples of his work outside Southern California. For these reasons, 5601 West Santa Monica Boulevard is not eligible for listing as a historic resource under National Register Criterion C, California Register Criterion 3, or City of Los Angeles Criterion 3.

Criterion NR D/CA 4 (Potential to Yield Important Information)

Criterion D/4 most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. As this evaluation applies only to built resources, the subject property was not evaluated for potential eligibility under National Register Criterion D or California Register Criterion 4.

Evaluation of Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[55] The National Park Service defines seven aspects of historic integrity for historic resources: location, design, setting, materials, workmanship, feeling, and association. The integrity of 5601 West Santa Monica Boulevard is evaluated below based on these seven aspects.

55 U.S. Department of the Interior, National Park Service, "National Register Bulletin 16A: How to Complete the National Register Nomination Form," (Washington, DC: 1997), 4.

- **Location**: The former Sears building remains in its original location at 5601 West Santa Monica Boulevard. Therefore, the property retains integrity of location.

- **Design**: The former Sears building has been substantially altered over time and does not retain the features associated with its original design. The building has been expanded with a number of additions, which have modified the building's original footprint, and all of the building's façades have been completely remodeled. Alterations made over time have included the removal of the building's original sculpted parapet; the replacement and/or covering of original cladding with incompatible materials; the remodeling of the building's primary entrance on the south façade; the removal of a secondary entrance on the east façade; the removal and/or enclosure of all fenestration on the primary (south), east, and west façades; and the removal and/or covering of all exterior decorative elements. The only element of the building's original construction that remains visible today is the upper story of the penthouse tower. Therefore, the property does not retain integrity of design.

- **Setting**: The area immediately surrounding the former Sears property within the block bounded by West Virginia Avenue to the north, North St. Andrews Place to the east, Santa Monica Boulevard to the south, and North Wilton Place to the west has been completely demolished with the exception of the former Sears building itself. At the time of the building's initial construction, it shared the block with a number of single-family residences which have since been removed, leaving no evidence of the building's original surroundings. In addition, a number of the residential properties to the north have been redeveloped with multi-family residences, and commercial development along the West Santa Monica Boulevard corridor generally reflects more recent construction. Therefore, the property does not retain integrity of setting.

- **Materials**: The building has undergone substantial alterations resulting in the loss of most of its original materials, including its original cladding, entrance doors, most fenestration, and decorative elements. Therefore, the property does not retain integrity of materials.

- **Workmanship**: The building does not retain integrity of design or materials and thus no longer reflects the construction techniques, finishes, and design elements that characterized it as a 1920s department store building. Therefore, the property does not retain integrity of workmanship

- **Feeling**: The former Sears building does not retain integrity of design, setting, materials, or workmanship. As a result, the building lacks the essential physical elements to convey the aesthetic and historic sense of a 1920s Sears, Roebuck department store. Therefore, the property does not retain integrity of feeling.

- **Association**: Because the property does not retain integrity of design, setting, materials, workmanship, or feeling, it cannot convey any potential direct links with important historic events or persons. Therefore, the property does not retain integrity of association.

In summary, while the former Sears building at 5601 West Santa Monica Boulevard retains integrity of location, it does not retain the other six aspects of integrity: location, design, setting,

materials, workmanship, feeling, and association. Therefore, it does not retain historic integrity and is not eligible for designation as an historical resource.

Potential Impacts to Historical Resources in the Study Area

As explained in the Historic Report, a Study Area was established to evaluate potential impacts to historical resources immediately adjacent to, and in the wider vicinity of, the Project Site. The Study Area includes those properties that could be directly or indirectly affected by the Project.

Previously identified historical resources directly adjacent to the Project Site are more likely to be adversely impacted by the Project, specifically by alteration to the immediate setting of the resources in the vicinity, or by construction activities that have the potential to de-stabilize adjacent properties. Previously identified historical resources that are physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

Potential Direct Impacts

The historical resources included within the Study Area are physically separated from the Project Site by streets, other buildings, or both. This separation effectively buffers these resources from potential direct impacts associated with construction activities on the Project Site, including the excavation for subterranean parking. Therefore, there would be no potential direct impacts to historical resources in the Study Area.

Potential Indirect Impacts

The Project would introduce substantial new construction that would alter the surroundings of historical resources in the immediate vicinity of the Project Site. It therefore has the potential to result in indirect impacts to those resources by altering their associated setting.

As noted above, a Study Area was established to evaluate potential indirect impacts to historical resources in the Project vicinity. As described in more detail in the Historic Report (Appendix C of this IS/MND), the Study Area includes six designated historical resources. All are located on the opposite side of West Santa Monica Boulevard or Virginia Avenue, or farther, from the Project Site. As noted above, resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

The Project would not materially alter any of the historical resources in the Study Area. All six resources would remain intact in their current locations; therefore, all would retain the existing physical characteristics that convey their historic significance, and would retain integrity of location, design, materials, workmanship, feeling, and association. The only aspect of their integrity that would be affected by the Project is setting. The Project would construct a mixed-use development on a parcel currently occupied by one commercial building and a surface parking lot; therefore, the immediate environs of the nearby historical resources would be considerably altered by the increased height and density on the Project Site, but that change would not result in a significant impact to any of the nearby historical resources for the reasons discussed below.

1022 North Van Ness Avenue

The Santa Monica Boulevard Elementary School at 1022 North Van Ness Avenue is significant as an excellent example of an LAUSD elementary school representing the post-1933 Long Beach earthquake period of school construction. In 1994, it was determined eligible for listing in the National Register by consensus through Section 106 process and was accordingly listed in the California Register. Therefore, it is a mandatory historical resource.

5622 West Santa Monica Boulevard

5622 West Santa Monica Boulevard was identified by SurveyLA in the 2015 Hollywood CPA survey as an excellent and rare example of early commercial development located along a former streetcar line in Hollywood; most examples from this period do not retain integrity. It was found eligible for individual listing in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource.

5638 West Santa Monica Boulevard

5638 West Santa Monica Boulevard has been identified as an excellent example of a 1920s apartment house in Hollywood and was found eligible for individual listing Historic Resources Group Echelon Studios, Los Angeles 47 in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource.

5511 West Sierra Vista Avenue

5511 West Sierra Vista Avenue has been identified as an excellent and rare example of early residential development in Hollywood. It was noted that the residence appears to predate surrounding development by a decade or more. The property was found eligible for individual listing in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource.

5517-5519 West Sierra Vista Avenue

The Sierra Vista Bungalow Court at 5517-5519 West Sierra Vista Avenue has been identified as an excellent and rare example of a bungalow court, a property type which has particular significance in Hollywood. Many bungalows were built in the 1920s-30s to accommodate people working in the entertainment industry. This is one of the earlier examples. It was found eligible for listing in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource.

5623 West Virginia Avenue

The Art Deco apartment house at 5623 West Virginia Avenue has been identified as an excellent example of Art Deco residential architecture in Hollywood. It was found eligible for individual listing in the California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource.

Conclusion

There are no historical resources on the Project Site. The existing building at 5601 West Santa Monica Boulevard was constructed for Sears, Roebuck and Company in 1928. And was designed by architect George C. Nimmons. Although it originally reflected features of the Mediterranean Revival architectural style, it has been completely altered. The building was not identified as individually eligible for historic designation in any previous survey, and it is not located within a designated or potential historic district.

Based on observation of the building, a review of primary and secondary sources, and an analysis of the eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument, the Historic Report confirmed previous survey findings that did not identify the building as eligible for historic designation. Therefore, the building is not considered a historical resource as defined by CEQA, and its demolition would not have a significant effect on the environment.

The Project would not demolish, destroy, relocate, or alter any other nearby historical resources, and thus would not impair the historical significance of any other designated or potential historical resources in the Study Area. Although the Project would alter the setting of immediately adjacent historical resources, this change would not affect any of the nearby resources' eligibility for designation at the federal, state, or local levels. **Therefore, impacts would be less than significant and no mitigation measures are required.**

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to state CEQA Guidelines §15064.5?

Less Than Significant Impact. CEQA Guidelines Section 15064.5(a)(3)(D) generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is located within an urbanized area of the City and has been subject to grading and development in the past. Therefore, surficial archaeological resources that may have existed at one time have likely been previously disturbed. As discussed in Section 3, Project Description, of this IS/MND, the Project would involve excavation to a maximum depth of 30 to 40 feet. Thus, the Project could have the potential to disturb previously undiscovered archaeological resources.

Based on the records search conducted by the South Central Coastal Information Center (SCCIC) on January 25, 2022 and included in Appendix D of this IS/MND, no archaeological resources have been found at the Project Site or within a 0.5-mile radius of the Project Site. Nevertheless, it is always possible that unknown and unanticipated intact archaeological deposits and/or features could be present at subsurface levels. To this end, the City has established a standard condition of approval to address inadvertent discovery of archaeological resources. Should archaeological resources be inadvertently encountered, the City's condition of approval provides for temporarily halting construction activities near the encounter and retaining a qualified archaeologist to assess the find. In accordance with the condition of approval, all activities would

be conducted in accordance with regulatory requirements as set forth in CEQA Section 21083.2. Overall, with adherence to the City's condition of approval consistent with CEQA Section 21083.2, the Project would not cause a substantial adverse change in the significance of an archaeological resource. **Therefore, impacts would be less than significant and no mitigation measures are required.**

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. It is unknown whether human remains are located at the Project Site. As the Project Site would be excavated for the construction of a two-level below grade parking structure, human remains may be encountered unexpectedly during grading or construction activities. state Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If human remains of Native American origin are discovered during Project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (PRC Section 5097), relating to the disposition of Native American burials would be required. Considering the low potential for any human remains to be located on the Project Site and that compliance with regulatory standards described above would ensure appropriate treatment of any human remains unexpectedly encountered during grading activities, the Project's impact on human remains would be less than significant. **Therefore, impacts would be less than significant and no mitigation measures are required**.

VI. ENERGY

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

The following analysis of the potential energy impacts of the Project is based, in part, on Transportation Energy Consumption Worksheets prepared using the CalEEMod outputs used for the Air Quality and Greenhouse Gas analyses and the Echelon Studios Utility Infrastructure Technical Report: Energy (Energy Report) prepared for the Project by KPFF Consulting Engineers in April 2023. The Energy Report, Transportation Energy Consumption Worksheets, and CalEEMod outputs are included as Appendix E.1, Appendix E.2, and Appendix E.3.

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

Less Than Significant Impact.

Construction

Transportation-Energy

During Project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, and vehicles used to deliver materials to the Site and haul material offsite. The Project would require demolition and excavation; foundation and building construction; paving and asphalt installation; and architectural coating. Based on CalEEMod modeling of the Project's emissions of CO_2e[56] and the emissions factors for transportation fuels published by the U.S. Energy Information Administration,[57] it is estimated that the Project's construction activities would consume a total of approximately 259,464 gallons of diesel fuel and approximately 62,103 gallons of gasoline. According to fuel sales data from the California Energy Commission, fuel consumption in Los Angeles County was approximately 3.06 billion gallons of gasoline and 445 million gallons of diesel fuel in 2021 (the most recent year of reported data).[58] Accordingly, the Project's transportation-energy consumption during construction would represent a negligible portion of annual gasoline and diesel fuel consumption within Los Angeles County.

Energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. There are no unusual Project characteristics or construction processes proposed that would require the use of equipment that would be more energy intensive and/or less energy efficient than those used for comparable construction projects. In addition, the Project would utilize construction contractors who demonstrate compliance with applicable CARB regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction activities would utilize fuel-efficient equipment consistent with state and federal regulations and would comply with state measures to reduce the inefficient, wasteful, or unnecessary consumption of energy. In addition, per applicable regulatory requirements, the Project would comply with construction waste management practices to divert construction and demolition debris. These practices would result in the efficient use of transportation-energy necessary to construct the Project. Furthermore, in

56 As taken from the CalEEMod "Annual" modeling prepared for the Project, diesel-powered construction equipment (such as off-road equipment and hauling and vendor trucks) would result in approximately 2,605.23 metric tons of carbon dioxide (MTCO2e), or 5,744.532.15 pounds of CO2e, while gasoline-powered construction equipment (such as worker automobiles) would result in approximately 552.03 MTCO2e, or 1,217,226.15 pounds of CO2e. See Construction Energy Consumption Worksheet included in Appendix E.2 of this IS/MND.

57 Burning one gallon of diesel fuel generates approximately 22.4 pounds of CO2 and burning one gallon of gasoline produces approximately 19.6 pounds of CO2. Source: U.S. Energy Information Administration, Environment Carbon Dioxide Emissions Coefficients, February 2, 2016.

58 California Energy Commission, California Retail Fuel Outlet Annual Reporting (CEC-A15) Results, 2021. Diesel is adjusted to account for retail (50.3%) and non-retail (49.7%) diesel sales.

the interest of cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary.

Electricity and Natural Gas

Construction activities, including those involving the construction of new buildings and facilities, typically do not involve the consumption of natural gas. In addition, construction of the Project would not require electricity to power most construction equipment as the majority of construction equipment used during demolition and grading would be gas- or diesel-powered, with the later construction phases requiring electricity-powered equipment for interior construction and architectural coatings. Overall, the use of electricity during construction would be temporary and would fluctuate according to the phase of construction. Additionally, it is anticipated that most of the electric-powered construction equipment would be hand tools (e.g., power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities. Electrical demand during construction would represent a fraction of the electrical demand during operation, which, as detailed below, would be well within the supply capabilities of the provider.

Summary

Based on the above, the Project would not involve the inefficient, wasteful, and unnecessary use of energy during construction. **Therefore, impacts would be less than significant and no mitigation measures would be required.**

Operation

Transportation-Energy

Transportation-related energy in the form of gasoline and diesel fuel would also be consumed during Project operations related to water usage, solid waste disposal, and vehicle trips to and from the Project Site by employees and visitors. According to the Project's Traffic Assessment, the Project would result in 27,241 daily VMT, or 9,942,965 annual VMT.[59] According to CARB's On-Road EMFAC model, diesel-powered vehicles would account for 4.69 percent of all on-road VMT and would have an average fuel efficiency weighted for percentage of miles traveled of 12 miles per gallon (mpg) in 2025 (the Project's operational year), while gasoline-powered vehicles would account for 89.16 percent of on-road VMT with a fuel efficiency of 26 mpg; electric-powered vehicles, natural-gas-powered vehicles, and plug-in hybrid vehicles would account for the remaining on-road VMT.[60] Accordingly, using the same percentages of VMT and average fuel economy projected by EMFAC, operation of the Project would consume approximately 38,860

59 27,241 daily VMT x 365 days per year = 9,942,965 annual VMT.

60 California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2025). The modeling input values are considered generally representative of conditions for the region and representative of the majority of vehicles associated with Project-related VMT. See Operational Energy Consumption Worksheet included in Appendix E.2 of this IS/MND.

gallons of diesel fuel and 340,967 gallons of gasoline per year.[61] For comparison purposes, the fuel usage during Project operation would represent 0.007 percent of the projected 2025 annual on-road diesel fuel-related energy consumption in Los Angeles County and 0.01 percent of the gasoline-related energy consumption.[62]

Trips generated during operation of the Project would be consistent with other similar production studio and creative office uses of similar scale and configuration within the City and greater Southern California Region and the Project does not propose uses or operations that would inherently result in excessive vehicle trips, particularly in view of the Project Site's location in an HQTA, the existing readily available transit in the area and the Project's provision of bicycle spaces and amenities. The Project's employees and customers would utilize vehicles that comply with Combined Automobile Fleet Emissions (CAFE) fuel economy standards and the Pavley standards, which are designed to result in more efficient use of transportation fuels. And as detailed in Checklist Section XVII, Transportation, the Project would not conflict with circulation system plans.

Electricity and Natural Gas

During operation of the Project, electricity and natural gas would be consumed for multiple purposes, including, but not limited to, HVAC, refrigeration, water heating, lighting, and the use of electronics, equipment, and appliances. According to the Project's Energy Report, operation of the Project would consume 0.149 gigawatt-hours (GWh) of electricity annually and 786,960 cubic feet (cf) of natural gas daily.[63] Electricity would be provided to the Project Site by the Los Angeles Department of Water and Power (LADWP), which projects that its total sales in 2025 fiscal year (the Project's operational year) will be 23,537 GWh.[64] Natural gas would be provided to the Project Site by Southern California Gas Company (SoCalGas), which projects that natural gas consumption within SoCalGas' planning area will be approximately 2,251 million cf per day out of a total capacity available of 3,435 million cf per day in 2025 (for a remaining capacity available of 1,184 million cf per day).[65] As such, the Project's electrical demand of 0.149 GWh, would represent 0.0006 percent of LADWP's available supplies in the 2025 operational year. The Project's natural gas demand of 786,960 cf per day would represent 0.07 percent of the 1,184 million cf daily remaining available natural gas capacity after subtracting the projected consumption from the total capacity available within the SoCalGas' planning area in the 2025

61 Calculated as follows for diesel: 4.69 percent of total 9,942,965 VMT = 466,325 diesel VMT / 12 diesel mpg = 38,860 gallons of diesel. Calculated as follows for gasoline: 89.16 percent of total 9,942,965 VMT = 8,865,148 gasoline VMT / 26 gasoline mpg = 340,967 gallons of gasoline.

62 California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2025). The modeling input values are considered generally representative of conditions for the region and representative of the majority of vehicles associated with Project-related VMT. According to EMFAC2021 modeling, Los Angeles County on-road vehicles will consume 533.57 million gallons of diesel and 3.67 billion gallons of gasoline in 2025 (i.e., the Project's buildout year).

63 KPFF Consulting Engineers, Echelon Studios Utility Infrastructure Technical Report: Energy, April 2023, page 8 and page 10.

64 LADWP defines its future electricity supplies in terms of sales that will be realized at the meter. LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017, Appendix A, Table A-1, p. A-6.

65 California Gas and Electric Utilities, 2022 California Gas Report, page 185.

operational year. Accordingly, the Project would represent a negligible percentage of the electrical and natural gas supplies available. Furthermore, LADWP has confirmed that electricity would be "provided to the Project in accordance with LADWP Rules and Regulations" and that "[t]he estimated power requirement of the Project is part of the total load growth forecast for the City."[66] Additionally, SoCalGas has confirmed that natural gas would be provided "in accordance with SoCalGas policies and rules on file with the California Public Utilities Commission."[67] SoCalGas notes that "[t]he availability of natural gas supplies is based upon natural gas supply conditions and is subject to change;" however, based on the insignificant percentage of SoCalGas' available supplies the Project would require, it is expected that the Project would not require new or expanded sources of natural gas.

The Project would also comply with standards set in the Los Angeles Green Building Code (Chapter IX, Article 9, of the LAMC) and California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. The Los Angeles Green Building Code contains mandatory measures for nonresidential uses, particularly those related to energy efficiency (i.e., renewable energy, indoor and outdoor water use, and water reuse systems). California's Green Building Standards Code (CALGreen; Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction Projects. Furthermore, the 2019 Building Energy Efficiency Standards of the California Energy Code (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards.

Summary

Based on the above, the Project would not involve the inefficient, wasteful, and unnecessary use of energy during operation. **Therefore, impacts would be less than significant and no mitigation measures would be required.**

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

Less Than Significant Impact. The energy conservation policies and plans relevant to the Project include the California Title 24 energy standards, the 2019 CALGreen Code, and the City of Los Angeles Green Building Code. As these conservation policies are mandatory under the City of LA Building Code, the Project would not conflict with applicable plans for renewable energy or energy efficiency. With regard to transportation related energy usage, as discussed in greater detail in Checklist Section VIII, Greenhouse Gas Emissions, the Project also would not conflict with the goals of the City of Los Angeles Sustainable City pLAn and SCAG's 2020-2045

66 City of Los Angeles, Department of Water and Power, Letter Correspondence from Ralph Jaramillo, Engineer of Customer Station Design, September 9, 2021. See Exhibit 1 in Appendix L.1 of this IS/MND.

67 Southern California Gas Company, Letter Correspondence from Jason Sum, Pipeline Planning Associate, SoCalGas-Compton HQ, Maps & Will Serve – 6501-5673 W. Santa Monica Blvd, 5612-5675 W. Virginia Ave, 1110-1118 N. Wilton Pl, August 2, 2021. See Exhibit 2 in Appendix E.1 of this IS/MND.

RTP/SCS, which incorporate VMT targets established by SB 375. The Project's development on an infill Project Site located within a SCAG-designated HQTA and a City-designated TPA that is well-served by public transit provided by Metro and LADOT would serve to reduce VMT and associated fuel consumption within the region. Overall, the Project would be designed and constructed in accordance with applicable state and local green building standards that would serve to reduce the energy demand of the Project. In addition, as discussed above, the demand for electricity and natural gas by the Project would represent only a small fraction of LADWP's and SoCalGas' projected and planned supplies. Similarly, consumption of petroleum-based fuels would also represent only a small fraction of the projected fuel use in Los Angeles County. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. **Impacts would be less than significant and no mitigation measures are required.**

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

The following analysis is based on the Geotechnical Engineering Investigation prepared by Geotechnologies, Inc., dated July 19, 2021, revised August 23, 2021. All specific information on geologic and soils conditions in the discussion below is from this report unless otherwise noted. The Geotechnical Engineering Investigation is included as Appendix F.1 of this IS/MND. The Grading Division of the Los Angeles Department of Building and Safety has stated that the Geology and Soils Report Approval Letters dated May 20, 2016, and June 27, 2016, still apply to this Project Site. The assessment letters provided by the Grading Division of the Los Angeles Department of Building and Safety are also included in Appendix F.1 of this IS/MND.

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

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

Less Than Significant Impact. Fault rupture occurs when movement on a fault deep within the earth breaks through to the surface. Based on criteria established by the California Geological Survey, faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch) while not displacing Holocene Strata. Inactive faults do not exhibit displacement younger than 1.6 million years before the present. In addition, there are buried thrust faults, which are faults with no surface exposure. Due to their buried nature, the existence of buried thrust faults is usually not known until they produce an earthquake.

The California Geological Survey establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones (previously called Special Study Zones). These zones, which

extend from 200 to 500 feet on each side of the known fault, identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. In addition, the City designates Fault Rupture Study Areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture.[68]

Based on the Geotechnical Engineering Investigation and a review of the City's General Plan Safety Element, the Project Site is not within an Alquist-Priolo Earthquake Fault Zone or within a City-designated Fault Rupture Study Area, and no known active faults underlie the Project Site.[69] According to the Geotechnical Engineering Investigation, the Project Site is located within the Hollywood Basin. The Hollywood Basin is structurally bound by the Hollywood Fault to the north and the North South Lake Fault to the south. The Hollywood fault is the closest active fault considered capable of surface rupture, located approximately 0.75 miles northwest of the Project Site.[70] However, as concluded in the Geotechnical Engineering Investigation, the risk for surface rupture at the Project Site is considered low as there are no known faults underlying the Project Site. Furthermore, while the Project would involve excavation for the three subterranean parking levels, the proposed development would not involve mining operations or deep excavation into the earth, which could create unstable seismic conditions or stresses in the Earth's crust. The Project would not exacerbate existing fault rupture conditions and thus, the Project would not exacerbate existing environmental conditions by introducing people or structures into areas potentially susceptible to substantial adverse effects, including fault rupture. **Therefore, impacts would be less than significant and no mitigation measures are required**.

ii. Strong seismic ground shaking?

Less Than Significant Impact. The Project Site is located in the seismically active Southern California region, which generally experiences moderate to strong ground shaking in the event of an earthquake on a local or regional fault. However, as noted above, no active faults are known to pass directly beneath the Project Site. In addition, state and local code requirements ensure that buildings are designed and constructed in a manner that, although the buildings may sustain damage during a major earthquake, would reduce the substantial risk that buildings would collapse. Specifically, the state and City mandate compliance with numerous rules related to seismic safety, including the Alquist-Priolo Earthquake Fault Zoning Act, Seismic Safety Act, Seismic Hazards Mapping Act, the City's General Plan Safety Element, and the Los Angeles Building Code. Pursuant to those laws, the Project must demonstrate compliance with the applicable provisions of these safety requirements before permits can be issued for construction of the Project. Accordingly, the design and construction of the Project would comply with all applicable existing regulatory requirements, the applicable provisions of the Los Angeles Building Code relating to seismic safety, and the application of accepted and proven construction

68 City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit A, p. 47.

69 City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 5546014056, 5546014013, 5546014014, and 5546014017, http://zimas.lacity.org/, accessed April 20, 2020.

70 Geotechnical Engineering prepared by Geotechnologies, Inc., dated July 19, 2021, revised August 23, 2021.

engineering practices. The Los Angeles Building Code incorporates current seismic design provisions of the 2019 California Building Code, with City amendments, to minimize seismic impacts. The 2019 California Building Code incorporates the latest seismic design standards for structural loads and materials, as well as provisions from the National Earthquake Hazards Reduction Program to mitigate losses from an earthquake and maximize earthquake safety. The Los Angeles Department of Building and Safety (LADBS) is responsible for implementing the provisions of the Los Angeles Building Code, and the Project would be required to comply with the plan review and permitting requirements of the LADBS, including the recommendations provided in a final, site-specific geotechnical report subject to review and approval by the LADBS. The Project would not involve mining operations, deep excavations into the earth, or borings of large areas and thus would not exacerbate potential on-site seismic conditions. Therefore, through compliance with regulatory requirements and site-specific geotechnical recommendations contained in a final design-level geotechnical engineering report, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. **Therefore, impacts would be less than significant and no mitigation measures are required.**

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction involves the sudden loss in strength of a saturated, cohesionless soil caused by the build-up of pore water pressure during cyclic loading, such as that produced by an earthquake. This increase in porewater can temporarily transform the soil into a fluid mass, resulting in differential settlement, and can also cause ground deformations. Typically, liquefaction occurs in shallow groundwater areas where there are loose, cohesionless, fine grained soils.

As discussed in the Geotechnical Engineering Investigation, the Project Site is not located in a state of California designated Liquefaction Hazard Zone. In addition, the historically highest groundwater level at the Project Site is approximately 20 feet below ground surface. As discussed in the Geotechnical Engineering Investigation, the subsurface soil conditions consist of consist of sandy silt to silty clay that is yellowish brown, moist, dense and stiff fill, along with older alluvium and bedrock that are not susceptible to liquefaction. Furthermore, the site-specific liquefaction analyses conducted by Geotechnologies indicated that the soils underlying the Project Site would not be susceptible to liquefaction during the design-based earthquake used for the analyses. Therefore, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction. **Therefore, impacts would be less than significant and no mitigation measures are required.**

iv. Landslides?

No Impact. The Project Site and surrounding area consist of relatively flat topography and are not located within an area identified by the state[71] or the City[72] as having a potential for landslides,

71 City of Los Angeles Department of City Planning, Zone Information & Map Access System, http://zimas.lacity.org/, accessed September 2021.

72 City of Los Angeles Department of City Planning, Los Angeles City General Plan Safety Element, November 1996, Exhibit C, Landslide Inventory & Hillside Areas.

or within the path of a known landslide. Furthermore, the Project does not propose substantial alterations to the existing topography that would directly or indirectly cause adverse effects related to landslides. Accordingly, the Geotechnical Engineering Investigation concluded that the Project would not be subject to hazards related to landslides and that development of the Project would be feasible from a geotechnical engineering standpoint, provided the advice and recommendations contained in the report are included in the Project plans and are implemented during construction.[73] **Therefore, no impacts would occur and no mitigation measures are required**.

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

Less Than Significant Impact. As discussed in Section 3, Project Description, of this IS/MND, the Project Site is currently fully developed with a building and surface parking; and the Project would cover the same area. As such, there would be no areas within the Project Site with exposed topsoil upon completion of the Project. However, development of the Project would require grading, excavation, and other construction activities that have the potential to disturb temporarily existing soils underneath the Project Site and expose these soils to rainfall and wind during construction, thereby potentially resulting in soil erosion. This potential would be reduced by implementation of standard erosion controls imposed during site preparation and grading activities. Specifically, all grading activities would require grading permits from the LADBS, which would include requirements and standards designed to limit potential effects associated with erosion to acceptable levels. In addition, on-site grading and site preparation would be required to comply with all applicable provisions of Chapter IX, Article 1 of the LAMC, which addresses grading, excavations, and fills. Regarding soil erosion during Project operations, the potential is negligible since the Project Site would mostly remain fully developed and impervious, except for some landscaping located throughout the Project Site. However, the landscaping would include trees to prevent soil erosion. Furthermore, the Project would be required to comply with the City's LID ordinance and implement standard erosion controls to limit stormwater runoff, which can contribute to erosion. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. As discussed above, the Project Site is not located near slopes or geologic features that would result in on- or off-site landsliding. Therefore, no impacts related to landslides would occur, and no mitigation measures are required.

Liquefaction-related effects include lateral spreading. As evaluated in the Geotechnical Engineering Investigation and discussed above, the Project Site is not susceptible to liquefaction and lateral spreading is considered unlikely. Impacts related to liquefaction and lateral spreading would be less than significant, and no mitigation measures are required.

73 Geotechnologies, Inc., Geotechnical Engineering Investigation, Proposed Commercial Development, 5601 Santa Monica Boulevard, Los Angeles, California, July 19, 2021, revised August 23, 2021.

Subsidence generally occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. No large scale extraction of groundwater, gas, oil or geothermal energy is occurring or planned at the Project Site or in the general vicinity of the Project Site. Therefore, there is minimal to no potential for ground subsidence due to withdrawal of fluid or gas at the Project Site. Thus, impacts related to subsidence would be less than significant, and no mitigation measures are required.

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. Soil collapse occurs when the land surface is saturated at depths greater than those reached by typical rain events. According to the Geotechnical Engineering Investigation, the fill soils that underlie the Project Site consist of sandy silt to silty clay that is yellowish brown, moist, dense and stiff. Fill was observed at a depth of two to eight feet during this investigation. Fill was observed to extend as much as eight feet below the ground surface based on previous investigations. Below the artificial fill is older alluvium and bedrock of the Puente Formation. Due to the type and density of the soils underlying the Project Site, the Project Site soils would not be considered collapsible soils. Therefore, the Project Site is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the Project and potentially result in collapse. Impacts associated with collapsible soils would be less than significant, and no mitigation measures are required.

Based on the above, the Project would not cause a geologic unit or soil to become unstable. The Project would not exacerbate existing conditions with regard to geologic or soil stability. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. Expansive soils are typically associated with clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying.

According to the Geotechnical Engineering Investigation, on-site geologic soils are in the very low to critically high expansion range. The Expansion Index ranged from 11 to 142 for boring samples and a bulk sample remolded to 90 percent of the laboratory maximum density from this investigation and previous site investigations. In addition, additional surcharge pressure would be required for retaining walls.

As a result, the Geotechnical Engineering Investigation provides recommendations which include that, where the site excavation results in a net export, the sandier or more granular soils be segregated from the stockpile soils and the more clayey or expansive soils (that occur near the ground surface) be exported. In addition, it is recommended that soils be well blended to achieve uniformity and to reduce the overall expansion index of the newly placed controlled fill. Furthermore, for on-site soils found to be critically expansive near the ground surface, it is recommended that 15 pounds per square foot of pressure (psf) surcharge be applied to the upper 10 feet of the retaining wall as a result of the expansive property of the on-site soils. Therefore, with incorporation of the recommendations set forth in the Geotechnical Engineering Investigation into the design of the Project, the Project would not exacerbate existing environmental conditions

that could create substantial risk to life or property due to expansive soils. **Impacts would be less than significant, and no mitigation measures are required.**

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

No Impact. The Project Site is located in a developed area of the City that is served by a wastewater collection, conveyance, and treatment system operated by the City. Therefore, no septic tanks or alternative disposal systems would be necessary, nor are they proposed. **Therefore, no impacts would occur and no mitigation measures are required**.

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

Less Than Significant Impact. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. As the Project Site has been previously graded and developed, surficial paleontological resources that may have existed at one time have likely been previously disturbed. In addition, a paleontological records search conducted by the Natural History Museum for the Project Site included in Appendix F.2 of this IS/MND indicates there are no previously encountered fossil vertebrate finds located within the Project Site. However, according to the records search, vertebrate fossil localities have been discovered either at the surface or at depth nearby from the same sedimentary deposits that occur on the Project Site. As detailed in the records search fossil localities have been found in older alluvium in the vicinity of the Project Site. As discussed in the Geotechnical Engineering Investigation, artificial fill materials were encountered within the Project Site at approximately three feet depth and extend to a depth of eight feet. Older alluvial fan deposits lie below the fill materials to maximum depth explored (over 22 feet to 51 feet). Therefore, very shallow excavations are unlikely to uncover significant vertebrate deposits. However, the Project would include excavations up to a maximum depth of 30 to 40 feet below ground surface. Thus, the possibility exists that paleontological artifacts that were not discovered during prior construction or other human activity may be present. The City has established a standard condition of approval to address inadvertent discovery of paleontological resources. Should paleontological resources be inadvertently encountered, the City's condition of approval provides for temporarily halting construction activities near the encounter and retaining a qualified paleontologist to assess the find and, if necessary, developing a plan for removal and treatment of the find. Overall, with adherence to the City's condition of approval, the Project would not directly or indirectly destroy a unique paleontological resource. Impacts would be less than significant, and no mitigation measures are required. With regard to a unique geologic feature, the Project Site is currently developed with one building and surface parking and there are no unique geologic features on the Project Site. Therefore, the Project would not directly or indirectly destroy a unique geologic feature. **Therefore, impacts would be less than significant and no mitigation measures are required**.

VIII. GREENHOUSE GAS EMISSIONS

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

Air quality data was generated for the Project to assist in the preparation of the following greenhouse gas emissions analysis and is included as Appendix A to this document.

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

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

Less Than Significant Impact. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds.

CEQA Guidelines Section 15064.4 does not establish a numeric threshold of significance for a project's GHG emissions; instead, lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions and, pursuant to CEQA Guidelines Section 15064.7, may appropriately look to thresholds developed by other public agencies, or suggested by other experts, such as the California Air Pollution Control Officer's Association (CAPCOA), so long as any threshold chosen is supported by substantial evidence.[74] CEQA Guidelines Section 15064.4 gives lead agencies the discretion to determine whether to assess a project's emissions quantitatively or qualitatively. Although Section 15064.4 does not establish a threshold of significance, the section recommends considering certain factors, among others, when determining the significance of project's GHG emissions, including the extent to which the project may increase or reduce GHG emissions compared to the existing environment; whether the

74 CEQA Guidelines Section 15064.7(c).

project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a reduction or mitigation of GHGs. Moreover, neither the state, SCAQMD, nor the City has adopted any numeric threshold for GHG emissions. Lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions and, pursuant to CEQA Guidelines Section 15064.7, may appropriately look to thresholds developed by other public agencies, or suggested by other experts, such as the California Air Pollution Control Officer's Association (CAPCOA), so long as any threshold chosen is supported by substantial evidence.[75] The California Department of Natural Resources has also clarified that the effects of GHG emissions are cumulative impacts, and that they should be analyzed in the context of CEQA's requirements for cumulative impact analyses (see CEQA Guidelines, §§ 15064(h)(3), 15064.4(b)).[76]

Further, the Governor's Office of Planning and Research's (OPR) technical advisory on CEQA and climate change, the Department of Natural Resources Agency's Final Statement of Reasons, and CEQA Guidelines Section 15064.4 provide that a qualitative analysis of project-level impacts to determine whether a project's GHG impacts are significant can be based on a project's consistency with previously approved plans and mitigation programs, as long as such plans have adequately analyzed and mitigated GHG emissions to a less than significant level.[77]

Therefore, while the City has determined to quantify the Project's GHG emissions for informational purposes, only, the quantified Project GHG emissions are not evaluated against any numeric threshold to determine their significance. Instead, consistent with CEQA Guidelines Section 15064.4(b), the City has determined to assess the significance of the Project's GHG emissions by assessing whether the Project complies with applicable plans, policies, regulations, and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. This evaluation of the Project's consistency with such plans is the sole basis for the City's determination of whether the Project's GHG emissions would be cumulatively considerable.

The 2020-2045 RTP/SCS Connect SoCal),[78] the 2017 Climate Change Scoping Plan[79] approved by the California Air Resources Board (CARB); and the Sustainable City pLAn/L.A's Green New Deal[80] all apply to the Project and are all intended to reduce GHG emissions to meet the statewide targets set forth in the California Global Warming Solutions Act of 2006 (also known as Assembly

75 CEQA Guidelines Section 15064.7(c).

76 See generally California Natural Resources Agency, Final Statement of Reasons for Regulatory Action, December 2009, pp. 11–13, 14, 16; see also Letter from Cynthia Bryant, Director of the Office of Planning and Research to Mike Chrisman, Secretary for Natural Resources, April 13, 2009, www.opr.ca.gov/docs/Transmittal_Letter.pdf, accessed May 1, 2017.

77 Governor's Office of Planning and Research, Technical Advisory—CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review, 2008; California Natural Resources Agency, Final Statement of Reasons for Regulatory Action, December 2009, p. 22–26.

78 SCAG, Adopted Final Connect SoCal 2020, https://scag.ca.gov/read-plan-adopted-final-connect-socal-2020, accessed August 9, 2021.

79 CARB, California's 2017 Climate Change Scoping Plan, https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf, accessed August 9, 2021.

80 L.A.'s Green New Deal, Sustainability Plan 2019, https://plan.lamayor.org/, accessed August 9, 2021.

Bill (AB) 32) and the Global warming Solutions Act (also known as Senate Bill (SB) 32). Thus, the City has determined that the Project would not have a significant effect on the environment if the Project is found to be consistent with the applicable regulatory plans and policies to reduce GHG emissions, including the emissions reduction measures discussed within CARB's 2017 Climate Change Scoping Plan, the mobile source-based reductions in the 2020-2045 RTP/SCS, and the Sustainable City pLAn/L.A.'s Green New Deal. The Project's consistency with these applicable regulatory plans and policies is discussed in threshold (b) below.

Quantification of the Project's GHG Emissions

The calculation of the amount of GHG emissions that would be attributable to the Project using recommended air quality models is described below. The primary purpose of quantifying the Project's GHG emissions is to satisfy state CEQA Guidelines Section 15064.4(a), which calls for a good-faith effort to describe and calculate a project's GHG emissions. Again, however, the significance of the Project's GHG emissions is not based on their amount.

The Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water/wastewater, and construction equipment. The following describes the methodology used to calculate the Project-related GHG emissions and the Project impacts.

CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with both construction and operations from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California, who provided data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) to account for local requirements and conditions. The model is considered by the SCAQMD to be an accurate and comprehensive tool for quantifying air quality and GHG impacts from land use projects throughout California. CalEEMod Version 2020.4.0 was used to calculate the GHG emissions from the Project. The CalEEMod Annual Output for year 2025, for the Project, is available in Appendix A, of this document. Each source of GHG emissions is described in greater detail below.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. The Project would comply with SCAQMD Rule 1113. SCAQMD Rule 1113 states that paints applied to building envelope are limited to 50g/L VOC content. No changes were made to the default area source emissions.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.[81]

81 No changes were made to the CalEEMod default energy use settings. The baseline for the current CalEEMod energy use defaults is 2019 Title 24 Standards.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the Project. The vehicle trips associated with the Project have been analyzed based on the Project trip generation rates as detailed in Section III, Air Quality, above. Per the Traffic Assessment (Appendix J), the Project would generate 3,889 daily vehicle trips (with incorporation of TDM strategies as Project Design Features). As a Project Design Feature incorporated into the Project (**PDF TR-1**), the Project would incorporate permissible reductions to the vehicle parking supply below what is required per LAMC, provide a sufficient number of bicycle parking spaces to meet City of Los Angeles bicycle parking requirements per LAMC Section 12.21.A.16 by providing 56 short term bicycle parking spaces, 106 long term bicycles spaces, and 10 showers and a total of 162 secure lockers. Based on the data and analyses in the Traffic Assessment, the Project would not result in any significant VMT transportation impacts.

Emissions of GHGs associated with mobile sources from operation of the Project are based on the average daily trip rate, trip distance, the GHG emission factors for the mobile sources, and the Global Warming Potential (GWP) values for the GHGs emitted. The types of vehicles that would visit the Project Site include all vehicle types including automobiles, light-duty trucks, delivery trucks, and waste haul trucks. Modeling for the Project was conducted using the vehicle fleet mix for the Los Angeles County portion of the South Coast Air Basin as provided in EMFAC2017 and CalEEMod.

Waste

Waste includes the GHG emissions generated from the processing of waste from the Project as well as the GHG emissions from the waste once it is interred into a landfill. According to the City of Los Angeles Zero Waste Progress Report (March 2013), the City achieved a landfill diversion rate of approximately 76 percent by year 2012.[82] AB 341 requires that 75 percent of waste be diverted from landfills by 2020. It is anticipated that the Project would recycle at least 50 percent of its solid waste (see Appendix A mitigated values in the Annual CalEEMod output for details on reduction emissions). No other changes were made to the default waste parameters.

Water/Wastewater

Water includes the water that would be used for the interior of the building as well as for landscaping and is based on the GHG emissions associated with the energy associated with supplying and treating water and wastewater. Reductions for Project Design Features (low-flow appliances and water-efficient landscape irrigation) are shown in the mitigated CalEEMod output values. No other changes were made to the default water usage parameters.

Construction

The construction-related GHG emissions were also included in the analysis and were then amortized based on a 30-year amortization rate as recommended in the SCAQMD GHG Working

82 City of Los Angeles, Department of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Group meeting on November 19, 2009.[83] The construction-related GHG emissions were calculated by CalEEMod.

The GHG emissions have been calculated based on the methodology and parameters described above and in greater detail in Appendix A. A summary of the results is shown below in Table 4.5, *Project-Related GHG Emissions*. The CalEEMod Model runs for the both the existing use (to be removed) and the Project are provided in Appendix A of this IS/MND. Table 4.5 shows that the estimated Project's GHG emissions would total 7,878.85 MTCO2e per year.

Table 4.5
Project-Related GHG Emissions

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Area Sources	0.04
Energy Usage (Electricity & Natural Gas)	3,230.88
Mobile Sources (Motor Vehicles)	3,795.25
Solid Waste Generation	153.56
Water/Wastewater	593.88
Construction Emissions (amortized)	105.24
Project total	**7,878.85**

Calculation sheets are provided in Appendix A of this IS/MND.
Source: CalEEMod Version 2020.4.0 for Opening Year 2025 for the Project.

Consistency with Applicable Plans and Policies

As stated above, the City has determined to assess the significance of the Project's GHG emissions based on its consistency with statewide, regional, and local plans and policies adopted for the purpose of reducing and/or mitigating GHG emissions as the sole basis for determining whether the Project's GHG emissions would be cumulatively considerable.

Applicable plans adopted for the purpose of reducing GHG emissions include the CARB Scoping Plan (2008 and 2017 Scoping Plans), the City of Los Angeles Sustainable City pLAn/Green New Deal, and the 2020-2045 RTP/SCS discussed below.

CARB's 2008 Climate Change Scoping Plan and Subsequent Updates

The Scoping Plan includes a range of GHG reduction actions that include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a Cap-and-Trade system, and an AB 32 implementation fee

83 AQMD, Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #14, November 19, 2009, http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf?sfvrsn=2, accessed August 9, 2021.

to fund the program. The following discussion demonstrates how the pertinent reduction actions relate to and reduce Project-related GHG emissions.

Regulatory Framework

The following applicable mandatory reduction actions/strategies would serve to indirectly reduce Project GHG emissions:

RPS Program and SB 2X: The California RPS program (Updated under Senate Bill (SB) 2X) requires both public and investor-owned utilities in California to receive at least 33 percent of their electricity from renewable sources by the year 2020. SB 350 further requires 50 percent renewables by 2030. In 2020, LADWP indicated that 34 percent of its electricity came from renewable resources in Year 2019. The CalEEMod default carbon intensity for electricity generated by LADWP (pounds of CO2e per MWh) is based on a year 2007 renewables portfolio of 8 percent and was therefore updated within CalEEMod to reflect the year 2025 renewables portfolio. Please note that under recently passed SB 100, LADWP is required to generate electricity that would increase renewable energy resources to 50 percent by 2026, 60 percent by 2030, and 100 percent by 2045. The Project complies with these percentage renewable requirements because the Project is served by LADWP. Electricity GHG emissions provided above in **Error! Reference source not found.** conservatively do not account for the additional 50-percent reduction that would be achieved by LADWP in year 2045 (difference between the 50 percent renewables assumed for the buildout year of 2025 and 100 percent required under SB 2X in year 2045). Given LADWP's demonstrated progress towards meeting and exceeding the established targets, as well as potential penalties for non-compliance, it is reasonably assumed that LADWP will comply.

SB 350: As required under SB 350, doubling of the energy efficiency savings from final end uses of retail customers by 2030 would primarily rely on the existing suite of building energy efficiency standards under CCR Title 24, Part 6 (discussed below) and utility-sponsored programs such as rebates for high-efficiency appliances, HVAC systems, and insulation. The Project would further support this action/strategy because it includes energy-efficient light-emitting diode (LED) lighting as well as Energy Star–labeled appliances for the Project

Cap-and-Trade Program: The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Accordingly, this regulatory program applies to electric service providers and not directly to the Project. That being said, while not quantified in this analysis, the Project would benefit from this regulatory program in that the GHG emissions associated with the Project's electricity usage per year presented in Section VI, Energy, would indirectly be covered by the Cap-and-Trade Program.

Advanced Clean Cars Program: In 2012, CARB approved the Advanced Clean Cars Program, which establishes an emissions control program for model years 2017 through 2025 and increases the number of zero emission vehicles manufactured in the 2018 through 2025 model

years.[84] Standards under the Advanced Clean Cars Program apply to all passenger vehicles and light duty trucks within California and indirectly used by employees and deliveries to the Project. Since the CalEEMod model default fleet mix for the South Coast Air Basin does not yet account for this regulation, the Project's mobile source GHG emissions provided in Table 4.5 above are conservative because they could not be adjusted to include this additional 34-percent reduction, even though the Project's emissions would be reduced as a result of this Program. The Project would support this regulation since the Project would comply with the City's EV charging requirements, which specify that 10 percent of new parking spaces would require EV charging equipment.[85] The Project would further support this regulation since the Applicant would provide 196 spaces that would be electric vehicle (EV) ready and 99 would be equipped with EV charging stations.

Low Carbon Fuel Standard (LCFS): The current LCFS requires a reduction of at least 8.75 percent in the carbon intensity (CI) of California's transportation fuels by 2021.[86] CalEEMod includes implementation of LCFS into the calculation of GHG emissions from mobile sources. However, the LCFS was amended in September 2018 to target a 20 percent reduction in CI from a 2010 baseline by 2030. However, the CalEEMod model does not take into account the more recent updates to LCFS. The Project's emissions inventory conservatively does not take credit for additional GHG reductions due to the more recent LCFS requirements, but this additional 10-percent reduction in CI would indirectly reduce the Project's mobile source emissions.

California Integrated Waste Management Act of 1989: The regulation requires each jurisdiction's source reduction and recycling element to include a diversion of 50 percent of all solid waste by 2000.[87] AB 341 (2011) amended the regulation to include a provision declaring that it is the policy goal of the state that not less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020, and annually thereafter.[88] The Project would comply with these percentage recycling requirements inasmuch as the Project is served by the City of Los Angeles, which currently achieves a diversion rate of 76 percent.[89] To be conservative; however, the Project-related GHG emissions from solid waste generation provided in Table 4.5 includes a 50-percent reduction in solid waste generation source emissions less than the minimum diversion rate required for the City of Los Angeles (CalEEMod default diversion rate is zero percent). The Applicant must also only contract for waste disposal services with a company

84 CARB, Advanced Clean Cars Program, ww2.arb.ca.gov/our-work/programs/advanced-clean-cars-program/about, accessed August 10, 2021.

85 City of Los Angeles, Ordinance No. 186485, www.ladbs.org/docs/default-source/publications/misc-publications/ordinance-186485.pdf?sfvrsn=2, accessed August 10, 2021.

86 California Air Resources Board, Data Dashboard, ww3.arb.ca.gov/fuels/lcfs/dashboard/dashboard.htm, accessed August 9, 2021.

87 California Legislative Information, state of California Public Resources Code Section 41780, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=41780, accessed August 9, 2021.

88 California Legislative Information, Assembly Bill No. 341, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB341, accessed August 9, 2021.

89 City of Los Angeles Zero Waste Progress Report, March 2013.

that recycles solid waste in compliance with AB 341.[90] In addition, the Project would provide recycling bins at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. Consistent with CALGreen requirements, the Project would recycle and/or salvage at least 65 percent of non-hazardous construction and demolition debris, and the Applicant would prepare a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials would be sorted on-site or comingled.[91]

Applicable Scoping Plan Measures

Further evaluation of incorporated Project Design Features and specific applicable polices and measures in the Scoping Plan is provided below. As shown below, the Project would not conflict with the policies included in the Scoping Plan.

CCR, Title 24, Building Standards Code: The 2019 Building Energy Efficiency Standards contained in Title 24, Part 6 (also known as the California Energy Code), requires the design of building shells and building components to conserve energy. The Project would not conflict with these regulatory requirements as the Project must comply with applicable provisions of the 2020 Los Angeles Green Building Code that in turn require compliance with mandatory standards included in the California Green Building Standards such as automatic lighting controls, electric vehicle charging requirements and reduced flow rate of plumbing fixtures to conserve water.[92,93] The Project would further support this regulation since the Project would incorporate energy-efficient LED lighting throughout the Project, reducing overall energy usage compared to baseline conditions. In addition, lighting and energy usage for new structures would comply with Title 24 standards.

Senate Bill (SB) 375: SB 375 requires integration of planning processes for transportation, land-use and housing. Under SB 375, each Metropolitan Planning Organization (MPO) would be required to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet a target, created by CARB, for reducing GHG emissions. The Project represents an infill development on a site located within an existing urbanized area that would introduce new employment, within an HQTA, consistent with the overall growth pattern encouraged in the RTP/SCS.[94] The Project Site is also well served by public transportation and the Project provides the required short- and long-term bicycle parking spaces in compliance with the requirements of the LAMC. These and other Project characteristics would further promote a reduction in VMT and subsequent reduction in GHG emissions. Therefore, the Project would be consistent with SB 375 and the reduction in passenger vehicle GHG emissions provided in the 2020–2045 RTP/SCS. Furthermore, as shown

90 CalRecycle, Mandatory Commercial Recycling, www.calrecycle.ca.gov/recycle/commercial, accessed August 9, 2021.

91 CalRecycle, CALGreen Construction Waste Management Requirements, www.calrecycle.ca.gov/lgcentral/library/canddmodel/instruction/newstructures, accessed August 9, 2021.

92 City of Los Angeles Municipal Code (LAMC), Chapter IX, Article 9.

93 California Building Standards Commission, 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, effective January 1, 2020.

94 SCAG 2020–2045 RTP/SCS. Exhibit 2.8 Priority Growth Area—High Quality Transit Areas.

in Appendix J, incorporation of Project Design Feature **PDF TR-1** applicable to the Project results in a reduction in overall VMT in comparison to a Project without this PDF. This reduction in Project-related VMT would support the goal of the 2020–2045 RTP/SCS to reduce GHG emissions from passenger vehicles.

Senate Bill X7-7: The Water Conservation Act of 2009 set an overall goal of reducing per-capita urban water use by 20 percent by December 31, 2020. The state was required to make incremental progress toward this goal by reducing per-capita water use by at least 10 percent by December 31, 2015. This senate bill was an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy and the associated emissions necessary to convey, treat, and distribute the water; it also reduces emissions from wastewater treatment. The Project would comply with the City of Los Angeles Green Building Code, which requires a 20 percent reduction in water usage.[95]

As shown above, the Project would be consistent with the applicable measures established in the Scoping Plan.

LA Sustainable City pLAn/Green New Deal

On April 8, 2015, Los Angeles released the Sustainable City pLAn, which covers a multitude of environmental, social, and economic sustainability issues related to GHG emission reduction either specifically or by association. Actionable goals include increasing the green building standard for new construction, creating a benchmarking policy for building energy use, developing "blue, green, and black" waste bin infrastructure, reducing water use by 20 percent, and possibly requiring LEED Silver or better certification for new construction.

While not a plan adopted solely to reduce GHG emissions or directly applicable to private development projects, within L.A.'s Green New Deal (Sustainable City pLAn 2019), climate mitigation is one of eight explicit benefits that help define its strategies and goals.

The 2019 L.A. New Green Deal was the first four-year update to the Sustainable City pLAn. It augments, expands, and elaborates in more detail the City's vision for a sustainable future and it addresses the climate emergency with accelerated targets and new aggressive goals. The Project would contribute toward the attainment of the aspirations and goals by:

- Obtaining power from a utility provider that supplies 55% renewable energy by 2025.
- Including components that will reduce building energy use per square foot 22% by 2025.
- Reducing Vehicle Miles Traveled per capita by at least 13% by 2025.
- Ensuring 57% of new housing units are built within 1,500 feet of transit.

Through the Green New Deal, the City would reduce an additional 30 percent in GHG emissions above and beyond the 2015 pLAn and ensure that the City stays within its carbon budget between

95 City of Los Angeles Municipal Code (LAMC), Section 99.04.303.

2020 and 2050.[96]The Project would use energy from the Los Angeles Department of Water and Power (LADWP), which currently provides 34 percent of electricity via renewable sources but has committed to providing an increasing percentage from renewable sources that exceed the RPS requirements by providing 50 percent by 2025, 55 percent by 2030, and 65 percent by 2036. The Project would be designed and constructed to meet LA Green Building Code standards, where applicable, by including several measures designed to reduce energy consumption. The Project would include Energy Star® appliances where applicable and would be a modern development with energy efficient heaters and air conditioning systems. Additionally, the tower roofs would be engineered with appropriate structural loads and provided with infrastructure to accommodate large solar photovoltaic arrays to generate electricity on-site through a renewable source. As such, the Project would be consistent with the goals and initiatives in the Sustainable City pLAn/L.A. Green New Deal.

A discussion of the Project's consistency with the Sustainable City pLAn/Green New Deal targets is provided below in Table 4.6, *Project Consistency with the LA Sustainable City pLAn*.

Table 4.6
Project Consistency with the LA Sustainable City pLAn

Targets	Project Consistency
Local Water. 20% reduction in water use per capita by 2017; 22.5% by 2025; and 25% by 2035.	**No conflict**. The Project would be consistent with the LAMC to reduce water consumption by 20 percent. The Project is required to follow CALGreen Standards which mandates a 20 percent reduction in indoor water use. Therefore, the Project would also be consistent with the LA Sustainable City pLAn/Green New Deal.
Solar Power. Increase cumulative total megawatts of local solar photovoltaic power to between 900-1,500 megawatts by 2025 and 1,500 to 1,800 megawatts by 2035 as well as increasing the cumulative total megawatts of energy storage capacity to at least 1,654 to 1,750 megawatts by 2025.	**No conflict**. Compliance with the LA Green Building Code and CALGreen Code would ensure energy efficiency. The Project would include, but not be limited to: air-tight and insulated envelope, Low-E windows, Energy Star appliances, and LED lighting. The tower roofs would be engineered with appropriate structural loads and provided with infrastructure to accommodate large solar photovoltaic arrays to generate electricity on-site through a renewable source. Therefore, the Project would also be consistent with the LA Sustainable City pLAn/Green New Deal
Energy Efficient Buildings. Reduce energy use per square foot below 2013 baseline levels for all building types by at least 14% by 2025 and 30% by 2035 and use energy efficiency to deliver 15% of all of the City's projected electricity needs by 2020.	**No conflict**. Compliance with the LA Green Building Code and CALGreen Code would ensure energy efficiency. Project would include, but not be limited to: The Project would include, but not be limited to: air-tight and insulated envelope, Low-E windows, Energy Star appliances, and LED lighting. Therefore, the Project would also be consistent with the LA Sustainable City pLAn/Green New Deal
Carbon and Climate Leadership. Reduce GHG emissions below 1990 baseline by at least 45 percent by 2025, 60 percent by 2035, and 80 percent by 2050. Improve GHG efficiency of the	**No conflict.** The Project would be designed to incorporate energy and water efficient design that meet or exceed the 2019 Title 24 Building Energy Efficiency Standards and CALGreen Code standards and

96 Green New Deal. 2022. https://plan.lamayor.org/background/background_plan.html, accessed April 21, 2023.

Table 4.6
Project Consistency with the LA Sustainable City pLAn

Targets	Project Consistency
City from 2009 levels by 55 percent by 2025 and 75 percent by 2035.	incorporate energy and water efficiency measures. The Project includes design features and compliance with Code measures that will assist in the reduction of Project-related GHG emissions. Some of these design features include: The Project would include, but not be limited to: enhanced energy-efficiency via high-performance glazing as well as enhanced façade, roof and deck insulation values. The air conditioning system would be comprised of highly efficient Variable Refrigerant Flow (VRF) systems allowing for minimal electrical consumption, particularly when the building is lightly occupied. The building systems would increase the filtration of outside air being delivered to the occupied areas, and operable windows and large expanses of sliding glass doors would improve the natural ventilation whenever weather conditions permit. The glazing features would also promote daylighting and access to quality views, both of which are essential for occupant wellness and productivity. The tower roofs would be engineered with appropriate structural loads and provided with infrastructure to accommodate large solar photovoltaic arrays to generate electricity on-site through a renewable source. Indoor water usage would be minimized via the use of ultra-low flow plumbing fixtures installed throughout the Project. All drains would feed into four separate rainwater harvesting cisterns located on Parking Level 2 and 3. Their approximately 10,000-gallon capacity is to be used entirely for irrigation of the on-site landscaping. The irrigation system would be designed to meet or exceed the state Model Water Efficient Landscape Ordinance (MWELO). The irrigation system would utilize a dedicated landscape water meter and automatic weather-based controllers with electronically operated control valves and seasonal irrigation schedules. All areas would include high efficiency irrigation emitters, including micro spray and drip irrigation. Bubblers may be used for trees or shrubs where drip irrigation is not feasible. Irrigation valves would be located in inconspicuous areas, and would be parallel to adjacent structures and paving, with quick coupling valves spaced a minimum 100 feet on center. Therefore, the Project would also be consistent with the LA Sustainable City pLAn/Green New Deal
Waste and Landfills. Increase land fill diversion rates to at least 90 percent by 2025 and 95 percent by 2035, as well as increasing proportion of waste products and recyclable commodities productively reused and repurposed within the County of Los Angeles to	**No conflict**. the Project would be required to implement recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341). The Project would be served by a solid waste collection and recycling service that may include mixed-waste processing, and that yields waste diversion results

Table 4.6
Project Consistency with the LA Sustainable City pLAn

Targets	Project Consistency
at least 25 percent by 2025 and 50 percent by 2035.	comparable to source separation and consistent with citywide recycling targets. The Project would also comply with the City of Los Angeles Space Allocation Ordinance (171,687) which requires that developments include a recycling area or a room of a specified size on the Project Site. Therefore, the Project would also be consistent with the LA Sustainable City pLAn/Green New Deal
Housing and Development. Increase cumulative new housing unit construction to 100k by 2021, 150k by 2025, and 275k by 2035. Ensure proportion of new housing units built within 1,500 feet of transit is at least 57 percent by 2025 and 65 percent by 2035.	**Not applicable.** The Project includes construction of a new, 67,889 square foot, creative office building. The Project's infill location would promote the concentration of development in an urban location with extensive infrastructure and access to public transit facilities, which would reduce vehicle miles traveled for the office space.
Mobility and Transit. Reduce daily VMT per capita by at least 5 percent by 2025 and 10 percent by 2035. Increase the percentage of all trips made by walking, biking, or transit to at least 35 percent by 2025 and 50 percent by 2035.	**No conflict.** The Project is an urban center/infill development located in close proximity to transit. Additionally, the Project is a 510,621 square-foot studio campus building. The Project would also include a two-level subterranean parking garage that would extend to a depth of approximately 30 to 40 feet below grade. Parking Level 1, bicycle parking spaces, showers and lockers, vehicular parking spaces, and valet. Parking Level 2 is dedicated to vehicular parking spaces and two cisterns. The on-site drop-off areas on the ground floor would encourage ridesharing and carpooling, while the on-site parking would provide preferential parking for electric and low-emitting vehicles. The Project would also meet or exceed code-required electric vehicle charging stations. Of the 981 parking spaces, a total of 20 spaces would be American Disability Act-compliant, 196 spaces would be electric vehicle (EV) ready and 99 would be equipped with EV charging stations. The Project's development on a Project Site in an infill location would promote the concentration of development in an urban location with extensive infrastructure and access to diverse uses and public transit facilities, which would promote multi-modal travel and reduce vehicle miles traveled for the office space.
Air Quality. Increase the percentage of electric and zero emissions vehicles in the city to 10 percent by 2025 and 25 percent by 2035 as well as increasing the percentage of port-related goods movement trips that use zero-emissions technology to at least 15 percent in 2025 and 25 percent in 2035.	**No conflict**. The Project will comply with applicable City of Los Angeles Building Codes pertaining to building code requirements for charging station prewiring and installation of charging stations at workplaces. Therefore, the Project would also be consistent with the LA Sustainable City pLAn/Green New Deal.
Note: This analysis focuses on the Sustainable City pLAn targets most applicable to the Project. *Source: City of Los Angles Sustainable City pLAn, April 2015 and L.A.'s Green New Deal Sustainable City pLAn 2019.*	

The analysis above describes the consistency of the Project with the City's *Sustainable City pLAn*. As discussed in Table 4.6, generally the Project's consistency with the plans and policies is shown through a combination of regulatory compliance (green building code etc.) as well as Project-specific characteristics (water conservation, energy conservation, and other features consistent with these plans). Therefore, the Project would be consistent with the City's applicable plans, policies, or regulations for the reduction of GHG emissions.

As discussed above, the Project would comply with the LA Green Building Code and CALGreen Code which would ensure energy efficiency and installation of water conserving fixtures. Moreover, the Project Site would utilize energy from LADWP, which is actively increasing its use of renewable sources. The Project would locate a production studio and creative office campus close to transit opportunities. The Project Site is located in an area well-served by public transit. Specifically, there is a Metro bus stop on West Santa Monica Boulevard in front of the Project Site, for westbound travel, and across the street for eastbound travel, approximately 292 feet south of the Site, for Metro Route 4, and a Metro bus stop on Western Avenue at Western Avenue/Santa Monica Boulevard, approximately 2,000 feet southeast of the Site, for Metro Route 207. The Project Site is also located within walking distance of the Metro Hollywood/Western B Line Subway, located approximately 5,280 feet north of the Project Site. The Project would provide 106 long-term bicycle parking spaces and 56 short-term spaces, for a total of 162 bike parking spaces. The Project would create a pedestrian-friendly environment by providing landscaped walkways along all street frontages. The Project Site is located adjacent to a mature network of streets that include vehicular, pedestrian and bicycle facilities. Therefore, the Project would be consistent with the goals of the LA Green New Deal/Sustainable City pLAn.

LA Green Building Code

The Los Angeles Green Building Ordinance requires that all projects filed on or after January 1, 2020 comply with the current Los Angeles Green Building Code. Mandatory measures under the Green Building Ordinance that would help reduce GHG emissions include: ten percent of the required and proposed parking spaces will have chargers for electric vehicles and 30 percent of the required and provided parking spaces will be pre-plumbed for future electric vehicle charging; enhanced energy-efficiency via high-performance glazing as well as enhanced façade, roof and deck insulation values; low-water use plumbing fixtures/appliances, rainwater harvesting cistern, water-efficient landscaping and drip irrigation. The Project would comply with the City of Los Angeles' Green Building Ordinance and reduce its GHG emissions through compliance with the Los Angeles Green Building Code.

2020-2045 RTP/SCS

The purpose of SB 375 is to implement the state's GHG emissions reduction goals by integrating land use planning with the goal of reducing car and light-duty truck travel.

Reflecting that purpose, the primary goal of the 2020–2045 RTP/SCS is to provide a framework for future growth that will decrease per capita GHG emissions from cars and light-duty trucks

based on land use planning and transportation options.[97] To accomplish this goal, the 2020–2045 RTP/SCS identifies various strategies to reduce per capita VMT. The 2020–2045 RTP/SCS is expected to help SCAG reach its GHG reduction goals, as identified by CARB, with reductions in per capita passenger vehicle GHG emissions for specified target years.[98]

In addition to demonstrating the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB, the 2020–2045 RTP/SCS outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands.[99] Thus, successful implementation of the 2020–2045 RTP/SCS would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use. With regard to individual developments, such as the Project, strategies and policies set forth in the 2020–2045 RTP/SCS can be grouped into the following three categories: (1) reduction of vehicle trips and VMT; (2) increased use of alternative fuel vehicles; and (3) improved energy efficiency.[100] These strategies and policies are addressed below. Also, as explained immediately below, the Project is consistent with applicable growth forecasts.

Consistency with Integrated Growth Forecast

The 2020–2045 RTP/SCS provides socioeconomic forecast projections of regional population growth. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the specific area; these are used by SCAG in all phases of implementation and review.[101] As discussed in Response to Checklist Question XIV.A, Population and Housing, below, the Project is consistent with the regional growth projections for the Los Angeles Subregion.

Consistency with VMT Reduction Strategies and Policies

The Project is designed and would be constructed to incorporate features to support and promote environmental sustainability. The Project represents an infill development within an existing urbanized area that is well served by public transportation and located adjacent to several Metro bus stops. As discussed in Response to Checklist XVII.A, Transportation, below, the Project is estimated to generate lower VMT per employee for employees than the average for the area. Additionally, the Project incorporates several TDM measures (e.g., provide required short- and long-term bicycle parking spaces in compliance with the requirements of the LAMC) to reduce the number of single occupancy vehicle trips to the Project Site. Trip generation and VMT were

97 SCAG, Connect SoCal (2020–2045 RTP/SCS), adopted September 2020, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

98 SCAG, Connect SoCal (2020–2045 RTP/SCS), adopted September 2020, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

99 SCAG, Connect SoCal (2020–2045 RTP/SCS), adopted September 2020, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

100 SCAG, Draft Program EIR for the 2020–2045 RTP/SC, Section 3.8, Greenhouses, December 2019, p. 3.8-61.

101 SCAG, Connect SoCal (2020–2045 RTP/SCS), adopted September 2020, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

calculated using the LADOT VMT Calculator which accounts for project features such as increased density and proximity to transit. As shown in Appendix J, incorporation of reduction features applicable to the Project results in reduction in overall VMT and resultant GHG emissions, which is consistent with the GHG reduction strategies provided in the 2020–2045 RTP/SCS. The Project would also be consistent with the following key GHG reduction strategies in SCAG's 2020–2045 RTP/SCS, which are based on changing the region's land use and travel patterns:[102]

- New housing and job growth focused in High Quality Transit Areas (HQTAs);
- Limit total acreage of greenfield or otherwise rural land uses converted to urban use; and
- Reduce VMT per capita.

As discussed above, the Project represents an infill development within an existing urbanized area that would introduce new employment, within an HQTA that is well served by public transportation.[103] Furthermore, the Project VMT per capita would be well below the APC average designated for Project Site area. The Project would also provide required short- and long-term bicycle parking spaces in compliance with the requirements of the LAMC. These and other measures would further promote a reduction in VMT and subsequent reduction in GHG emissions, which would be consistent with the goals of SCAG's 2020–2045 RTP/SCS.

Increased Use of Alternative Fueled Vehicles Policy Initiative

The second goal of the 2020–2045 RTP/SCS, with regard to individual development projects such as the Project, is to increase alternative fueled vehicles to reduce per capita GHG emissions.[104] The 2020–2045 RTP/SCS policy initiative focuses on providing charge port infrastructure and accelerating fleet conversion to electric or other near zero-emission technologies.[105] Of the 981 parking spaces, 196 spaces would be electric vehicle (EV) ready and 99 would be equipped with EV charging stations.

Energy Efficiency Strategies and Policies

The third important goal within the 2020–2045 RTP/SCS for individual developments, such as the Project, involves improving energy efficiency (e.g., reducing energy consumption) to reduce GHG emissions.[106] The 2020–2045 RTP/SCS goal is to actively encourage and create incentives for

102 SCAG 2020–2045 RTP/SCS, Table 5.1, Connect SoCal Performance Measures and Results.

103 SCAG 2020–2045 RTP/SCS, Exhibit 2.8, Priority Growth Area—High Quality Transit Areas.

104 SCAG, 2020–2045 RTP/SCS, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

105 SCAG, 2020–2045 RTP/SCS, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

106 SCAG, 2020–2045 RTP/SCS, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

energy efficiency, where possible.[107] As discussed above, the Project has been designed and would be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen Code.[108,109] These standards would reduce energy and water usage and waste and, thereby, reduce associated GHG emissions and help minimize the impact on natural resources and infrastructure. The sustainability features to be incorporated into the Project would include, but not limited to; high-performance glazing as well as enhanced façade, roof and deck insulation values. The air conditioning system would be comprised of highly efficient Variable Refrigerant Flow (VRF) systems allowing for minimal electrical consumption, particularly when the building is lightly occupied. The building systems would increase the filtration of outside air being delivered to the occupied areas, and operable windows and large expanses of sliding glass doors would improve the natural ventilation whenever weather conditions permit. The glazing features would also promote daylighting and access to quality views, both of which are essential for occupant wellness and productivity. The tower roofs would be engineered with appropriate structural loads and provided with infrastructure to accommodate potential large solar photovoltaic arrays to generate electricity on-site through a renewable source.

Indoor water usage would be minimized via the use of ultra-low flow plumbing fixtures installed throughout the Project. All drains would feed into four separate rainwater harvesting cisterns located on Parking Level 2 and 3. Their approximately 10,000-gallon capacity is to be used entirely for irrigation of the on-site landscaping.

The irrigation system would be designed to meet or exceed the state Model Water Efficient Landscape Ordinance (MWELO).[110] The irrigation system would utilize a dedicated landscape water meter and automatic weather-based controllers with electronically operated control valves and seasonal irrigation schedules. All areas would include high efficiency irrigation emitters, including micro spray and drip irrigation. Bubblers may be used for trees or shrubs where drip irrigation is not feasible. Nonresidential buildings built with the 2019 Title 24 standards will use about 30 percent less energy due mainly to lighting upgrades.[111]

Land Use Assumptions

At the regional level, the 2020–2045 RTP/SCS is a plan adopted for the purpose of reducing GHGs.[112] In order to assess the Project's consistency with the 2020–2045 RTP/SCS, this IS/MND

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107 SCAG, 2020–2045 RTP/SCS, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

108 City of Los Angeles Municipal Code (LAMC), Chapter IX, Article 9.

109 California Building Standards Commission, 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, effective January 1, 2020.

110 California Department of Water Resources, Model Water Efficient Landscape Ordinance, https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance, accessed October 2022.

111 CEC, 2019 Building Energy Efficiency Standards, Fact Sheet.

112 As part of the state's mandate to reduce per-capita GHG emissions from automobiles and light trucks, the 2020–2045 RTP/SCS presents strategies and tools that are consistent with local jurisdictions' land use policies and incorporates practices to achieve the state-mandated reductions in GHG emissions at the regional level through

also analyzes the Project's land use characteristics for consistency with those utilized by SCAG in its SCS. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as the 2020–2045 RTP/SCS, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals. As discussed in Response to Checklist Question XI.B, Land Use and Planning, below, the Project is consistent with the land use goals and principles set forth in the 2020–2045 RTP/SCS that pertain to GHG emissions.

The Project Site is located within an HQTA as designated by the 2016 RTP/SCS.[113,114] As discussed previously, the Project Site is an urban center location close to jobs, off-site housing, shopping and entertainment uses and in close proximity to public transit stops, which would result in reduced VMT, as compared to a project of similar size and land uses at a location without close and walkable access to off-site destinations and public transit stops. The 2020-2045 RTP/SCS projects that these urban center/infill areas, while comprising only four percent of land area in the region make up 58.2 percent of household growth and 45.2 percent of job growth.

Further, the vertical integration of land uses on the Project Site would produce substantial reductions in auto mode share to and from the Project Site that would help the region accommodate growth and promote public transit ridership that would minimize GHG emission increases and reduce per capita emissions consistent with the 2020-2045 RTP/SCS, as the Traffic Assessment shows. Additionally, the inclusion of electric vehicle charging infrastructure (per LA Green Building Code) will support the penetration of electric zero-emission vehicles into the vehicle fleet.

The Project would be located on an infill site in an area well-served by public transit. Specifically, there is a Metro bus stop on West Santa Monica Boulevard in front of the Project Site, for westbound travel, and across the street for eastbound travel, approximately 292 feet south of the Site, for Metro Route 4, and a Metro bus stop on Western Avenue at Western Avenue/Santa Monica Boulevard, approximately 2,000 feet southeast of the Site, for Metro Route 207. The Project Site is also located within walking distance of the Metro Hollywood/Western B Line Subway, located approximately 5,280 feet north of the Project Site. The Project would also include bicycle facilities and would create a pedestrian-friendly environment by providing landscaped walkways. The Project Site is located adjacent to a mature network of streets that include vehicular, pedestrian and bicycle facilities. Development of the Project within this established community would promote a variety of travel choices and would create new employment and housing opportunities the area. The Project would not conflict with RTP/SCS goals to maximize mobility and accessibility for all people and goods in the region, ensure travel safety and reliability, preserve and ensure a sustainable regional transportation system, protect the environment, encourage energy efficiency and facilitate the use of alternative modes of transportation.

reduced per-capita vehicle miles traveled. SCAG 2020–2045 RTP/SCS, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed August 10, 2021.

113 SCAG, 2020 RTP/SCS September 3, 2020, Exhibit 3.8 High Quality Transit Areas (2040), p. 90.

114 Metro, High Quality Transit Areas-Southwest Quadrant Map.

As demonstrated above, the Project would be consistent with the applicable goals, including those pertaining to reductions in GHG emissions, in the 2020-2045 RTP/SCS. The Project is the type of land use development that is encouraged by the 2020–2045 RTP/SCS to reduce VMT and expand multi-modal transportation options in order for the region to achieve the GHG reductions from the land use and transportation sectors required by SB 375, which, in turn, advances the state's long-term climate policies.[115] By furthering implementation of SB 375, the Project supports regional land use and transportation GHG reductions consistent with state regulatory requirements.

As discussed, the Project would be consistent with the 2020–2045 RTP/SCS, the 2017 Scoping Plan, and the *Sustainable City pLAn/L.A.'s Green New Deal*. The Project, with its incorporation of the Project Design Features discussed in other sections of this IS/MND, would minimize its GHG emissions and would be consistent with these applicable regulatory plans and policies intended to reduce GHG emissions. **Therefore, the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The Project also would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Furthermore, because the Project is consistent and does not conflict with these plans, policies, and regulations, the Project's incremental increase in GHG emissions as described above would not be cumulatively considerable or result in a significant impact on the environment. Project-specific impacts with respect to GHG emissions would be less than significant, and no mitigation measures are required.**

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

115 As discussed above, SB 375 legislation links regional planning for housing and transportation with the GHG reduction goals outlined in AB 32.

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

A Phase I Environmental Site Assessment Report (ESA)[116] and a Phase II Environmental Site Investigation Report (Phase II)[117] were conducted for the Project to assist in the preparation of the following hazards and hazardous materials analysis and are included as Appendix G.1 and G.2, to this document.

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

Less Than Significant Impact. Construction of the Project would involve the temporary transport, use, and disposal of potentially hazardous materials. These materials include paints, adhesives, surface coatings, cleaning agents, fuels, and oils that are typically associated with construction of any urban development project. All potentially hazardous materials associated with construction activities would be used and stored in accordance with manufacturers'

116 Partner Engineering and Science, Inc., Phase I Environmental Site Assessment Report, Vacant Sear and Two Vacant Parcels, 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue, Los Angeles, California, 90038, October 23, 2020. Refer to Appendix G.1.

117 RMD Environmental Solutions, Inc., Phase II Environmental Site Investigation Report, 5601-5643 Santa Monica Boulevard, Los Angeles, California, November 30, 2022. Refer to Appendix G.2.

instructions and handled in compliance with applicable standards and regulations, which minimizes the potential risk associated with construction-related hazardous materials. Construction activities would be contained on the Project Site and, thus, risks related to the use of such materials would be minimal and localized to the Project Site. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including, but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, Federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by LADBS. These existing regulations are aimed at the amount of hazardous materials used, accident prevention, protection from exposure to specific chemicals, and the proper storage and disposal of hazardous materials. Any associated risk would be adequately reduced to a less-than-significant level through compliance with these standards and regulations. Therefore, construction of the Project would not expose persons or the environment to a substantial risk resulting from the transport, use or disposal of hazardous materials during construction.

Operation of the Project would not involve the routine use, transport, or disposal of hazardous materials. The Project includes the development of a new production studio and creative office campus. The operation of the Project would involve the use of limited hazardous materials that are similar to any other urban development such as cleaning solvents, paints, and pesticides for landscaping. Studio uses, in particular, would involve the use of hazardous materials such as paints, adhesives, aerosol spray paint, as well as other materials for production and set making. Such use would be consistent with that currently occurring at other commercial and studio developments. However, as with Project construction, all hazardous materials used on the Project Site during operation would be used, stored, and disposed of in accordance with manufacturer's standards and all applicable federal, state, and local requirements, such as California Hazardous Waste Control Law, Federal and California Occupational Safety and Health Acts, the Emergency Planning and Community Right-to-Know Act (Superfund Amendments and Reauthorization Act, Title III), and Safe Drinking Water and Toxic Enforcement Act, and Uniform Fire Code. Therefore, with compliance with manufacturer's standards and all applicable local, state, and federal laws and regulations relating to environmental protection and the management of hazardous materials, operation of the Project would not expose persons or the environment to a substantial risk associated with the routine transport, use, or disposal of hazardous materials.

Moreover, the Project would adhere to regulatory requirements for source hazardous waste reduction measures (e.g., recycling of used batteries, recycling of elemental mercury, etc.) that would further minimize the generation of hazardous waste. The Project would be required to comply with the applicable City ordinances regarding implementation of hazardous waste reduction efforts on-site (i.e., the City's Green Building Ordinance). The applicable regulatory requirements further ensure that the minimal amount of hazardous materials associated with the Project are properly treated and disposed of at licensed resource recovery facilities or hazardous waste landfills. The potential transport of any hazardous materials and wastes, i.e., paints, adhesives, surface coatings, cleaning agents, fuels, and oils, if it occurs, would occur in accordance with federal and state regulations that govern the handling and transport of such materials. In accordance with such regulations, the transport of hazardous materials and wastes

would only occur with transporters who have received training and appropriate licensing. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. Based upon the criteria established in the *L.A. CEQA Thresholds Guide*, a project would normally have a significant impact to hazards and hazardous materials if:

- The project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, asbestos, chemicals or radiation); or
- The project involved the creation of any health hazard or potential health hazard.

As stated above, an ESA and a Phase II Report were conducted for the Project Site (see Appendices D.1 and D.2). The ESA was performed in conformance with the scope and limitations of ASTM Standard Practice 1527-13. The purpose of the investigation was to identify the presence of any recognized environmental conditions (RECs), including controlled recognized environmental conditions (CRECs) and historical recognized environmental conditions (HRECs), in connection with the Project Site. RECs are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release.

According to available historical sources and a previous subsurface investigation of the Project Site, several environmentally sensitive operations historically occupied the Project Site. Based on the findings of the ESA, the following areas of concern (AOCs) were identified at the Project Site in the previous ESA:

- A laundromat was identified in operation at 5663 West Santa Monica Boulevard between approximately 1954 to 1967. Due to concerns of historical use of dry cleaning solvents (tetrachlorethylene ["PCE"]), this lot was identified as a potential concern for historical releases to soil and/or groundwater.
- Automotive service and repair operations were reported at 5667 West Santa Monica Boulevard between 1955 and 2009. This lot was identified as the likely historical site of Sears Auto Center although historical documents, including a permitted waste oil tank, were listed at 5601 and 5603 West Santa Monica Boulevard, the main Sears building. Eight hydraulic lifts and a drain sample box, as well as a potential vent pipe were observed at this former building in 2015. Concerns regarding potential repair operations were also identified based on the observation of disassembled engines and motor parts in the former buildings at 5637 and 5643-45 West Santa Monica Boulevard (Gosen Auto Body Part – 2002). Two potential former underground storage tanks (USTs) were also identified to the north of the Sears Automotive Center building on the southwestern corner of the site (5667 West Santa Monica Boulevard).

- An automotive repair facility was located at 5617 West Santa Monica Boulevard (Gaylord AS) and an automobile service station was identified at 5615 West Santa Monica Boulevard in 1924 (Omara Marony). These locations appear to be located under the footprint of the current Sears Building which includes a basement level.

Based on the results of the previous subsurface investigation, it appears that past releases at the Project Site have resulted in volatile organic compounds (VOC) impacts to soil gas at concentrations exceeding applicable regulatory screening levels, which is considered a REC and a potential risk of vapor intrusion to future buildings at the Project Site.

Furthermore, two gasoline stations appear to have been formerly located within the southeastern and southwestern portions of the Project Site. The gasoline station formerly located within the southeastern portion of the Site appears to have been located within the footprint of the current Sears building, which contains a basement. It is likely that any USTs and associated soil impacts associated with this former gasoline station would have been discovered and removed during the development of the current Sears building, which included excavation to at least 10 feet bgs for the basement. No documentation pertaining to the removal and closure of suspected USTs at the former gasoline station location within the southwestern portion of the Project Site was identified during the course of the ESA preparation. As such, the current presence or absence of USTs and associated impacts to the subsurface are unknown and the former gasoline station and presumed UST fueling systems located within the southwestern portion of the Project Site are considered a REC.

According to the regulatory database report and the previous subsurface investigation of the Project Site, a waste oil UST was identified at the address of the main Sears building at 5601 West Santa Monica Boulevard. However, this waste oil UST was presumed to be associated with the Sears Automotive Center at 5667 West Santa Monica Boulevard, which was consistent with the presence of an UST vent pipe observed by Northgate on the 5667 West Santa Monica Boulevard building. Additionally, an UST of unreported size or contents was identified in the regulatory database report at the historical property address of 5657 West Santa Monica Boulevard, within the southwestern portion of the Project Site. No documentation pertaining to the removal and closure of these former USTs was identified during the course of ESA preparation. As such, the current presence or absence of the USTs and associated impacts to the subsurface are unknown and the USTs are considered a REC.

According to the Sanborn map review, a battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957. This area was later converted for use as a garden supplies storage area by 1960. This location does not appear to have been previously investigated. Past releases of hazardous substances and/or petroleum products may have occurred at this location which is considered a REC.

Per the recommendations of the ESA, sampling activities were conducted on the Project Site. The ESA concluded that the presence of benzene, naphthalene, and PCE in soil vapor is indicative of a historic release or spill to the subsurface and may be present at the Project Site in soil at concentrations above regulatory screening levels. The ESA also concluded that based on the long-term on-site automotive operations and the possible historic on-site dry cleaner, coupled with

the compounds found in soil vapor, there is a reasonable probability that there may be localized areas on the Project Site where soil and/or soil vapor concentrations may exceed both residential and commercial regulatory screening levels. Therefore, the ESA recommended that a Phase II investigation including a ground-penetrating radar (GPR) or similar geophysical survey should be conducted to determine whether UST(s) remain on-site, and whether there is evidence of associated impact to the Project Site.

The Phase II soil investigations reported low concentrations of total petroleum hydrocarbons (TPH), VOCs, and metals in the shallow soil. The concentrations reported were below regulatory action levels. With regards to soil disposal and planning for Project Site grading, additional California's Soluble Threshold Limit Concentration (STLC) analysis was conducted for chromium and lead. STLC soil analytical results demonstrate the chromium and lead detected in the composite samples does not fall under hazardous waste classification. Furthermore, low concentrations of PCE were detected in groundwater both historically and during the Phase II investigation. The concentrations were very low and not at levels that would require active remediation in groundwater. Concentrations of VOCs were detected in the soil vapor beneath the basement of the former Sears building at levels that are above vapor intrusion screening levels for residential land use. However, the proposed redevelopment for the Project Site includes two-level subterranean parking which would mitigate the potential for vapor intrusion resulting from the soil vapor impacts beneath the Sears building.

Shallow soil exported off-site during Project Site grading is generally expected to meet acceptable criteria for non-hazardous waste characterization. Furthermore, the concentrations of VOCs reported in groundwater and soil vapor are low and not expected to drive further investigation or remediation, especially considering the redevelopment plans for a two-level parking garage across the footprint of the Project Site.

No CRECs or HRECs were identified for the Project Site.[118] According to available historical sources, the built date of the existing structure on the Project Site is 1928, indicating that asbestos-containing materials (ACM) and lead-based paint may be present. According to the U.S. Environmental Protection Agency (USEPA), ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Further, all demolition, transport, and disposal of known and suspected asbestos would be required to adhere to the regulations established in the California Code of Regulations, Title 8, Section 341.6(c), Code of Federal Regulations, Title 29, Section 1926.1101(b), Code of Federal Regulations, Title 40, Part 61, Subpart M, and SCAQMD Rule 1403. Demolition, transport, and disposal of known and suspected lead-based paint would be required to adhere to the regulations established in the Code of Federal Regulations, Title 24, Section 35.86; Code of Federal Regulations, Title 40, Section 745.103; Code of Federal Regulations, Title 29, Section 1926.62; and California Code of Regulations, Title 8, Section 1532.1. Adherence to the regulations and procedures would ensure

118 Partner Engineering and Science, Inc., Phase I Environmental Site Assessment Report, Vacant Sear and Two Vacant Parcels, 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue, Los Angeles, California, 90038, October 23, 2020. Refer to Appendix G.1.

that all ACM and lead-based paint would be remediated and disposed of in accordance with federal, state, and local regulations.

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium atoms. The USEPA has prepared a map to assist federal, state, and local organizations to target their resources and to implement radon-resistant building codes. Review of the USEPA Map of Radon Zones places the Project Site in Zone 2, Moderate. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

Therefore, impacts would be less than significant and no mitigation measures are required.

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

Less Than Significant Impact. The closest existing school is the West Santa Monica Boulevard Community Charter School which is located 0.2 mile southwest of the Project Site. As stated in Section IX(a), above, the Project would store, sell, and use, at most, minimal amounts of hazardous materials such as typical cleaning solvents used for janitorial purposes. As discussed above, the types and amounts of hazardous materials that would be used in connection with construction of the Project would be typical of those used during construction of studio campus developments and would include vehicle fuels, paints, oils, and transmission fluids. Similarly, the types and amounts of hazardous materials used during operation of the Project would be typical of such developments and would include cleaning solvents, pesticides for landscaping, painting supplies, and petroleum products. Furthermore, all materials used during both the construction and operation of the Project would be used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations including, but not limited to, federal and state Occupational Safety and Health Act requirements, and local regulations for the storage, use, transport, and disposal of hazardous materials. As a result, use of these materials would not create a significant hazard to nearby schools. Furthermore, the school would be generally shielded from the Project Site by its distance from the Project Site, intervening urban buildings, and standard construction walls and sheeting to reduce dust and other emissions from the Project Site. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. California Government Code Section 65962.5 requires the California Environmental Protection Agency to develop and update annually the Cortese List, which is a "list" of hazardous waste sites and other contaminated sites. While Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of multiple agencies. The ESA prepared for the Project (see Appendix G.1), included a records search of multiple federal, state, and local environmental databases was completed by Environmental Data Resources, Inc (EDR). As a follow-up to the database search, regulatory

information was reviewed for facilities within the specified search radii that were interpreted to have the potential to impact the Project Site, based on one or more factors (e.g., distance, open case status, up-gradient location, soil vapor migration). The following is a summary of the regulatory information obtained from review of online sources (e.g., state Water Resources Control Board (SWRCB) GeoTracker database, Department of Toxic Substances Control (DTSC) Envirostor database) and/or files requested from the applicable regulatory agency, as described below. The Project Site is identified as an EDR Historical Auto, a Statewide Environmental Evaluation and Planning System (SWEEPS) UST, a Hazardous Substance Storage Container Database (HIST UST), a California Facility Inventory Database (CA FID) UST, an UST, a Resource Conservation and Recovery Act (RCRA) Small Quantity Hazardous Waste Generator (SQG), a Hazardous Materials Reporting Facility (HAZMAT), a Facility and Manifest Data (HAZNET), a Hazardous Waste Tracking System (HWTS), a Facility Index System/Facility Registry System (FINDS), an Enforcement and Compliance History Information (ECHO), a National Pollutant Discharge Elimination System (NPDES), and a California Integrated Water Quality System (CIWQS) site in the regulatory database report, as discussed below:

- The Project Site is identified as Sears Roebuck and Co. and St Andrews Santa Monica at 5601 and 5667 West Santa Monica Boulevard is identified as a generator of hazardous and regulated wastes. The transporter is generally reported as Safety Kleen for removal of the generated wastes for off-site disposal under manifest. The generated wastes are consistent with typical vehicle repair and servicing operations. The most recent record indicates the facility was listed as inactive as of June 1, 2019. Asbestos disposal records are reported in 2011 and 2012.

- The Project Site is identified as a UST and Historical UST, and EDR Historical Auto site as Sears Roebuck and Co at 5601 Santa Monica as of 1985; untitled facility at 5603 and 5657 Santa Monica (reported as Sears Auto Center); Marony Omara at 5615 Santa Monica (auto service station in 1942); JW Colvin at 5673 Santa Monica (reported as a gasoline service station in 1929); AS Gaylord at 5617 Santa Monica is reported as an auto repair facility in 1924; and Green Hornet Santa Monica at 5601 Santa Barbara as of 2009. Green Hornet listings also are referenced as Columbia Pictures and appear to be for studio rental of the lot and/or building for filming in the last 13 years. As discussed previously in Question IX(b), the previous ESA found three AOC's at the Project Site: the laundromat, the 5667 West Santa Monica Boulevard automotive service and repair facility, and the 5616 West Santa Monica Boulevard automotive repair facility with are considered REC's. In addition, the current ESA found two additional AOCs which include the former gasoline station at 5673 West Santa Monica Boulevard and a former battery and lube oil facility that were not addressed as part of the prior subsurface investigation. These facilities are also considered RECs.

- One 100-gallon waste oil tank is reported as registered to Sears Roebuck & Co Auto Center at 5601 West Santa Monica Boulevard as reported by Los Angeles Fire Department (LAFD). Additionally, an UST of unreported size or contents was identified in the regulatory database report at the historical Project Site address of 5657 West Santa Monica Boulevard, within the southwestern portion of the Project Site. No documentation

pertaining to the removal and closure of these former USTs was identified. As such, the current presence or absence of the USTs and associated impacts to the subsurface are unknown and the USTs are considered a REC.

- The FINDS and ECHO listings (Hollywood Marketplace: 5601-5667 West Santa Monica Boulevard are associated with the disposal records and the NPDES and CIWQS listings are reported as associated with recent (2017) monitoring of stormwater runoff prevention during construction activities for 5601 and 5667 West Santa Monica Boulevard. One violation for failure to submit a quarterly reported was issued in 2017. No other violations or releases are reported. Based on the nature of the permit, these listings are not considered a REC.

As previously discussed in Question IX(b), ESA recommended that a Phase II investigation including a GPR or similar geophysical survey should be conducted to determine whether UST(s) remain on-site, and whether there is evidence of associated impact to the Project Site. The Phase II soil investigations reported low concentrations of TPH, VOCs, and metals in the shallow soil. The concentrations reported were below regulatory action levels. With regards to soil disposal and planning for Project Site grading, additional STLC analysis was conducted for chromium and lead. STLC soil analytical results demonstrate the chromium and lead detected in the composite samples does not fall under hazardous waste classification. Furthermore, low concentrations of PCE were detected in groundwater both historically and during the Phase II investigation. The concentrations were very low and not at levels that would require active remediation in groundwater. Concentrations of VOCs were detected in the soil vapor beneath the basement of the former Sears building at levels that are above vapor intrusion screening levels for residential land use. The proposed redevelopment for the Project Site includes two-level subterranean parking which would mitigate the potential for vapor intrusion resulting from the soil vapor impacts beneath the Sears building.

In conclusion, although the Project Site is included on a list of hazardous waste sites compiled pursuant to Section 65962.5 of the Government Code, construction and operation of the Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard to the public or the environment based on the analysis presented above. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

No Impact. The Project Site is located approximately 8.9 miles south of the Hollywood-Burbank Airport (2627 North Hollywood Way). However, the Project Site is not located within the Planning Boundary/Influence Area of the Hollywood-Burbank Airport including within the Runway Protection Zone or Airport Land Use Plan Noise Contour, which establishes the area susceptible to noise levels that would exceed the annoyance threshold for noise (defined as >65 Community

Noise Exposure (CNEL) for commercial airports such as the Hollywood-Burbank Airport).[119] **Therefore, no impacts would occur and no mitigation measures are required.**

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

Less Than Significant Impact. According to the Safety Element of the City of Los Angeles General Plan, the nearest disaster route to the Project Site is West Santa Monica Boulevard, which is located adjacent to the Project Site and the US-101, which is located less than 0.5 miles east of the Project Site. In addition, the Project Site is located 0.8 mile northwest of the nearest fire station, Fire Station 52, located at 4957 Melrose Avenue. While it is expected that the majority of construction activities for the Project would be confined to the Project Site, limited off-site Project-related construction activities may occur in adjacent street rights-of-way during certain periods of the day, which could potentially require temporary lane closures. However, if lane closures are necessary, the remaining travel lanes would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access. The Project would coordinate with the Los Angeles Police Department (LAPD) and LAFD to address any potential construction related impacts on access to and from the nearby LAPD and LAFD stations. Accordingly, the Project construction would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. Impacts would be less than significant, and no mitigation measures are required.

Operation of the Project would generate traffic in the Project Site and would result in some modifications to site access. However, the Project would comply with LAFD access requirements and would not impede emergency access in the vicinity of the Project Site. Furthermore, as discussed above, the closest disaster routes include the adjacent West Santa Monica Boulevard and the US-101, which is within 0.5 miles of the Project Site. Thus, the Project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's emergency response plan. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

No Impact. The Project Site is not located in a Very High Fire Hazard Severity Zone;[120] nor is the Project Site within a wildland fire hazard area.[121] In addition, the Project Site is located in a highly urbanized area of the City, and does not include wildlands or high fire hazard terrain or vegetation. Furthermore, the Project would be developed in accordance with LAMC and LAFD requirements

119 Los Angeles County, Airport Land Use Commission, Burbank/Glendale/Pasadena Airport, Airport Influence Area Map, May 13, 2003, website: https://planning.lacounty.gov/assets/upl/project/aluc_airport-burbank.pdf, accessed September 2021.

120 City of Los Angeles Department of City Planning, Zone Information & Map Access System, http://zimas.lacity.org/, accessed September 2021.

121 City of Los Angeles Department of City Planning, Los Angeles City General Plan Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles, Adopted November 1996, https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed September 2021.

pertaining to fire safety. **Therefore, no impacts would occur and no mitigation measures are required.**

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or1	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

The following analysis is based on the Hydrology & Water Quality Technical Report prepared by KPFF, Inc., dated April 2023. All specific information on hydrologic conditions in the discussion below is from this report unless otherwise noted. The Hydrology & Water Quality Technical Report is included as Appendix H of this IS/MND.

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

Less Than Significant Impact.

Surface Water Quality

Construction

During Project construction, particularly during the grading phase, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives, coatings, lubricants, and fuel could also occur. However, in accordance with the requirements of the NPDES Construction General Permit, the Project would implement a Stormwater Pollution Prevention Plan (SWPPP) adhering to the California Stormwater Quality Association Best Management Practices (BMP) Handbook.

Construction BMPs for the Project would be designed and maintained as part of the implementation of the SWPPP in compliance with the Construction General Permit. The SWPPP must begin when construction commences, before any site clearing and grubbing or demolition activity. During construction, the SWPPP would be referred to regularly and amended as changes occur throughout the construction process. The Notice of Intent (NOI), Amendments to the SWPPP, Annual Reports, Rain Event Action Plans (REAPs), and Non-Compliance Reporting must be posted to the state's SMARTS website in compliance with the requirements of the Construction General Permit.

The SWPPP would set forth BMPs to be used during construction for stormwater and non-stormwater discharges, including, but not limited to erosion control and sediment control with sandbags, storm drain inlets protection, stabilized construction entrance/exit, wind erosion control, and stockpile management, to minimize the discharge of pollutants in stormwater runoff during construction. In addition, Project construction activities would occur in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC), such as the preparation of an erosion control plan, to reduce the effects of sedimentation and erosion.

As discussed in Section 3, Project Description, of this IS/MND, below-grade parking would extend to a depth of approximately 30 to 40 feet. As described in the Geotechnical Engineering Investigation Report by Geotechnologies, Inc. (Geotechnical Report), groundwater was encountered during exploration at depths of 32.2 feet below the ground surface, which relates to elevations 296.3 feet above mean sea level.[122] According to the Geotechnical Report, the Seismic Hazard Zone Report by the California Geological Survey indicated the historically highest groundwater level in the area is roughly 20 feet beneath the ground surface, which relates to 308.5 feet.[123]

[122] Geotechnical Engineering Investigation – Proposed Commercial Development – 5601 Santa Monica Boulevard, Los Angeles, California, Updated March 3, 2022.

[123] Ibid.

Considering the historic high groundwater level at a depth of roughly 20 feet, and the depth of the proposed lowest level basement being 30.8 feet, groundwater would likely be encountered during construction. It is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. Thus, Project construction activities are expected to encounter groundwater which could require temporary pumps and filtration. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location and discharged into the storm drain system to proceed with construction. Discharges from dewatering operations can contain high levels of fine sediments, which, if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater were to be encountered during construction, temporary pumps and filtration would be utilized incompliance with all relevant NPDES requirements related to construction and discharges from dewatering operations pursuant to the LARWQCB's Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, LARWQCB Order No. R4-2018-0125 ("Dewatering Permit").[124]

With the implementation of site-specific BMPs included as part of the erosion control plan required to comply with the City grading permit regulations, the Project would significantly reduce or eliminate the discharge of potential pollutants from the stormwater runoff. Therefore, with compliance with NPDES requirements and City grading regulations, construction of the Project would not violate any water quality standard or waste discharge requirements or otherwise substantially degrade surface water quality. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated. **Thus, temporary construction-related impacts on surface water quality would be less than significant, and no mitigation measures are required.**

Operation

The Project Site would not increase concentrations of the items listed as constituents of concern for the Ballona Creek Watershed.

Due to the incorporation of the required LID BMP(s)[125], operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the state (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the waters of the state by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; or occurs during or as a result of the treatment or disposal of wastes.

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124 LARWQCB Order No. R4-2018-0125, www.waterboards.ca.gov/losangeles/board_decisions/adopted_orders/general_orders/r4-2018-0125/OrderNoR4-2018-0125(Order).pdf, accessed August 11, 2021.

125 City of Los Angeles, Sanitation Department, Planning and Land Development Handbook for Low Impact Development, May 9, 2016, https://www.lacitysan.org/cs/groups/sg_sw/documents/document/y250/mde3/~edisp/cnt017152.pdf, accessed August 11, 2021.

As is typical of most urban developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project include sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The Project would not have an adverse impact on water quality, and would in fact improve the quality of on-site flows, due to the introduction of new BMPs that would collect, treat, and discharge flows from the Project Site (which are not being treated under existing conditions). Also, both the Project and other future development projects would be subject to LID requirements and implementation of measures to comply with Total Maximum Daily Loads (TMDLs).

Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. The existing Project Site is approximately 100 percent impervious. Under the Project, a portion of the Project Site would be allocated for stormwater BMPs specifically intended to control and treat stormwater runoff in compliance with LID requirements. As stated above, it appears that stormwater runoff from the Project Site in its existing condition ultimately discharges into the Santa Monica Boulevard storm drain main via roof downspouts and sheet flow. The Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall for any storm event. The installed BMP systems would be designed with an internal bypass or overflow system to prevent upstream flooding due to large storm events. The stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way. As such, the Project would not interfere with the implementation of a water quality control plan. **Therefore, with the implementation of the SWPPP and LID BMPs, there will be no operational impacts on surface water quality, and no mitigation measures are required.**

Groundwater Quality

Construction

As discussed above, the Project would include excavations for the Project's subterranean parking. The Project would also result in a net export of approximately 251,000 cubic yards of soil. Although not anticipated at the Project Site, any contaminated soils or USTs found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable Federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. In addition, as there are no groundwater production wells or public water supply wells within one mile of the Project Site, construction activities would not

be anticipated to affect such existing wells.[126] Therefore, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade groundwater quality. As construction activities are not expected to encounter existing groundwater supplies, those activities would not conflict with the implementation of a sustainable groundwater management plan. **Therefore, impacts on groundwater quality would be less than significant and no mitigation measures would be required.**

Operation

The Project does not include the installation or operation of water wells, or any extraction or recharge system that is in the vicinity of the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well or spreading ground facility. Generally, operational activities which could affect groundwater quality include spills of hazardous materials and leaking underground storage tanks. As discussed above in Section IX, Hazards and Hazardous Materials, above, no USTs are currently operated at the Project Site or would be operated by the Project. Moreover, the Project would be required to comply with applicable regulatory requirements to further ensure that the minimal amount of hazardous materials associated with the Project are properly treated and disposed of at licensed resource recovery facilities or hazardous waste landfills. In addition, the Project would comply with all applicable regulations regarding the handling and potentially required cleanup of hazardous materials as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. Furthermore, operation of the Project would not require extraction from the groundwater supply because the subterranean walls would be designed to withstand hydrostatic pressure and permanent dewatering would not be required. The Project is not anticipated to result in releases or spills of contaminants that could reach a groundwater recharge area or spreading ground or otherwise reach groundwater through percolation because, as discussed further below, the Project Site would not be a significant source of groundwater recharge. Furthermore, as described above, operation of the Project would not require extraction from the groundwater supply based on the depth of excavation for the proposed uses and the depth of groundwater below the Project Site.

The Project is not anticipated to result in violations of any water quality standards or waste discharge requirements or otherwise substantially degrade groundwater quality. Additionally, the Project would not involve drilling to or through a clean or contaminated aquifer. **Therefore, the Project's potential impact on groundwater recharge is less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. As discussed above, based on the historically highest groundwater level and depth of proposed excavation, Project construction activities could encounter groundwater and temporary pumps and filtration may be required. If groundwater were to be encountered during construction, temporary pumps and filtration would be utilized in compliance all applicable regulations and requirements, including with all relevant NPDES

[126] Los Angeles County, Public Works, Groundwater Wells website: https://dpw.lacounty.gov/general/wells/, accessed May 19, 2022.

requirements related to construction and discharges from dewatering operations. Any required dewatering would be temporary and cease when construction is complete. Therefore, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin.

With regard to groundwater recharge, the percolation of precipitation that falls on pervious surfaces is variable, depending on the soil type, condition of the soil, vegetative cover, and other factors. The Project Site is comprised of approximately 100 percent impervious surfaces under existing conditions. The Project would neither increase or decrease the imperviousness of the Project Site. Therefore, the Project would not interfere substantially with groundwater recharge such that groundwater management would be impeded. Based on the above, the Project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in the aquifer volume or lowering of the local groundwater table level. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. Construction activities for the Project would involve removal of the existing structure and associated hardscape as well as the excavation and removal of soil. These activities would have the potential to temporarily alter existing drainage patterns on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Exposed and stockpiled soils could also be subject to erosion and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. However, as discussed above in Response to Section X.(a), the Project would implement a SWPPP that specifies BMPs and erosion control measures to be used during construction to manage runoff flows. These BMPs would be those designed to contain stormwater or construction watering on the Project Site such that runoff does not impact off-site drainage facilities or receiving waters. In addition, Project construction activities would be conducted in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC), including the preparation of an erosion control plan, to reduce the effects of sedimentation and erosion. Thus, with preparation of a SWPPP and implementation of BMPs, as well as compliance with applicable City grading permit regulations, construction activities for the Project would not result in substantial erosion or siltation on- or off-site. **Therefore, impacts would be less than significant and no mitigation measures are required**.

The Project Site is comprised of approximately 100 percent impervious surfaces under existing conditions. As discussed above, the Project would neither increase or decrease the imperviousness of the Project Site. Similar to existing conditions, no erosion or siltation would occur. Therefore, the drainage pattern would be the same as the existing Project Site, post construction. The Project would not alter the existing drainage pattern of the

Project Site or the surrounding area such that substantial erosion or siltation on-site or off-site would occur. **Therefore, impacts would be less than significant and no mitigation measures are required**.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. Construction activities for the Project would involve removal of the existing structure and associated hardscape as well as the excavation and removal of soil. These activities have the potential to temporarily alter existing drainage patterns on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. As discussed above in Response to Section X.(a), the Project would implement a SWPPP that specifies BMPs and erosion control measures to be used during construction to manage runoff flows. These BMPs are designed to contain stormwater or construction watering on the Project Site such that runoff does not impact off-site drainage facilities or receiving waters. Thus, with preparation of a SWPPP and implementation of BMPs, as well as compliance with applicable City grading permit regulations, construction activities for the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. **As such, construction-related impacts would be less than significant and no mitigation measures are required**.

The Project Site is comprised of approximately 100 percent impervious surfaces under existing conditions. The Project would neither increase or decrease the imperviousness of the Project Site and would not change infiltration into the groundwater and runoff volumes into the existing storm drain system.

In the existing condition, stormwater runoff is discharged into offsite storm drainage catch basins and underground storm drainage pipes, which convey stormwater through various underground pipe networks into Ballona Creek. Under the Project, all drains would feed into four separate rainwater harvesting cisterns on located on Parking Levels 2 and 3. Their approximately 10,000-gallon capacity would be used entirely for irrigation of the on-site landscaping. Any stormwater runoff that is not captured by the drains and cisterns would discharge into to the public storm drain system, similar to the existing conditions.

As discussed further below, the Project Site is not located in a flood zone. Therefore, the Project would not cause flooding during a 50-year storm event on the Project Site. The stormwater infrastructure located in West Santa Monica Boulevard and North Wilton Place has sufficient capacity to accept the stormwater runoff from the existing conditions and since there would be no increase in flow rates, infrastructure would have sufficient capacity to handle post-Project flows. Therefore, the Project would not substantially alter the existing drainage pattern of the Project Site or surrounding area such that on-site or off-site flooding would occur. **Operational impacts would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. As stated above in Section X(ii), the Project Site is comprised of approximately 100 percent impervious surfaces under existing conditions.

The Project would neither increase or decrease the imperviousness of the Project Site and would not change infiltration into the groundwater and runoff volumes into the existing storm drain system. Furthermore, stormwater runoff from the Project Site would be collected into four separate rainwater harvesting cisterns on located on Parking Levels 2 and 3. Any stormwater runoff that is not captured by the drains and cisterns would discharge into to the public storm drain system, similar to the existing conditions. Therefore, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. **Therefore, impacts would be less than significant and no mitigation measures are required**.

iv. Impede or redirect flood flows?

Less Than Significant Impact. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map, the Project Site is within Zone X, which is a designation for areas determined to have a minimal flood hazard.[127] No streams or rivers that may overflow or breech a levee are located on or near the Project Site and the Project Site is not located within any high-risk coastal areas.

The Los Angeles County General Plan Safety Element indicates that the Project Site is located within the inundation area boundaries of the Hollywood Reservoir and Mulholland Dam.[128] However, t this reservoir, as well as others in California, are continually monitored by various governmental agencies (such as the state of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum considered earthquake for the site as well as other conditions that could undermine the integrity of the dam. Pursuant to these regulations, the Mulholland Dam is regularly inspected and meets current safety regulations. In addition, the Los Angeles Department of Water and Power (LADWP) has emergency response plans to address any potential impacts to its dams. Given the oversight by the

127 Federal Emergency Management Agency, Flood Insurance Rate Map, Los Angeles County, California, FEMA Map Number 060137 and 06037C1610F, effective September 2008, https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-118.32363358491081,34.086364669197664,-118.30286255829891,34.09524975771773, accessed September 2021.

128 County of Los Angeles Department of Regional Planning, Los Angeles County General Plan Safety Element, Exhibit G: Inundation and Tsunami Hazard Areas, December 1990, https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed September 2021.

Division of Safety of Dams, including regular inspections, and the LADWP's emergency response program, the potential for substantial adverse impacts related to inundation at the Project Site as a result of dam failure would be less than significant. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. As discussed in Question X(civ), the Project Site is within Zone X, which is a designation for areas determined to have a minimal flood hazard.[129] Additionally, the Project Site is over 12 miles from the Pacific Ocean and not within an area potentially impacted by a tsunami.[130] There are also no major water bodies in the vicinity of the Project Site that would put the Project Site at risk of inundation by seiche.

As previously discussed, the Los Angeles County General Plan Safety Element indicates that the Project Site is located within the inundation area boundaries of the Hollywood Reservoir.[131] However, for the reasons explained above, inundation of the Project Site resulting from dam failure is highly unlikely. **Therefore, impacts would be less than significant and no mitigation measures are required**.

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

Less Than Significant Impact. Under Section 303(d) of the Clean Water Act, states are required to identify water bodies that do not meet their water quality standards. Biennially, the Los Angeles Regional Water Quality Control Board (LARWQCB) prepares a list of impaired waterbodies in the region, referred to as the 303(d) list. The 303(d) list outlines the impaired waterbody and the specific pollutant(s) for which it is impaired. All waterbodies on the 303(d) list are subject to the development of a Total Maximum Daily Load (TMDL). The Project Site is located within the Ballona Creek Watershed. The County of Los Angeles, the City of Los Angeles, and all other cities in the Los Angeles Watershed are responsible for the implementation of watershed improvement plans or Enhanced Watershed Management Programs (EWMP) to improve water quality and assist in meeting the Total Maximum Daily Load (TMDL) milestones. The objective of the EWMP Plan is to determine the network of control measures (often referred to as BMPs) that will achieve required pollutant reductions while also providing multiple benefits to the community and leveraging sustainable green infrastructure practices. The Project Site, falls within the Ballona

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129 Federal Emergency Management Agency, Flood Insurance Rate Map, Los Angeles County, California, FEMA Map Number 060137 and 06037C1610F, effective September 2008, https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-118.32363358491081,34.086364669197664,-118.30286255829891,34.09524975771773, accessed September 2021.

130 California Department of Conservation, Los Angeles County Tsunami Inundation Maps, https://www.conservation.ca.gov/cgs/tsunami/maps, accessed September 2021.

131 County of Los Angeles Department of Regional Planning, Los Angeles County General Plan Safety Element, Exhibit G: Inundation and Tsunami Hazard Areas, December 1990, https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf, accessed September 2021.

Creek EWMP and ultimately discharges the Pacific Ocean at the Santa Monica Bay. According to the SWRCB, Ballona Creek, is listed as an impaired water body. Impairments for Ballona Creek include trash, toxic pollutants, bacteria, metals, and sediment.[132] Potential pollutants generated by the Project would be typical of office, restaurant and production studio land uses and may include sediment, nutrients, pesticides, pathogens, trash and debris, oil and grease, and metals. The implementation of BMPs required by the City's LID Ordinance would target these pollutants that could potentially be carried in stormwater runoff. As such, with the implementation of the City's LID Ordinance BMPS, the Project would not introduce new pollutants or an increase in pollutants that could conflict with or obstruct any water quality control plans for Ballona Creek. In addition, stormwater runoff from the Project Site would be collected into four separate rainwater harvesting cisterns located on Parking Levels 2 and 3. Any stormwater runoff that is not captured by the drains and cisterns would discharge into to the public storm drain system, similar to the existing conditions. With compliance with existing regulatory requirements and implementation of City's LID Ordinance BMPS, the Project would not conflict with or obstruct implementation of a water quality control plan. **Therefore, impacts would be less than significant and no mitigation measures are required**.

XI. LAND USE AND PLANNING

Revised.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a. Physically divide an established community?

Less Than Significant Impact. The Project Site is located at 5601 - 5673 West Santa Monica Boulevard, 5612 – 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, and is bounded by West Santa Monica Boulevard and commercial uses to the south; North Saint Andrews Place, commercial uses, and a vacant lot to the east; North Wilton Place, residential uses and commercial uses to the west; and West Virginia Avenue and residential uses to the north.

The 225,456-square-foot Project Site is currently improved with a surface parking lot and the former three-story Sears building originally constructed in 1928 and consisting of approximately 98,352 square feet. The Project Site does not include any roadways or access to other streets or

[132] City of Los Angeles, LA Sanitation Environmental, https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-wp-ewmp-bc?_adf.ctrl-state=1b5g1ogp8s_82&_afrLoop=4667529865967099#!, accessed May 19, 2022.

properties. The Project Site is surrounded by other development and there are no existing residences on the site, or a residential use that would be physically separated or otherwise disrupted by the Project. Development of the Project would remain within the boundaries of the existing Project Site and would result in further infill of an already developed community. The Project would not disrupt, divide, or isolate an existing neighborhood or community directly or indirectly, as all proposed improvements would occur within the limits of the Project Site. **Therefore, impacts would be less than significant and no mitigation measures are required**.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate.

Applicable Land Use Policies and Regulations

The following describes the primary regulatory requirements applicable to the Project regarding land use and planning. Applicable plans and regulatory documents/requirements include the following:

- Southern California Association of Governments 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy
- City of Los Angeles General Plan
- Hollywood Community Plan
- Los Angeles Municipal Code
- Hollywood Redevelopment Project Area
- Citywide Design Guidelines
- Transit Priority Area

An overview of each of these plans and regulations is provided below. However, not every policy or goal of these plans is intended to mitigate or avoid environmental impacts. Where a policy is not intended to mitigate or avoid an environmental impact, consistency with that policy may not be relevant to an environmental impact analysis.

Consistency with Regional Plans

Southern California Association of Governments/Regional Transportation Plan

On September 3, 2020, the Southern California Association of Governments (SCAG) Regional Council adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), also known as Connect SoCal.[133] The 2020-2045 RTP/SCS presents a long-term

133 Southern California Association of Governments, 2020-2045 RTP/SCS, September 2022, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed November 2022.

transportation vision through the year 2045 for the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The 2020-2045 RTP/SCS contains baseline socioeconomic projections that are used as the basis for SCAG's transportation planning, and the provision of services by other regional agencies. SCAG's overarching strategy for achieving its goals is integrating land use and transportation. SCAG policies are directed towards the development of regional land use patterns that contribute to reductions in vehicle miles traveled and improvements to the transportation system. Rooted in past RTP/SCS plans, Connect SoCal's "Core Vision" centers on maintaining and better managing the region's transportation network, expanding mobility choices by co-locating housing, jobs, and transit, and increasing investment in transit and complete streets.[134] The plan's "Key Connections" augment the "Core Vision" to address challenges related to the intensification of core planning strategies and increasingly aggressive GHG reduction goals, and include but are not limited to, Housing Supportive Infrastructure, Go Zones, and Shared Mobility.[135] Connect SoCal intends to create benefits for the SCAG region by achieving regional goals for sustainability, transportation equity, improved public health and safety, and enhancement of the regions' overall quality of life.[136] These benefits include but are not limited to a five percent reduction in VMT per capita and vehicle miles traveled by nine percent, increase in work-related transit trips by two percent, create more than 264,500 new jobs, reduce greenfield development by 29 percent, and, building off of the 2016-2040 RTP/SCS, increase the share of new regional household growth occurring in High Quality Transit Areas (HQTA's)[137] by six percent and the share of new job growth in HQTAs by 15 percent.[138]

Conflicts and consistency of the Project with the RTP/SCS are addressed in Table 4.7, *Applicable Goals and Strategies of 2020-2045 RTP/SCS*, below. Based on the analysis presented in Table 4.7, the Project would not be in conflict with applicable 2020-2045 RTP/SCS goals and strategies. The Project Site is located in an area well-served by public transit. Specifically, there is a Metro bus stop on West Santa Monica Boulevard in front of the Project Site, for westbound travel, and across the street for eastbound travel, approximately 292 feet south of the Site, for Metro Route 4, and a Metro bus stop on Western Avenue at Western Avenue/Santa Monica Boulevard, approximately 2,000 feet southeast of the Site, for Metro Route 207. The Project Site is also

134 Southern California Association of Governments, 2020-2045 RTP/SCS, September 2022, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed November 2022. Page 46.

135 Southern California Association of Governments, 2020-2045 RTP/SCS, September 2022, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed November 2022. Page 47.

136 Southern California Association of Governments, 2020-2045 RTP/SCS, September 2022, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176. accessed November 2022. Page 3.

137 HQTAs are corridor-focused areas within 0.5 mile of an existing or planned transit stop or a bus transit corridor with a 15-minutes or less service frequency during peak commuting hours.

138 Southern California Association of Governments, 2020-2045 RTP/SCS, September 2022, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176, accessed November 2022. Page 145.

Table 4.7
Applicable Goals and Strategies of 2020-2045 RTP/SCS

Goals and Strategies	Would the Project Conflict?
G1: Encourage regional economic prosperity and global competitiveness.	**No conflict.** Although this goal is a plan-level goal, the Project would provide a wide variety of skilled and unskilled jobs, both high-wage and entry-level employment opportunities and career growth opportunities with potential benefits for the regional economy. Furthermore, the Project Site is adjacent to several rapid Metro bus lines and within 1.0 mile of the Metro Hollywood/Western B Line transit station. The location of the Project Site within walking distance to a transit station and served by several bus lines would provide a broad geographic range in which employees could travel without requiring long vehicle commutes. As such, the Project encourages multi-modal travel, prosperity and global competitiveness.
G2: Improve mobility, accessibility, reliability, and travel safety for people and goods.	**No conflict.** The Project is an infill development within the Hollywood area. Metro runs several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. Given the Project Site's location in proximity to a variety of transportation options and the infill nature of the Project, the Project would maximize the potential for mobility and accessibility for Project employees and visitors.
G3: Enhance the preservation, security, and resilience of the regional transportation system.	**No conflict.** Although this goal is a plan-level goal, the Project would be consistent with this goal by providing additional a commercial use within walking distance of several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. The transit opportunities provide future Project employees and visitors with reliable and safe transportation and, in turn, the Project's employees and visitors provide the regional transportation system with riders.
G4: Increase person and goods movement and travel choices within the transportation system.	**No conflict.** The Project is an infill development within the Hollywood area. Metro runs several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. Thus, the Project would create additional employment opportunities located in proximity to a variety of transportation options and additional ridership to the transportation system.
G5: Reduce greenhouse gas emissions and improve air quality.	**No conflict.** The Project Site is located proximate to multiple transit options, thereby reducing vehicle emissions, and the Project would incorporate building technologies and design features that would save energy (which would also reduce air emissions associated with electricity generation), all of which would reduce the Project's GHG emissions. The Project would encourage active transportation by its

Table 4.7
Applicable Goals and Strategies of 2020-2045 RTP/SCS

Goals and Strategies	Would the Project Conflict?
	location near several rapid Metro bus lines along West Santa Monica Boulevard and Western Avenue in the area and within 1.0 mile of the Metro Hollywood/Western B Line transit station. The Project would also provide long- and short-term bicycle parking spaces in accordance with the City Bicycle Ordinance. Therefore, the Project would reduce potential GHG emissions, improve air quality, and encourage bicycling and walking.
G6: Support healthy and equitable communities.	**No conflict.** Although this goal is a plan-level goal, the Project would be consistent with this goal by providing increased employment opportunities and bicycling amenities in an urbanized area well-served by transit, and within bicycling and walking distance of commercial uses. The Project is comprised of a building with interconnected uses building on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space. The Project is located proximate to transit options, thereby reducing vehicle emissions, and would incorporate building technologies and design features that would save energy (which would also reduce air emissions associated with electricity generation).
G7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.	**No conflict.** Although this goal is a plan-level goal, the Project would be consistent with this goal. As detailed in Section 3, Project Description, of this IS/MND, the Project would comply with the 2020 Los Angeles Green Building Code (LAGBC), which requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. The Project would enhance energy-efficiency via high-performance glazing as well as enhanced façade, roof and deck insulation values. The air conditioning system would be comprised of highly efficient Variable Refrigerant Flow (VRF) systems allowing for minimal electrical consumption, particularly when the building is lightly occupied. The tower roofs would be engineered with appropriate structural loads and provided with infrastructure to accommodate large solar photovoltaic arrays to generate electricity on-site through a renewable source. Indoor water usage would be minimized via the use of ultra-low flow plumbing fixtures installed throughout the Project and the irrigation system would be designed to meet or exceed the state Model Water Efficient Landscape Ordinance (MWELO). Furthermore, the on-site drop-off areas on the ground floor would encourage ridesharing and carpooling, while the on-site parking

Table 4.7
Applicable Goals and Strategies of 2020-2045 RTP/SCS

Goals and Strategies	Would the Project Conflict?
	would include preferential parking for electric and low-emitting vehicles. The Project would also meet or exceed code required electric vehicle charging stations. The Project Site is also located near multiple transit options and provides the required number of bicycle spaces and amenities and, as such, encourages multimodal travel, which reduces air pollutant emissions from vehicles. The Project's energy efficiency measures and reductions in vehicle miles traveled and emissions result in reductions in GHG emissions.
Focus Growth Near Destinations & Mobility Options	
• Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations.	**No conflict.** The Project would be consistent with this strategy by providing additional employment opportunities within walking distance of several rapid Metro bus lines along West Santa Monica Boulevard and Western Avenue and the Metro Hollywood/Western B Line transit station. The transit opportunities would provide future Project employees and visitors with reliable and safe transportation. The Project would provide long- and short-term bicycle parking spaces in accordance with the City Bicycle Ordinance. Therefore, the Project would encourage bicycling to work and other destinations. Thus, the Project would create additional employment opportunities located in proximity to a variety of transportation options that facilitate access to work, educational, and other destinations.
• Focus on regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center -focused main streets.	**No conflict.** The Project would be consistent with this strategy by providing additional employment opportunities within walking distance of several rapid Metro bus lines along West Santa Monica Boulevard and Western Avenue and the Metro Hollywood/Western B Line transit station. The transit opportunities would provide future Project residents with reliable and safe transportation. The Project is comprised of a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space, thereby contributing to the diversity of employment choices in the area. The Project would be located adjacent to commercial, and transit uses and would reduce commute distances by providing jobs near transit uses.
• Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and	**No conflict.** The Project would be consistent with this strategy by replacing a large surface parking lot and vacant building with approximately 109,957 square

Table 4.7
Applicable Goals and Strategies of 2020-2045 RTP/SCS

Goals and Strategies	Would the Project Conflict?
connectivity in existing neighborhoods.	feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space near several public transit options, which would reduce employee and visitor vehicle trips, vehicle miles traveled, and resulting air pollution and GHG emissions. In addition, the Project encourages active transportation by including 162 bicycle parking stalls and bike amenities, such as showers and lockers within the Project Site.
Source: Southern California Association of Governments, Connect SoCal - The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, adopted for federal transportation conformity purposes only on May 7, 2020; EcoTierra Consulting, 2022.	

located within walking distance of the Metro Hollywood/Western B Line Subway, located approximately 5,280 feet north of the Project Site. The Project would provide 106 long-term bicycle parking spaces and 56 short-term spaces, for a total of 162 bike parking spaces. The Project would create a pedestrian-friendly environment by providing landscaped walkways along all street frontages. The Project Site is located adjacent to a mature network of streets that include vehicular, pedestrian and bicycle facilities.

Given the Project Site's location in proximity to a variety of transportation options and the infill nature of the Project, the Project would maximize the potential for mobility and accessibility. Development of the Project within this established community would promote a variety of non-vehicular travel choices in the area. The Project would not conflict with RTP/SCS goals to maximize mobility and accessibility for all people and goods in the region, ensure travel safety and reliability, preserve and ensure a sustainable regional transportation system, protect the environment, encourage energy efficiency and facilitate the use of alternative modes of transportation, and the Project would not conflict with the RTP/SCS strategies to focus growth near destination and mobility options. Therefore, the Project would result in a less than significant impact as it would not conflict with the RTP/SCS.

Consistency with Local Plans

City of Los Angeles General Plan

The City of Los Angeles General Plan (General Plan)[139], originally adopted in 1974, sets forth goals, objectives, policies, and programs to provide an official guide to the future development of the City, while integrating a range of state-mandated elements,[140] including Land Use, Circulation (Mobility Plan 2035), Housing, Conservation, Open Space, Safety, Noise, and Air Quality. The

139 City of Los Angeles, Department of City Planning, City of Los Angeles General Plan, https://planning.lacity.org/plans-policies/general-plan-overview, accessed August 11, 2022.

140 The term "element" refers to the topics that California law requires to be covered in a general plan (Government Code Section 65302). In addition, state law permits the inclusion of optional elements which address needs, objectives or requirements particular to that city or county (Government Code Section 65303).

City's General Plan also includes the Framework Element, the Health and Wellness Element (Plan for a Healthy Los Angeles), the Infrastructure Systems Element, and the Public Facilities & Services Element. Both the City's General Plan land use controls and the goals, objectives, and policies within individual elements of the General Plan include numerous provisions that are intended to avoid or reduce potential adverse effects on the environment. The elements that make up the City's General Plan are described in more detail below.

City of Los Angeles General Plan Framework Element

The City of Los Angeles General Plan Framework Element (General Plan Framework) sets forth a Citywide comprehensive long-range growth strategy and establishes Citywide policies regarding land use, housing, urban form, neighborhood design, open space and conservation, economic development, transportation, infrastructure, and public services. The General Plan Framework provides guidelines for future updates of the City's community plans but does not supersede the more detailed community and specific plans.

Land Use Chapter

The General Plan Framework Land Use Chapter designates Districts (i.e., Neighborhood Districts, Community Centers, Regional Centers, Downtown Center, and Mixed-Use Boulevards) and provides standards and policies that shape the scale and intensity of proposed uses within those districts, with the purpose of supporting the vitality of the City's residential neighborhoods and commercial districts. The establishment of the designated arrangement of land uses and development densities addresses an array of environmental issues, including, but not limited to: reductions in VMT, reductions in noise impacts, improved efficiency in the use of energy, improved efficiency and thus greater service levels within the infrastructure systems, availability of open space, compatibility of land uses, support for alternative modes of transportation, and provision of an attractive pedestrian environment.

The Project Site has a Neighborhood Office Commercial land use designation and is located on a designated Mixed Use Boulevard.[141] Pursuant to this Framework Element, the intent of Mixed-Use Boulevard designation is to connect the City's neighborhood districts and community, regional and Downtown centers. Boulevards designed for Mixed Use are differentiated into sub-areas that may individually accommodate: (1) sites developed exclusively for commercial uses, (2) structures that integrate housing with commercial uses, (3) sites that contain a mix of free-standing commercial and housing, and (4) sites developed exclusively for multi-family housing. Overall, mixed-use development is encouraged along these boulevards, with the scale, density and height of development compatible with the surrounding areas. Generally, different types of development will fall within a range of floor area ratios from 1.5:1 up to 4.0:1 and will generally be characterized by one- to two-story commercial structures and up to three- to six-story mixed-use buildings between centers and higher buildings within centers. The determination of the locations in which such modifications may occur would normally occur as amendments to the community plans or other initiatives as provided for by the Los Angeles Municipal Code. The Framework

141 City of Los Angeles, The Citywide General Plan Framework Element, adopted December 11, 1996 and August 8, 2001, Figure 3-1, Long Range Land Use Diagram-Metro.

Element establishes guidelines to achieve higher quality development, such as design character, amenity, and open space.

The Project would not conflict with the policies and objectives of the Land Use Chapter by supporting the needs of the City's existing and future residents, businesses, and visitors for commercial land uses (Objective 3.1). Specifically, the Project is comprised of an interconnected walkable campus building with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space, thereby contributing to the diversity of employment choices in the area. In addition, development of the Project in an area with convenient access to public transit and opportunities for walking and biking would promote an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and resulting air pollutant and greenhouse gas emissions (Objective 3.2). Furthermore, the concentration of studio uses would support the Project area's existing range of services and activities and would be consistent with the Community Plan land use designation (Objective 3.4).

Urban Form and Neighborhood Design Chapter

The General Plan Framework Urban Form and Neighborhood Design Chapter establishes the goal of creating a city that is attractive to future investment and a city of interconnected, diverse neighborhoods that builds on the strength of those neighborhoods and functions at both the neighborhood and Citywide scales. The purpose of the Urban Form and Neighborhood Design Chapter is two-fold: first, to support the population distribution principles of the General Plan Framework through proper massing and design of buildings and second, to enhance the physical character of neighborhoods and communities within the City.[142] The General Plan Framework does not directly address the design of individual neighborhoods or communities, but embodies general neighborhood design and implementation programs that guide local planning efforts and lay a foundation for community plan updates. The Urban Form and Neighborhood Design Chapter encourages growth in areas that have a sufficient base of both commercial and residential development to support transit service. The existing and planned transit system provides the opportunity to concentrate development and conserve the existing character of stable neighborhoods.

The Project Site, which is located along a designated Mixed-Use Boulevard, has direct access to several Metro rapid bus lines that run along West Santa Monica Boulevard and Western Avenue and is within 1.0 mile of the Metro Hollywood/Western B Line transit station (Objective 5.2). One of the key objectives of the Urban Form and Neighborhood Design Chapter is to enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm (Objective 5.5). The proposed building would be designed in a contemporary architectural style that would be compatible with the general urban characteristics of the surrounding neighborhood. The proposed commercial building would be moderated by a high degree of articulation, using both variations in building planes and façade setbacks, as well as a variety of materials, and would be designed to complement the surrounding neighborhood. The Project would also be designed to help promote personal safety at all times of day (Objective 5.9)

142 City of Los Angeles General Plan Framework, page 5-1, et. seq.

by the security features incorporated into the Project design to enhance safety. These features would include security cameras, as well as a well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment. Furthermore, during construction, the Project Site would be secured with perimeter fencing. During Project operations, security would be provided via site planning and secured access points of entry.

Open Space and Conservation Chapter

The General Plan Framework Open Space and Conservation Chapter provides guidance for overall City provision of open space and sets forth policies for the protection of the City's natural environment resources. The Open Space and Conservation Chapter's objectives are oriented around the conservation of natural resources, provision of outdoor recreational opportunities, minimization of public risks from environmental hazards, and use of open space to enhance community and neighborhood character. Economic, social, and ecological imperative require the City to take full advantage of all existing open space elements. The ecological dimension is based on the improvement of water quality and supply, the reduction of flood hazards, improved air quality, and the provision of ecological corridors for birds and wildlife.

The Project would not conflict with the Open Space and Conservation Chapter as it would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping. Although not open to the public, this non-required open space would reduce the demand on local parks and other public open spaces that the Project might otherwise create.

Economic Development Chapter

The General Plan Framework Economic Development Chapter includes goals, policies and objectives that address the appropriate land use locations for development. The chapter also establishes mutual development objectives for land use and economic development. This Chapter set forth policies for the development of an infrastructure investment strategy to support population and employment growth areas. The Chapter also includes goals, objectives, and policies focused on preserving commercial uses within walking distance to residential areas, and promoting opportunities in areas where growth can be accommodated without encroaching on residential neighborhoods. It also focuses on establishing a balance of land uses that provide for commercial and industrial development which meet the needs of local residents, sustaining economic growth, and assuring maximum feasible environmental quality.

The Project would not conflict with the City's policies and objectives of the Economic Development Chapter. The Project would establish a balance of land uses that sustains economic growth and assures maximum feasible environmental quality by bringing new economic investment to the Hollywood area that is well served by existing transit (Objective 7.2). Furthermore, the Project would establish a studio use that would benefit existing businesses of the area (Policy 7.3).

Transportation Chapter

The General Plan Framework Transportation Chapter includes proposals for major improvements to enhance the movement of goods and to provide greater access to major intermodal facilities.

While the focus of the Transportation Chapter is on guidance for transportation investments, the Transportation Chapter also includes goals, policies and objectives that overlap with policies included in other Framework chapters of the General Plan Framework regarding land use patterns and the relationship of the pedestrian system to arrangement of land uses. The Transportation Chapter of the General Plan Framework is implemented through the General Plan's Mobility Plan 2035 (Mobility Plan), which is a comprehensive update of the General Plan Transportation Element.

The Project would not conflict with the City's policies and objectives of the Transportation Chapter. The Project would support an area targeted for commercial uses and a focal point of regional commerce identity and activity through the provision of studio, office and restaurant uses and employment opportunities for the Hollywood area. Furthermore, Metro runs several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. Thus, the Project would create additional employment opportunities located in proximity to a variety of transportation options and additional ridership to the transportation system (Objective 8.3).

Infrastructure and Public Services Chapter

The General Plan Framework Infrastructure and Public Services Chapter addresses infrastructure and public service systems, including wastewater, stormwater, water supply, solid waste, police, fire, libraries, parks, power, schools, telecommunications, street lighting, and urban forests. For each of the public services and infrastructure systems, basic policies call for monitoring service demands and forecasting the future need for improvements, maintaining an adequate system/service to support the needs of population and employment growth, and implementing techniques that reduce demands on utility infrastructure or services. Generally, these techniques encompass a variety of conservation programs (e.g., reduced use of natural resources, increased site permeability, watershed management, and others). Strategic public investment is advocated in the Infrastructure and Public Services Chapter as a method to stimulate economic development as well as maintain environmental quality. Attention is also placed on the establishment of procedures for the maintenance and/or restoration of service after emergencies, including earthquakes.

The Project would not conflict with the City's policies and objectives of the Infrastructure and Public Services Chapter. The goals, objectives and policies found within this chapter of the Framework Element addresses 13 infrastructure and public service systems, many of which are interrelated. The applicable goals, objectives and policies have been separately analyzed in the following sections of this IS/MND, including Sections VI, Energy, XV. Public Services, and XIX. Utilities and Service Systems. The Project would not conflict with applicable goals, objectives, and policies of the Framework's Infrastructure and Public Services Chapter adopted for the purpose of avoiding or mitigating an environmental effect.

The Project's consistency with applicable goals, objectives, and policies in the Framework Element adopted for the purpose of avoiding or mitigating an environmental effect is discussed in the impact analysis below. A detailed list of the goals, objectives, and policies of the Framework Element applicable to the Project is included in Table 4.8 *Applicable Objectives and Policies of*

the General Plan Framework Element, along with a discussion of whether or not the Project does or does not conflict with that particular goal, objective, or policy. Therefore, the Project would result in a less than significant impact as it would not conflict with the General Plan Framework Element.

Table 4.8
Applicable Objectives and Policies of the
General Plan Framework Element

Objective/Policy	Would the Project Conflict?
Land Use Chapter	
Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.	**No conflict.** The Project would develop a mix of commercial land uses, thereby contributing to the diversity of land uses in the Hollywood area, which currently includes multiple other commercial, residential, retail, restaurant, and entertainment land uses. The Project would be located adjacent to commercial and transit uses and would support those uses by locating potential employees and visitors and transit users in an area served by transit and commercial options.
Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long- Range Land Use Diagram.	**No conflict.** As discussed in Sections VI, Energy, XV, Public Services, and XIX, Utilities and Service Systems of this IS/MND, the agencies that provide public infrastructure, services, and utilities to the Project Site have determined there would be sufficient capacity to serve the Project.
Objective 3.2: To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.	**No conflict.** The Project would promote an improved quality of life by replacing a large surface parking lot and vacant building with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space near several public transit options, which would reduce employee and visitor vehicle trips, vehicle miles traveled, and resulting air pollution and GHG emissions. In addition, the Project encourages active transportation by including 162 bicycle parking stalls and bike amenities, such as showers and lockers within the Project Site.
Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.	**No conflict.** The Project location in an area well-served by transit and retail uses would encourage pedestrian and bicycle access to these uses. The Project would provide pedestrian access via sidewalks along West Santa Monica Boulevard, Wilton Place, West Virginia Avenue, and St, Andrews Place. In addition, the Project would provide secure bicycle parking and amenities to promote cycling. The Project is located on West Santa Monica Boulevard, which includes many commercial uses including convenience markets, restaurants, and other retail uses that could be accessed walking or bicycling.
Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood	**No conflict.** The Project would replace a large surface parking lot and vacant building with a building with interconnected uses on a walkable campus, with

Table 4.8
Applicable Objectives and Policies of the
General Plan Framework Element

Objective/Policy	Would the Project Conflict?
districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.	approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space along West Santa Monica Boulevard in an urbanized area well-served by transit, and within bicycling and walking distance of commercial uses. The concentration of studio uses would support the Project Site area's existing range of services and activities and would be consistent with the Community Plan land use designation.
Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards.	**No conflict.** As shown in Figure 3-1, the Project Site is located in a Mixed Use Boulevard. The Project would replace a large surface parking lot and vacant building with a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space, thereby contributing to the diversity of employment choices in the area. The concentration of infill development would support the Project Site area's existing range of services and activities and would be consistent with the Long-Range Land Use designation. Furthermore, the Project Site is within walking distance of several rapid Metro bus lines along West Santa Monica Boulevard and Western Avenue and the Metro Hollywood/Western B Line transit station.
Policy 3.13.4: Provide adequate transitions where commercial and residential uses are located adjacent to one another.	**No conflict.** At its maximum height of 93 feet at the roof parapet, the proposed building would be taller than the other building heights in the vicinity; however, the proposed design is compatible with the design elements of surrounding production studio buildings in the Hollywood area, especially those with similar use. Specifically, the Project would complement the surrounding buildings by orienting its bungalow offices toward the residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, visually anchoring the Project. Thus, the bungalows and landscaped courtyards would appear to terrace down toward the residences along West Virginia Avenue, further reducing the building's massing along its northern elevation facing the neighboring residential lots. Therefore, the Project would not impact the limited number of lower-density residential uses in the area north of the Project Site
Urban Form and Neighborhood Design Chapter	
Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as	**No conflict.** As shown in Figure 3-1, the Project Site is located in a Mixed Use Boulevard. The Project is an infill development within the Hollywood area. Metro runs several rapid bus lines along West Santa Monica

Table 4.8
Applicable Objectives and Policies of the
General Plan Framework Element

Objective/Policy	Would the Project Conflict?
centers for the surrounding neighborhoods, the community or the region.	Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. Thus, the Project would create additional employment opportunities located in proximity to a variety of transportation options.
Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods, as defined generally by the following building characteristics.	**No conflict.** As shown in Figure 3-1, the Project Site is located in a Mixed Use Boulevard. Metro runs several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. Thus, the Project would create additional employment opportunities located in proximity to a variety of transportation options. The Project would complement the surrounding buildings by orienting bungalow offices toward residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, visually anchoring the Project. Thus, the bungalows and landscaped courtyards would appear to terrace down toward the residences along West Virginia Avenue, further reducing the building's massing along its northern elevation facing the neighboring residential lots. Therefore, the Project would not impact the limited number of lower-density residential uses in the area north of the Project Site
Objective 5.5: Enhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.	**No conflict.** The proposed building would be designed in a contemporary architectural style that would be compatible with the general urban characteristics of the surrounding neighborhood. The proposed commercial building would be moderated by a high degree of articulation, using both variations in building planes and façade setbacks, as well as a variety of materials, and would be designed to complement the surrounding neighborhood.
Objective 5.9: Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.	**No conflict.** As discussed in detail in Section XV.b, Public Services, of this IS/MND, during construction, the Project would implement appropriate temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access to the Site by the general public. During Project operations, security would be provided via secured access points of entry, security cameras, and 24-hours-a-day/7-days-a-week security program to ensure the safety of its employees and site visitors. Thus, increasing the personal safety in the surrounding area through specific security design features.

Table 4.8
Applicable Objectives and Policies of the
General Plan Framework Element

Objective/Policy	Would the Project Conflict?
Policy 5.9.1: Facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential, commercial, or public environments and grouping activity functions such as child care or recreation areas.	**No conflict.** As discussed in detail in Section XV.b, Public Services, of this IS/MND, the Applicant would consult with the LAPD regarding the incorporation of feasible crime prevention features, such as a 24-hours-a-day/7-days-a-week security program to ensure the safety of its employees and site visitors. This security program would include on-site security personnel to monitor entrances and exits, patrol the perimeter of the property, control and monitor activities in the public spaces; manage and monitor fire/life/safety systems, and control and monitor activities in the parking facilities, as well as the installation of security lighting and cameras. Thus, increasing surveillance and safety in the immediate area.
Open Space and Conservation Chapter	
Policy 6.4.8: Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods. a. Encourage the development of public plazas, forested streets, farmers markets, residential commons, rooftop spaces, and other places that function like open space in urbanized areas of the City with deficiencies of natural open space, especially in targeted growth areas. b. Encourage the improvement of open space, both on public and private property, as opportunities arise. Such places may include the dedication of "unbuildable" areas or sites that may serve as green space, or pathways and connections that may be improved to serve as neighborhood landscape and recreation amenities.	**No conflict.** The Project would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping. Although not open to the public, this non-required open space would reduce the demand on local parks and other public open spaces that the Project might otherwise create.
Economic Development Chapter	
Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.	**No conflict.** The Project would support this objective by providing a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space, thereby contributing to the diversity of employment choices in the area. The proposed studio uses would complement the employment base of the Community Plan area and foster continued economic investment. In addition, the Project Site would have convenient access to public transit and opportunities for walking and biking, thereby facilitating a reduction in vehicle trips, vehicle miles traveled, and resulting air pollution and GHG emissions,

Table 4.8
Applicable Objectives and Policies of the
General Plan Framework Element

Objective/Policy	Would the Project Conflict?
	to promote environmental quality. Furthermore, the Project would integrate sustainable and green building techniques by incorporating various standards and guidelines to reduce resources and energy consumption, which would also reduce the Project's GHG emissions.
Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.	**No conflict.** The Framework Element's Long-Range Land Use Diagram (Metro) identifies the Project Site as being located on a Mixed Use Boulevard. The Project is an infill development within the Hollywood area and is close to a transit corridor served by the Metro subway and bus service.
Policy 7.3: Maintain and enhance the existing businesses in the City.	**No conflict.** The Project would provide new studio, office, and commercial uses, which would bring customers to the Hollywood area who, along with employees, would patronize nearby existing businesses. The mix of studio and commercial uses would enliven the Project Site area and contribute to the vitality of the community, which would benefit existing businesses of the area.
Transportation Chapter	
Policy 2.11: Continue and expand requirements for new development to include bicycle storage and parking facilities, where appropriate.	**No conflict.** The Project would provide short- and long-term bicycle parking in accordance with LAMC Section 12.21.A.16 requirements and would provide 56 short-term and 106 long-term bicycle spaces.
Objective 8.3: Support development in districts, centers and mixed-use boulevards targeted for growth.	**No conflict.** The Project would be consistent with the Framework's Long-Range Land Use Diagram (Metro), which identifies the Project Site as being located on a Mixed Use Boulevard. Mixed Use development is encouraged along these boulevards, with the scale, density and height of development compatible with the surrounding areas. The Project would support this objective by providing a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space.
Policy 8.3.13: Enhance pedestrian circulation in neighborhood districts, community centers, and appropriate locations in regional centers and mixed-use boulevards.	**No conflict.** The Project Site is identified as being located on a Mixed Use Boulevard according to the City's Framework Elements' Long-Range Land Use Diagram. The Project would be contained in a new building designed to be welcoming to pedestrians through its provision of an active and engaging streetscape by providing new planting at grade along the facades on the surrounding streets, as well as on the upper-level terraces near the office bungalows, and in the plaza between the bungalows. These new plantings and the addition of terraces would add visual interest to the environment, would step back the massing and scale of the building near the neighboring

Table 4.8
Applicable Objectives and Policies of the
General Plan Framework Element

Objective/Policy	Would the Project Conflict?
	residential uses, and would provide view beyond the street wall. Thus, improving the pedestrian environment between the Project and the neighboring residential uses.
Infrastructure and Public Services Chapter	
Policy 9.3.1: Reduce the amount of hazardous substances and the total amount of flow entering the wastewater system.	**No conflict.** The Project would be required to obtain coverage under the National Pollutant Discharge Elimination System Construction General Permit and would implement a Stormwater Pollution Prevention Plan that specifies Best Management Practices and erosion control measures to be used during construction to manage runoff flows and prevent pollution. In addition, in accordance with National Pollutant Discharge Elimination System Municipal Permit requirements, the Project would implement Low Impact Development requirements throughout the operational life of the Project. Consistent with the City's Low Impact Development requirement to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site, the Project would include the installation of an infiltration system as established by the Low Impact Development Manual.
Objective 9.6: Pursue effective and efficient approaches to reducing stormwater runoff and protecting water quality.	**No conflict.** The Project would implement Low Impact Development requirements throughout the operational life of the Project.
Objective 9.10: Ensure the water supply, storage, and delivery systems are adequate to support planned development.	**No conflict.** As discussed in Section XIX, Utilities and Service Systems of this IS/MND, LADWP the Project would be within the Los Angeles Department of Water and Power's current and projected available water supplies for normal, single-dry, and multiple-dry years. As such, the LADWP would be able to meet the water demand of the Project, as well as existing and planned future water demands of its service area. Further, the Project would not exceed the available capacity within the distribution infrastructure that would serve the Project Site. Thus, the Project would not require or result in the construction of new water facilities or expansion of existing facilities.
Source: City of Los Angeles, The Citywide General Plan Framework Element, adopted December 11, 1996 and August 8, 2001; EcoTierra Consulting, 2022.	

Mobility Element 2035

The Transportation Element (Mobility Plan), adopted on January 20, 2016, and readopted September 7, 2016, is a comprehensive update of the General Plan Transportation Element. The Mobility Plan 2035 provides the policy foundation for achieving a transportation system that balances the needs of all road users, incorporates "complete streets" principles and lays the policy foundation for how future generations of Angelenos interact with their streets, in compliance with the Complete Streets Act (AB 1358).

The purpose of the Mobility Plan is to present a guide to the future development of a Citywide transportation system for the efficient movement of people and goods. While the Mobility Plan focuses on the City's transportation network, it complements other components of the General Plan that pertain to the arrangement of land uses to reduce VMT and policies to support the provision and use of alternative transportation modalities. The Mobility Plan includes the following five main goals that define the City's high-level mobility priorities.

- Safety First;
- World Class Infrastructure;
- Access for All Angelenos;
- Collaboration, Communication, and Informed Choices; and
- Clean Environments and Healthy Communities.

Each of these goals contains objectives and policies to support the achievement of those goals. The Project's consistency with applicable policies in Mobility Plan 2035 adopted for the purpose of avoiding or mitigating an environmental effect is discussed in the impact analysis below. A detailed list of the goals, objectives, and policies of Mobility Plan 2035 applicable to the Project is included in Section XVII, Transportation, of this IS/MND, along with a discussion of whether or not the Project does or does not conflict with that particular goal, objective, or policy.

Plan For A Healthy Los Angeles

The Plan for a Healthy Los Angeles is the new Health and Wellness Element of the General Plan. The Plan for a Healthy Los Angeles identifies seven primary goals and associated objectives and policies and possible programs that serve as the implementation blueprint for creating healthier, vibrant communities. As shown in Table 4.9, *Applicable Policies of the Healthy LA Plan*, below, the Project not conflict with, but would implement, a number of the Healthy LA Plan policies.

The Project would promote a healthy built environment by constructing a studio development that includes pedestrian facilities, is proximate to commercial and retail uses, and transit. The Project would include 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping. Development of the Project would also incorporate security features into the Project design to enhance safety. The Project would comply with Americans with Disabilities Act (ADA) standards. The Project's energy efficiency features and location near major transit facilities would reduce the energy demand and emission footprint of the Project and the per capita GHG emissions of the residents and visitors from private automobile travel. Therefore, the Project would not conflict with the applicable policies in Healthy LA Plan and impacts would be less than significant.

Table 4.9
Applicable Policies of the Healthy LA Plan

Policies	Would the Project Conflict?
Chapter 2 – A City Built for Health	
Policy 2.2 Healthy Building Design and Construction: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools practices, and programs.	**No conflict.** The Project would replace a surface parking lot and vacant building with a studio development that includes pedestrian and bicycle facilities, is proximate to commercial and retail uses, and transit. The Project would include 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping. Development of the Project would also include the incorporation of security features into the Project design to enhance safety. The Project would comply with ADA standards.
Chapter 5 – An Environment Where Life Thrives	
Policy 5.7 Land Use Planning For Public Health and GHG Emission Reduction: Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and other susceptible to respiratory diseases.	**No conflict.** In addition to adhering to smart growth principles of locating new development on infill locations adjacent to existing employment centers and public transportation options, the Project would incorporate a wide range of building technologies and energy efficient design features, such as high efficiency toilet and urinals, low flow showerheads and faucets, draught tolerant and native plants, drip/subsurface, zoned irrigation with weather-based irrigation controllers, and water-conserving turf, thereby reducing water consumption, making use of recycled materials, and producing better indoor and outdoor environmental quality. The Project's energy efficiency features and location near major transit facilities could help reduce its energy and vehicle emission footprint and thus the per capita GHG emissions of its employees and visitors.
Source: City of Los Angeles, Plan for a Healthy Los Angeles, March 2015; EcoTierra Consulting, 2022.	

Hollywood Community Plan

The City's Hollywood Community Plan (Community Plan), which covers the Hollywood area is the land use element of the General Plan applicable to Hollywood. The Community Plan implements the General Plan Framework and includes land use designations, density limits, building heights and other provisions to implement the development that supports the City's policies and development vision for the future. The Community Plan guides land uses on the Project Site and in the surrounding areas. The current plan (adopted September 13, 1988 and effective April 2, 2014) sets forth planning goals and objectives to maintain the community's distinctive character.

The Community Plan promotes an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City. By serving to guide development, the Plan encourages progress and change within the community to meet anticipated needs and circumstances, promotes balanced growth, builds on economic potentials

and limits, land development and other trends; and protect investment to the extent reasonable and feasible.[143]

The City is in the process of preparing an update to the Hollywood Community Plan, which is currently in the adoption phase. In its current draft form, the proposed Community Plan update promotes a balance of housing and jobs near transit where different types of land uses (e.g., commercial and residential) can be provided to reduce the length and number of vehicle trips. Based on preliminary information available from the City, the Community Plan Update will propose updates to land use policies, land use designations, and zoning. The Community Plan update is also expected to decrease development potential in low- to medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods.[144] The Project Site is currently designated as Neighborhood Office Commercial under the current Hollywood Community Plan and this would remain unchanged.[145]

The entire Project Site is designated as Neighborhood Office Commercial under the Hollywood Community Plan. The Neighborhood Office Commercial land use designation permits a range of corresponding commercial zones that allow for a variety of commercial and high-density residential uses and intensities. At its maximum height of 93 feet at the roof parapet, the proposed building would be taller than the other building heights in the vicinity; however, the proposed design is compatible with the design elements of surrounding production studio buildings in the Hollywood area, especially those with similar use. Specifically, the Project would complement the surrounding buildings by orienting bungalow offices toward residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, visually anchoring the Project. This arrangement of uses would create a visual terraced stepping down view of the building from the West Virginia Avenue residences, with the bungalows and landscaped courtyards further reducing the building's massing as viewed by those neighboring residential lots. As such, the proposed building's contemporary and unique architectural style would be compatible with the general urban characteristics of the surrounding neighborhood. The proposed commercial building would also be moderated by a high degree of articulation, using both variations in building planes and façade setbacks, as well as a variety of materials, that would be designed to complement the surrounding neighborhood.

Furthermore, the Project would provide new employment opportunities within immediate proximity to many of Hollywood's entertainment and commercial destinations, including the numerous media- and entertainment-related business located within and in proximity to the Community Plan

143 City of Los Angeles, Hollywood Community Plan, September 13, 1988 and effective April 2, 2014. https://planning.lacity.org/odocument/78322462-6303-410a-ae8d-8435483c3b41/Hollywood_Community_Plan.pdf, accessed August 2022.

144 City of Los Angeles, Department of City Planning, Hollywood Community Plan Update, https://planning.lacity.org/plans-policies/community-plan-update/hollywood-community-plan-update, accessed August 2022.

145 City of Los Angeles, Hollywood Community Plan Update, https://ladcp.maps.arcgis.com/apps/MapSeries/index.html?appid=f9d1d0ccda5f40d09b93e213cf1bccf1, accessed November 2022.

area. The Project Site's proximity to major transit lines would facilitate travel by guests to other local destinations in downtown Los Angeles as well as other neighborhoods.

An assessment showing that the Project does not conflict with, but is consistent with, the applicable policies of the Community Plan, and development vision provided therein, is provided in Table 4.10, *Applicable Goals and Policies of the Hollywood Community Plan,* below.

Overall, the Project would result in a less than significant impact as it would not conflict with the applicable policies in the Hollywood Community Plan.

Table 4.10
Applicable Goals and Policies of the
Hollywood Community Plan

Policies	Project Consistency
Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.	**No conflict.** The Project consists of a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space in the Hollywood area, and would therefore perpetuate Hollywood's image as a center of the motion picture industry. Specifically, the Project would provide new entertainment-related employment opportunities, within immediate proximity to many of Hollywood's entertainment and commercial destinations, including the numerous media- and entertainment-related businesses located within and in proximity to the Community Plan area. Furthermore, the Project Site's proximity to major transit lines would facilitate travel by employees and visitors to other local destinations in downtown Los Angeles as well as other neighborhoods.
Objective 2: To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 2010.	**No conflict.** The Project would provide new studio land uses and would not conflict with applicable land use plans and zoning standards with approval of the requested Zone and Height District changes. Furthermore, the addition of the Project's new employees would be within SCAG growth projections for the City, representing approximately 3.33 percent of the Citywide total growth for the period of 2020 to 2025. Since the employment growth associated with the Project would be within the projected growth for the City of Los Angeles subregion, impacts related to population growth would be less than significant, and consistent with this goal of the Community Plan.
Objective 4: To promote economic well-being and public convenience through: a) allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards. c) Encouraging the revitalization of the motion picture industry.	**No conflict.** The construction of the Project would provide short-term employment opportunities, while the operation of the studios, offices, and restaurant uses would create longer-term entertainment-related employment opportunities, thereby fostering continued economic investment in Hollywood.

Table 4.10
Applicable Goals and Policies of the
Hollywood Community Plan

Policies	Project Consistency
	Furthermore, the operation of the Project's studio and related uses would benefit the revitalization of the motion picture industry.
Objective 5: To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development. To encourage open space and parks in both local neighborhoods and in high density areas.	**No conflict.** As discussed in Sections VI, Energy, XV, Public Services, and XIX, Utilities and Service Systems, of this IS/MND, the agencies that provide public infrastructure, services, and utilities to the Project Site have determined there would be sufficient capacity to serve the Project. As indicated in those sections, the Project's impacts would be less than significant. In addition, the Project would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping, and would reduce the Project's demand on local parks and open space.
Objective 6: To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.	**No conflict.** The Project Site is located in an urbanized area that is well-served by public transit provided by Metro. The Project would also provide approximately 162 short- and long-term bicycle parking spaces, per LAMC requirements. Furthermore, the Project would implement a Transportation Demand Management Program, which would promote alternative means of transportation, as discussed in Section XVII, Transportation, of this IS/MND. Thus, the Project would promote opportunities for the use of alternative modes of transportation, including use of public transportation and bicycling.
Objective 7: To encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.	**No conflict.** The Project would not adversely affect any open space or natural features, and as discussed in Section IV, Biological Resources, the IS/MND, the Project's impacts on views would be less than significant. The Project would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping, and would reduce the Project's demands on existing parks and open space.
Land Use – Commerce Policy: The focal point of the Community is the Hollywood Center located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street… This center area shall function 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region. Future development should be compatible with existing commercial development, surrounding residential	**No conflict.** The Project consists of a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space in the Hollywood area, and therefore would perpetuate Hollywood's image as a center of the motion picture industry. Specifically, the Project would provide new entertainment-related employment opportunities within immediate proximity to many of Hollywood's entertainment and commercial

Table 4.10
Applicable Goals and Policies of the
Hollywood Community Plan

Policies	Project Consistency
neighborhoods, and the transportation and circulation system. Developments combining residential and commercial uses are especially encouraged in this Center area.	destinations, including the numerous media- and entertainment-related businesses located within and in proximity to the Community Plan area. Furthermore, the Project Site's proximity to major transit lines would facilitate travel by employees and visitors to other local destinations in downtown Los Angeles as well as other neighborhoods. The Project would be sensitive to the surrounding uses by orienting bungalow offices and landscaped courtyards toward residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, visually anchoring the Project. Thus, the bungalows and landscaped courtyards would appear to terrace down toward the residences along West Virginia Avenue, further reducing the building's massing along its northern elevation facing the neighboring residential lots. Therefore, the Project would not impact the limited number of lower-density residential uses in the area north of the Project Site.
Source: City of Los Angeles, Hollywood Community Plan, December 13, 1988, effective April 2, 2014; EcoTierra Consulting, 2022.	

Planning and Zoning Code

All development activity on the Project site is subject to the LAMC, particularly Chapter 1, General Provisions and Zoning, which is also known as the City of Los Angeles Planning and Zoning Code. The LAMC defines the range of zoning classifications throughout the City, provides the specific permitted uses applicable to each zoning designation, and applies development regulations to each zoning designation. As shown in Figure 4.1, *Project Site and Surrounding Zoning Designations*, the Project Site is currently zoned R4-1VL (Multiple Dwelling zone – Height District No. 1VL) and C4-1VL (Commercial – Height District No. 1VL).[146]

146 City of Los Angeles Department of City Planning, Zone Information & Map Access System, http://zimas.lacity.org/, accessed August 2022. The Project Site's previous zoning (T)(Q)RAS4-2D expired on August 17, 2021. The Project Site's underlying and effective zoning is R4-1VL and C4-1VL.



Project Site

Source: City of Los Angeles Planning Zimas Maps, August 2022.
The Project Site's previous zoning (T)(Q)RAS4-2D expired on August 17, 2021.
The Project Site's underlying and effective zoning is R4-1VL and C4-1VL.

Figure 4.1
Project Site and Surrounding Zoning Designations

Permitted Land Uses

Land uses allowed in the currently zoned R4 zone include most uses allowed for development in the R3 zone (apartments, multiple dwellings, and childcare) churches, schools, childcare, and homeless shelters.[147] C4 zoning allows for the development of C2 uses with limitations (retail w/limited manufacturing, service stations and garages, retail business, churches, schools, and auto sales), and R4 uses.[148] The Applicant has requested a Zone and Height District change from R4-1VL and C4-1VL to C4-2D. Therefore, with approval of the requested Zone and Height District change, the Project would be consistent with the Planning and Zoning Code's permitted land uses on the Project Site.

Setback Requirements

Pursuant to LAMC Section 12.11 C, the portion of the Project Site zoned R4, which fronts West Virginia Avenue, must provide front, side, and rear yard setbacks. The front yard setback must be no less than 15 feet; provided, however, that on key lots the minimum front yard setback shall be 10 feet. The width of the side yard for a building more than two stories in height, shall be one foot added to the width of such side yard for each additional story above the second story, but in no event shall a side yard of more than 16 feet in width be required. The rear yard shall not less than 15 feet in depth. One foot shall be added to the depth of such rear yard for each additional story above the third story, but such rear yard need not exceed 20 feet in depth.[149]

Pursuant to LAMC Section 12.16 C, the portion of the Project Site zoned C4, which fronts West Santa Monica Boulevard, is not required to provide for front, side or rear yard setbacks.[150]

The Applicant has requested a Zone and Height District change from R4-1VL and C4-1VL to C4-2D. Therefore, with approval of the Zone Change to C4, the Project would be consistent with the applicable code required setbacks of the C4 zone and impacts would be less than significant.

Height District and Floor Area

The Project Site is located within Height District 1VL. Height District 1VL limits buildings to three stories and a height of to 45 feet in both the R4 and C4 zones.[151] The Project proposes a maximum height of 93 feet at the roof parapet and a FAR of 2.26:1. The Applicant has requested a Zone and Height District change from R4-1VL and C4-1VL to C4-2D, which would allow the Project to be developed with a FAR up to 2.26:1 and to a maximum height of 93 feet and six

147 LAMC Section 12.11 A, https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-110173, accessed August 2022.

148 LAMC Section 12.16 A, https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-111049, accessed August 2022.

149 LAMC Section 12.11 C, https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-110173, accessed August 2022.

150 LAMC Section 12.16 C, https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-111049, accessed August 2022.

151 LAMC Section 12.21.1 A, https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-114268, accessed August 2022.

stories. With approval of the requested Zone and Height District Change, the Project would be consistent with the allowed FAR of 2.26:1 and the maximum height of 93 feet.

Transit Oriented Communities

Measure JJJ was approved by the City's voters on November 11, 2016, and became effective as law when the vote results were certified by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish density increases, parking reductions, and development incentives and concessions for residential or mixed-use projects that contain affordable housing units and that are located within a half-mile of a major transit stop. Major transit stops are defined under existing state law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying density increases and development incentives based on a project's distance from different types of transit. The largest increases are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The TOC Guidelines describe the range of density increases and development incentives that applicants may select.

Each lot within a TOC Affordable Housing Incentive Area is determined to be in one of four tiers based on the shortest distance between any point on the lot and the classification of the nearest qualified Major Transit Stop. An applicant is responsible for providing documentation showing that the location qualifies as a Major Transit Stop and for providing a radius map showing the distance to the Major Transit Stop.

The Los Angeles County Metropolitan Transportation Authority (Metro) and City of Los Angeles Department of Transportation (LADOT) provide regional light rail and local bus service in the Project area, respectively. There are multiple transit options in the immediate area, including, a Metro bus stop on West Santa Monica Boulevard in front of the Project Site, for westbound travel, and across the street for eastbound travel, approximately 292 feet south of the Site, for Metro Route 4, and a Metro bus stop on Western Avenue at Western Avenue/Santa Monica Boulevard, approximately 2,000 feet southeast of the Site, for Metro Route 207. The Project Site is also located within walking distance of the Metro Hollywood/Western B Line Subway, located approximately 5,280 feet (1.0 mile) north of the Project Site. Therefore, the Project has been verified by the City to be in Tier 3 due to its proximity to several rapid Metro bus lines, along West Santa Monica Boulevard and Western Avenue.[152] However, the Project does not include housing and does not qualify for development incentives.

Los Angeles state Enterprise Zone

Enterprise zones are specific geographic areas designated by City Council, and have received approval from the California Department of Commerce under either the Enterprise Zone Act

152 Department of City Planning Case Number PAR-2018-2995-TOC.

Program or Employment and Economic Incentive Act Program to receive economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services. Pursuant to LAMC Section 12.21 A.4(x)(3), projects located within the Los Angeles state Enterprise Zone are allowed to utilize a lower parking ratio for commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings to provide two parking spaces per 1,000 square feet of gross commercial floor area.

The Project is eligible for and will be complying with the Los Angeles Enterprise Zone provisions for reduced parking requirements in the form of 2 parking spaces for every 1,000 square feet of commercial/retail space. Therefore, impacts related to the Project consistency with the Los Angeles River Enterprise Zone would be less than significant.

Overall, the Project would not conflict with the City of Los Angeles Municipal Code and impacts would be less than significant.

Hollywood Redevelopment Project Area

The Project Site is within the Hollywood Redevelopment Project area, wherein the Hollywood Redevelopment Plan provides supplemental guidance for development. In 2011, Assembly Bill x1 26 dissolved all California redevelopment agencies, including the former Community Redevelopment Agency of Los Angeles (CRA/LA). The dissolution of the agencies became effective February 1, 2012. Assembly Bill x1 26, however, did not dissolve adopted redevelopment plans. Therefore, the Hollywood Redevelopment Plan and its requirements for development within the Hollywood Redevelopment Project Area are still in effect. As the City declined to be the successor agency, the state of California appointed the Community Redevelopment Agency of Los Angeles (CRA/LA) to be the successor agency. As of November 11, 2019, when section 11.5.14 of the LAMC went into effect, authority under the redevelopment plans was transferred from CRA/LA to the City. Therefore, the City is currently tasked with implementing and enforcing the requirements of the Redevelopment Plan. Accordingly, this IS/MND assumes the continued applicability of the Redevelopment Plan and addresses the Project's consistency with the Redevelopment Plan. For purposes of this IS/MND, any references to the CRA/LA are intended to reference the City pursuant to these recent changes.

The Redevelopment Plan Map, included as Exhibit A.1 to the Redevelopment Plan, designates the Project Site for Neighborhood and Office land uses, which allows a base maximum FAR of 3:1. This designation exceeds the Community Plan's designation of Neighborhood Office Commercial for the Project Site, which would allow an FAR of 1.5:1. However, as set forth by Section 502 of the Redevelopment Plan, "the land uses permitted in the [Redevelopment] Project Area shall be those permitted by the General Plan, the applicable Community Plan, and any applicable City zoning ordinance, all as they now exist or are hereafter amended and/or supplemented from time to time."

As shown in Table 4.11, *Applicable Objectives of the Hollywood Redevelopment Plan*, below, the Project would implement a number of the Redevelopment Objectives.

Table 4.11
Applicable Objectives of the Hollywood Redevelopment Plan Area

Goals	Project Consistency
3: Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.	**No conflict.** The Project is comprised of a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space along a major transportation corridor. The Project's implementation would perpetuate the image of the Hollywood area as a center of the motion picture industry. Specifically, the Project would provide new entertainment-related employment opportunities within immediate proximity to many of Hollywood's entertainment and commercial destinations, including the numerous media- and entertainment-related businesses.
6: Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry.	**No conflict.** The Project is comprised of a building with interconnected uses on a walkable campus, with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space along a major transportation corridor. The Project's implementation would perpetuate the image of the Hollywood area as a center of the motion picture industry.
12: Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.	**No conflict.** The Project would promote the use of public transportation and a reduction in vehicle miles traveled by concentrating new development in an area well-served by public transit. Metro runs several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. The Project would also provide a total of 162 short- and long-term bicycle parking spaces and associated amenities that would promote the use of alternative transportation.

Source: City of Los Angeles, Hollywood Redevelopment Plan, July 12, 2003; EcoTierra Consulting, 2022.

The Project would enhance the image of the Hollywood area as a center of the motion picture industry. Specifically, the Project would provide new employment opportunities within immediate proximity to many of Hollywood's entertainment and commercial destinations, including the numerous media- and entertainment-related businesses (Objectives 3 and 6).

The Project would promote the use of multi-modal travel and public transportation, and a reduction in vehicle miles traveled. The Project would locate new development in an area well-served by public transit. Metro runs several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. The Project would also provide a total of 162 short- and long-term bicycle parking spaces and related amenities that would promote the use of alternative transportation (Objective 12).

The Hollywood Redevelopment Plan has specific development standards and provides that Neighborhood and Office Uses shall have an FAR of no more than 3:1. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide FAR of up to 2.26:1. Furthermore, Neighborhood and Office Uses shall promote community revitalization and be compatible with the adjacent residential uses and neighborhoods. The Project's design would complement the surrounding buildings by orienting its bungalow offices toward the residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, and would visually anchor the Project. This arrangement of uses would create a visual terraced stepping down view of the building from the West Virginia Avenue residences, with the bungalows and landscaped courtyards further reducing the building's massing for the neighboring residential lots to the north. As such, the proposed building's unique and contemporary architectural style would be compatible with the general urban characteristics of the surrounding neighborhood. The proposed commercial building would also be moderated by a high degree of articulation, using both variations in building planes and façade setbacks, as well as a variety of materials, that would be designed to complement the surrounding neighborhood. Overall, the Project would not conflict with the Hollywood Redevelopment Plan and impacts would be less than significant.

Citywide Design Guidelines

The Citywide Design Guidelines serve to implement the General Plan Framework Element's urban design principles and are intended to be used by City of Los Angeles Department of City Planning staff, developers, architects, engineers, and community members in evaluating project applications, along with relevant policies from the Framework Element and Community Plans. By offering more direction for proceeding with the design of a project, the Citywide Design Guidelines illustrate options, solutions, and techniques to achieve the goal of excellence in new design. The Citywide Design Guidelines, which were initially adopted by the City Planning Commission in July 2013 and updated in October 2019, are intended as performance goals and not zoning regulations or development standards and, therefore, do not supersede regulations in the LAMC. The guidelines "carry out the common design objectives that maintain neighborhood form and character while promoting quality design and creative infill development solutions" and are organized in relation to Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design. The Citywide Design Guidelines incorporate the goals of the previous Walkability Checklist and interact with other guidelines such as those found in Community Design Overlays.

The Project's consistency with applicable objectives in the Citywide Design Guidelines is presented in Table 4.12, *Consistency with Applicable Objectives of the Citywide Design Guidelines*, below. The Project Site is currently developed with a surface parking lot and the former three-story, 98,352-square-foot Sears building that was originally constructed in 1928. The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in a single building that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space on a walkable campus. The building's design would

Table 4.12
Consistency with Applicable Provisions of the Citywide Design Guidelines

Objective	Project Consistency
Guideline 1: Promote a safe, comfortable and accessible pedestrian experience for all.	The evaluation of the Project's consistency with sub-categories under this guideline is provided below.
Site Planning Provide direct access to the surrounding neighborhood and amenities, including transit.	**Consistent.** The Project would be accessible to the regional bus transit systems. Metro runs several rapid bus lines along West Santa Monica Boulevard and Western Avenue in the area and is within 1.0 mile of the Metro Hollywood/Western B Line transit station. The ground-floor commercial uses would consist of several establishments, each with its own entrance directly accessible from West Santa Monica Boulevard. Pedestrian access to the studio component would also be possible from two lobby areas (one fronting North St. Andrews Place and the other fronting North Wilton Place. Pedestrian wayfinding signage and security lighting would be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors in accordance with the LAMC.
Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and pedestrian walkways are illuminated.	**Consistent.** Project lighting would include architectural lighting, interior lighting, and exterior lighting for security and wayfinding purposes. Exterior lights would be wall mounted or ground mounted, directed downward, and shielded away from adjacent land uses. Other illuminated areas would be localized and would minimize light trespass and spill. Light fixtures that broadcast light over large areas or which are a source of direct glare would not be used. Building security lighting would be used at all entry/exits and would remain on from dusk to dawn, but would be designed to prevent light trespass onto adjacent properties.
Building Design Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided.	**Consistent.** The Project would not include any below street level pedestrian entries. Pedestrian access to the Project's various components would be provided from North St. Andrews Place, West Santa Monica Boulevard, and North Wilton Place. The ground-floor commercial uses would consist of several establishments, each with its own entrance accessible from West Santa Monica Boulevard. Pedestrian access to the studio component would also be possible from two lobby areas (one fronting North St. Andrews Place and the other fronting North Wilton Place.
Guideline 2: Carefully incorporate vehicular access such that it does not discourage and/or inhibit the pedestrian experience.	The evaluation of the Project's consistency with the subtopic under this guideline is provided below.
Site Planning Prioritize pedestrian access first and automobile access second. Orient parking and driveways	**Consistent.** Pedestrian access to the Project's various components would be provided from the sidewalks on North St. Andrews Place, West

Table 4.12
Consistency with Applicable Provisions of the Citywide Design Guidelines

Objective	Project Consistency
toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.	Santa Monica Boulevard, and North Wilton Place through various building entrances and the studio vehicle parking surface parking area. These entrances would be located separately from the vehicular driveways. Vehicular and bicycle access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and North Saint Andrews Place. The driveways would allow access to both self-parking and valet within the subterranean parking garage. The Project would also include two at-grade on-site drop-off areas to serve both rideshare arrivals/departures located on North Wilton Place and North Saint Andrews Place. Two studio vehicle and loading entry driveways that lead to a flexible studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue. The driveways would not be oriented near the pedestrian access points.
Minimize both the number of driveway entrances and overall driveway widths.	**Consistent.** The existing three curb cuts, located on North St. Andrews Place, West Santa Monica Boulevard, and North Wilton Place would all be removed. Vehicular and bicycle access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and North Saint Andrews Place and two studio vehicle and loading entry driveways on West Virginia Avenue. Overall, the number of driveway entrances would not be reduced. However, the driveway located on West Santa Monica Boulevard, which is designated a Modified Avenue I, would be removed, which would improve overall flow of traffic.
Do not locate drop-off/pick-up areas between principal building entrances and the adjoining sidewalks.	**Consistent**. The Project would have two at-grade on-site drop-off areas, with sidewalks for pedestrian access, in the lobby areas of the ground floors, to serve both rideshare arrivals/departures located on North Wilton Place and North Saint Andrews Place, thereby creating a separation between these areas and the pedestrian building entrances.
Orient vehicular access as far from street intersections as possible.	**Consistent**. Vehicular access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and North Saint Andrews Place, located midblock. The Project would also include two at-grade on-site drop-off areas to serve both rideshare arrivals/departures located on North Wilton Place and North Saint Andrews Place, also located midblock. Two studio vehicle and loading entry driveways that lead to a flexible studio vehicle parking and loading area recessed within the building footprint would be

Table 4.12
Consistency with Applicable Provisions of the Citywide Design Guidelines

Objective	Project Consistency
	provided on West Virginia Avenue, setback from street intersections.
Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.	**Consistent.** Two studio vehicle and loading entry driveways that lead to a flexible studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue. Pedestrian access to the Project's various components would be provided from the sidewalks on North St. Andrews Place, West Santa Monica Boulevard, and North Wilton Place into the Project.
Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.	The evaluation of the Project's consistency with the subtopic under this guideline is provided below.
Building Design Use architectural elements to reduce the perceived mass of larger projects.	**Consistent.** The Project would be sensitive to the surrounding uses by orienting bungalow offices and landscaped courtyards toward residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, visually anchoring the Project. Thus, the bungalows and landscaped courtyards would appear to terrace down toward the residences along West Virginia Avenue, further reducing the building's massing along its northern elevation facing the neighboring residential lots. Therefore, the Project would not impact the limited number of lower-density residential uses in the area north of the Project Site
Avoid long blank walls where pedestrian activity is anticipated.	**Consistent.** The West Santa Monica Boulevard façade of the Project would incorporate landscaping, including a planted green wall, varying roof heights, and vertical wall art, which would break up the studio walls fronting the West Santa Monica Boulevard façade.
Right-of-Way Identify opportunities to utilize the curb lane for one or more of the following: bus boarding pad, bicycle or scooter parking, passenger pick-up and drop-off areas, bicycle lane or parklet, in collaboration with Department of Transportation.	**Consistent.** The Project would provide short- and long-term bicycle spaces as required by the City Bicycle Ordinance. 56 short-term bicycle parking spaces would be located near the western, southern, and eastern perimeters of the Project Site on the ground floor, thereby providing direct access to bicycle parking.
Guideline 4: Organize and shape projects to recognize and respect surrounding context.	The evaluation of the Project's consistency with the subtopic under this guideline is provided below.
Site Planning Lay out the site to ensure that access and building entrances are clearly legible.	**Consistent.** Pedestrian wayfinding signage and security lighting would be located at parking garage entrances, elevator lobbies and vestibules, in accordance with the LAMC.
Building Design Modulate building massing vertically and	**Consistent.** The massing of the Project would be articulated with a setback along the West Virginia

Table 4.12
Consistency with Applicable Provisions of the Citywide Design Guidelines

Objective	Project Consistency
horizontally to a scale compatible to its context.	Avenue frontage. The Project would be sensitive to the surrounding uses by orienting bungalow offices and landscaped courtyards toward the residential uses to the north of the Project Site, and orienting soundstages to the south of the Project Site along West Santa Monica Boulevard. Office uses would be located along the east and west side of the Project Site, visually anchoring the Project. Thus, the bungalows and landscaped courtyards would appear to terrace down toward the residences along West Virginia Avenue, further reducing the building's massing along its northern elevation facing the neighboring residential lots. Therefore, the Project would not impact the limited number of lower-density residential uses in the area north of the Project Site.
Guideline 5: Express a clear and coherent architectural idea.	The evaluation of the Project's consistency with the subtopic under this guideline is provided below.
Building Design Design lighting to enhance the ground floor environment or to emphasize key architectural features without projecting light into the night sky. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.	**Consistent.** All exterior lighting would meet all applicable LAMC standards and be shielded or directed toward the areas to be illuminated. The exterior lighting would include soffit downlights in the ground floor covered area, as well as low-level landscape lighting and limited façade up-lighting to highlight key architectural features. In compliance with all applicable LAMC standards, exterior lighting on the Project Site would not illuminate adjacent properties.
Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.	The evaluation of the Project's consistency with the subtopic under this guideline is provided below.
Site Planning Plant trees and/or install shade structures to increase comfort and provide passive cooling opportunities. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.	**Consistent.** The Project would remove 15 street trees and provide the required 42 replacement street trees. In total, the Project would provide a minimum of 42 street trees, including along the south façade, along with low-growing vegetation would be incorporated into the landscape plan.
Install a publicly accessible Electric Vehicle charging station and/or space for car-share providers on the project site, if the site and context is suitable.	**Consistent.** The Project would provide 20 percent of its required parking spaces to be electric-vehicle ready, and ten percent of its required parking spaces would be provided chargers for electric vehicles within the parking structure on the Project Site.
Integrate solar powered lighting to increase energy efficiency.	**Consistent.** The Project would be compliant with the Los Angeles Green Building Code and California Energy/Title 24 requirements. The tower roofs would be engineered with appropriate structural loads and provided with infrastructure to

Table 4.12
Consistency with Applicable Provisions of the Citywide Design Guidelines

Objective	Project Consistency
	accommodate large solar photovoltaic arrays to generate electricity on-site through a renewable source.
Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.	The evaluation of the Project's consistency with the subtopic under this guideline is provided below.
Site Planning Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.	**Consistent.** In accordance with National Pollutant Discharge Elimination System Municipal Permit requirements, the Project would be required to implement Low Impact Development requirements throughout the operational life of the Project. In addition, consistent with the City's Low Impact Development requirement to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site, the Project would include the installation of an infiltration system as established by the Low Impact Development Manual.
Select plant species that are adapted and suitable for the site's specific soil conditions and microclimate.	**Consistent.** Landscaping would consist of low water use and drought tolerant landscaping that is suitable to the Project Site.

Source: Citywide Design Guidelines, adopted October 24, 2019; EcoTierra Consulting, 2022.

include the use of modern materials. The building's façade would incorporate a variety of materials to break its solid walls and provide visual interest, including: textured plaster finish, fiber cement board siding, perforated metal screen, standing seam rain screen cladding, and glass. The architectural features of the building would also include: window wall systems, curtain wall systems, an art wall, planted green wall, cable green wall, metal louvers, and integrated and affixed signage. The Project would also provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space would include private terraces, common terraces, seating areas, and landscaping. New Project signage would be used for building identification, wayfinding, and security. Exterior lights would be wall- or ground-mounted and shielded away from adjacent land uses. Building security lighting would be used at all entry/exits and would remain on from dusk to dawn, but would be designed to prevent light trespass onto adjacent properties. Therefore, the Project would not conflict with the Citywide Design Guidelines and impacts would be less than significant. **Therefore, impacts would be less than significant and no mitigation measures are required.**

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Project Site is not located within a mineral resource zone (MRZ).[153] The Project would not involve mineral extraction activities, nor are any such activities presently occurring on the Project Site. **Therefore, no impact would occur and no mitigation measures are required**.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact may occur if a project is located in an area used or available for extraction of a locally-important mineral resource extraction and the project converted an existing or potential future locally-important mineral extraction use to another use or if the project affected access to a site used or potentially available for locally-important mineral resource extraction.

As discussed above under responses to Section XII(a), Mineral Resources the Project Site is not within an MRZ. The Project would not affect any extraction activities and there would be no impact on existing or future regionally important mineral extraction sites. Therefore, development of the Project would not result in the loss of availability of a mineral resource that would be of value to the residents of the state or a locally-important mineral resource, or mineral resource recovery site, as delineated on a local general plan, specific plan, or land use plan. **Therefore, no impact would occur and no mitigation measures are required.**

153 Los Angeles County Department of Regional Planning, Planning & Zoning Information, GIS-NET Public online database, accessed September 2021.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Noise data was generated for the Project to assist in the preparation of the following noise analysis and is included as Appendix I to this document.

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. A significant impact may occur if the project would generate excess noise that would cause the ambient noise environment at the Project Site to fail to comply with noise level standards set forth in the City of Los Angeles General Plan Noise Element (Noise Element) and the City of Los Angeles Noise Ordinance (Noise Ordinance) (Section 111.00 through Section 116.01 of the LAMC).

Regulatory Setting

To limit population exposure to physically and/or psychologically damaging as well as intrusive noise levels, the federal government, the state of California, various county governments, and most municipalities in the state have established standards and ordinances to control noise. In most areas, automobile and truck traffic is the major source of environmental noise. Traffic activity generally produces an average sound level that remains constant with time. Air and rail traffic, and commercial and industrial activities are also major sources of noise in some areas. Federal, state, and local agencies regulate different aspects of environmental noise. Federal and state agencies generally set noise standards for mobile sources such as aircraft and motor vehicles, while regulation of stationary sources is left to local agencies.

State of California Noise Requirements

The state of California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards and provides guidance for local land use compatibility. state law requires that each county and city adopt a General Plan that includes a Noise Element which is to be prepared per guidelines adopted by the Governor's Office of Planning and Research. The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. In addition, CEQA requires that all known environmental effects of a project be analyzed, including the potential environmental noise impacts.

City of Los Angeles General Plan Noise Element

The City of Los Angeles has adopted a Noise Element of the General Plan to identify goals, objectives, and policies for managing noise issues within the City. The following goal and objectives are identified in the General Plan Noise Element:

Goal A city where noise does not reduce the quality of urban life.

Objective 1 Reduce airport and harbor related noise impacts.

Objective 2 Reduce or eliminate nonairport related intrusive noise, especially relative to noise sensitive uses.

Objective 3 Reduce or eliminate noise impacts associated with proposed development of land and changes in land use.

Exhibit I of the City of Los Angeles General Plan Noise Element identifies Guidelines for Noise Compatible Land Use to evaluate the potential impacts of transportation-related noise. Office buildings, business and professional commercial uses, such as the Project, are considered conditionally acceptable with unmitigated exterior noise levels of less than 77 dBA CNEL. For conditionally acceptable exterior noise levels, new construction or development may proceed only after a detailed analysis of noise mitigation is made and needed noise insulation features are included in project design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning normally will suffice.

As discussed below, this analysis focuses on potential impacts to sensitive noise receptors. Within the Project Site vicinity, the closest sensitive receptors are the residential uses. Per the Noise Element, noise levels between 70 and 75 dBA CNEL are considered "normally unacceptable" and noise levels at 75 dBA CNEL and greater are considered "clearly unacceptable" for residential uses. Noise levels between 55 and 70 dBA CNEL are considered "conditionally acceptable" and noise levels less than 55 dBA CNEL are considered "normally acceptable" for single-family residential uses.

City of Los Angeles Operational Noise Standards

To analyze noise impacts originating from a designated fixed location or private property such as the Project, stationary-source (operational) noise such as HVAC equipment and trash enclosure activity are typically evaluated against standards established under a jurisdiction's Municipal Code or General Plan.

Chapter XI of the LAMC establishes Noise Regulations, setting exterior noise limits to control community noise impacts from commercial noise sources including air conditioning units, refrigeration, heating, pumping, and filtering equipment. Section 112.02 indicates that such equipment shall not operate in a manner as to cause the noise level at any sensitive use to exceed the existing ambient noise level by 5 dBA. Section 114.03 prohibits loading or unloading any vehicle, or operate dollies, carts, forklifts, or other wheeled equipment causing impulsive sound, raucous or unnecessary sound within 200 feet of any residential building between the hours of 10:00 P.M. and 7:00 A.M of the following day. Also, Section 114.06 prohibits installation, operation or use of any vehicle theft alarm system that emits or causes the emission of an audible sound, which is not, or does not become, automatically and completely silenced within five minutes.

City of Los Angeles Construction Noise Standards

Section 112.05 of the City's Municipal Code identifies exterior noise level limits for construction equipment in any residential zone or within 500 feet thereof, as follows:

- 75dB(A) for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment.

However, the above limitation does not apply where technically infeasible (i.e., the noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers, and/or any other feasible noise reduction measures).

Significance Criteria

The City has determined that the Project's temporary or permanent increase in ambient noise levels in the vicinity of the Project Site shall be considered significant if any of the following occur as a direct result of the Project.

Off-Site Operational Traffic Noise

- When the noise levels at existing and future noise-sensitive land uses (e.g., residential, etc.):
    - are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase; or
    - range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase; or

- already exceed 65 dBA CNEL, and the Project creates a community noise level impact of greater than 1.5 dBA CNEL (FICON, 1992).

Operational Stationary-Source Noise

- If the Project causes the ambient noise level measured at the property line of affected uses to increase by 3 dBA in CNEL to or within the "normally unacceptable" or "clearly unacceptable" category (as specified in the Table on page I.2-4 of the *L.A. CEQA Thresholds Guide*, Community Noise Exposure), or;

- If Project-related operational (stationary source) noise levels exceed the exterior ambient noise levels at adjacent sensitive receiver locations by 5 dBA Leq (LAMC § 112.02).

Construction Noise and Vibration

Section 112.05 of the City's Municipal Code identifies exterior noise level limits for construction equipment in any residential zone or within 500 feet thereof, as follows:

- 75dB(A) for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment. However, the above limitation does not apply where technically infeasible (i.e., the noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers, and/or any other feasible noise reduction measures).

The City currently does not have significance criteria to assess vibration impacts during construction. Thus, the City has determined to use the Federal Transit Administration ("FTA") guidelines set forth in FTA's Transit Noise and Vibration Assessment, dated September 2018, to evaluate the Project's potential impacts related to construction vibration for both potential building damage and human annoyance. The FTA guidelines regarding construction vibration are the most current guidelines and are commonly used in evaluating vibration impacts.

Based on this FTA guidance, impacts relative to ground-borne vibration associated with potential building damage would be considered significant if any of the following future events were to occur:

- Project construction activities cause ground-borne vibration levels to exceed 0.5 PPV at the nearest off-site reinforced-concrete, steel, or timber building.

- Project construction activities cause ground-borne vibration levels to exceed 0.3 PPV at the nearest off-site engineered concrete and masonry building.

- Project construction activities cause ground-borne vibration levels to exceed 0.2 PPV at the nearest off-site non-engineered timber and masonry building.

- Project construction activities cause ground-borne vibration levels to exceed 0.12 PPV at buildings extremely susceptible to vibration damage, such as historic buildings.

Based on FTA guidance, construction vibration impacts associated with human annoyance would be significant if the following were to occur (applicable to frequent events; 70 or more vibration events per day):

- Project construction activities cause ground-borne vibration levels to exceed 72 VdB at off-site sensitive uses, including residential and hotel uses.
- Project construction activities cause ground-borne vibration levels to exceed 65 VdB at off-site studio (recording/broadcast) uses.

Existing Noise Level Measurements

To assess the existing noise level environment, four short-term, 15-minute noise level measurements were taken at sensitive receiver locations in the Project study area. The receiver locations were selected to describe and document the existing noise environment within the Project study area. The Project study area is the area generally defined by Virginia Avenue, North Wilton Place, Santa Monica Boulevard and North St. Andrews Place. The 15-Minute Noise Measurement Datasheet (see Appendix I) provides the location of the Project Site and the noise level measurement locations. To fully describe the existing noise conditions, noise level measurements were collected on August 18, 2022, which represents a typical day on which residents go to work/school.

Measurement Procedure and Criteria

The noise measurements were taken using the Larson Davis SoundTrack LxT2 sound level meter, which conforms to industry standards set forth in American National Standard Institute (ANSI) S1.4-1983 (R2006) – Specification for Sound Level Meters/Type 1, and is consistent with the requirements specified in LAMC Section 111.01(l) that the instruments be "Type S2A" standard instruments or better. This instrument was calibrated and operated according to the manufacturer's written specifications. At the measurement sites, the microphone was placed at a height of approximately five feet above the ground. The sound level meter was programmed to record the average sound level (Leq) over a period of 15 minutes in accordance with LAMC Section 111.01(a).

Noise Measurement Locations

The short-term noise level measurements were taken as close to the nearest sensitive receiver locations as possible to assess the existing ambient noise levels at those sensitive receiver locations and therefore the existing ambient noise levels surrounding the Project Site. Both Caltrans and the FTA recognize that it is not reasonable to collect noise level measurements that can fully represent any part of a private yard, patio, deck or balcony normally used for human activity when estimating impacts for new development projects. This fact is demonstrated in the Caltrans general site location guidelines which indicate that, *sites must be free of noise contamination by sources other than sources of interest. Avoid sites located near sources such as barking dogs, lawnmowers, pool pumps, and air conditioners unless it is the express intent of*

the analyst to measure these sources.[154] Further, FTA guidance states, *it is not necessary nor recommended that existing noise exposure be determined by measuring at every noise-sensitive location in the project area. Rather, the recommended approach is to characterize the noise environment for clusters of sites based on measurements or estimates at representative locations in the community*.[155]

Based on recommendations of Caltrans and the FTA, it is not necessary to collect measurements at each individual building or residence, because each receiver measurement represents a group of buildings that share acoustical equivalence. Receivers represent a location of noise sensitive areas that are used to estimate the future noise level impacts. Collecting reference ambient noise level measurements at the nearby sensitive receiver locations allows for a comparison of the before- and after-Project noise levels and is necessary to assess potential noise impacts due to the Project's contribution to the ambient noise levels.

Noise Measurement Results

The results of the measurements are summarized in Table 4.13, *Existing Ambient Noise Levels*. The noise monitoring outputs are provided in Appendix I of this document. See Figure 4.2, *Noise Measurement Locations*.

As shown in Table 4.13, the ambient recorded noise levels range from 57.7 dBA Leq to 71.4 dBA Leq in the Project vicinity.

Construction Impacts

This section analyzes potential impacts resulting from the short-term construction activities associated with the development of the Project.

The City of Los Angeles General Plan Noise Element defines noise-sensitive uses as: *single-family and multi-unit dwellings, long-term care facilities (including convalescent and retirement facilities), dormitories, motels, hotels, transient lodgings and other residential uses; houses of worship; hospitals; libraries; schools; auditoriums; concert halls; outdoor theaters; nature and wildlife preserves, and parks*. Land uses that are considered relatively insensitive to noise include business, commercial, and professional developments. Land uses that are typically not affected by noise include: industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals.

154 Caltrans Technical Noise Supplement. September 2013. Page 3-4. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf, accessed August 9, 2021.

155 FTA Transit Noise and Vibration Assessment. May 2006. Page 3-10. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf, accessed August 9, 2021.



NM# Noise Measurement Locations

Project Site

Source: Google Earth, January 2020.

Figure 4.2
Noise Monitoring Locations

Table 4.13
Existing Ambient Noise Levels

Noise Measurement Location	Location	Primary Noise Sources	Noise Levels[a]		
			L_{eq}	L_{max}	L_{min}
NM1	Adjacent to the multi-family residential uses on the northern side of Virginia Avenue, north of the Project Site	Main noise sources are from vehicular traffic travelling along Virginia Ave, N Wilton Pl, Santa Monica Blvd, N St Andrews Pl & other surrounding roads. The local buildings reflect & refract much of the sound. Other noise sources include bird song, residential ambiance, wind chimes, music being played from various residences, businesses, pedestrians. Air traffic consisting of helicopters, light propeller aircraft and commercial jet liners. Leaf rustle from nearby palm trees due to 7 mph breeze.	59.6	71.6	49.7
NM2	Adjacent to the multi-family residential use on the south side of Santa Monica Boulevard, south of the Project Site.		71.4	82.1	55.3
NM3	Adjacent to the single- and multi-family residential uses on the western side of N. Wilton Place, west of the Project Site.		66.8	84.2	55.2
NM4	Adjacent to the multi-family residential uses north of Virginia Avenue and east of N. St Andrews Place, northeast of the Project Site.		57.7	72.3	48.6

[a] Noise measurements were taken on August 18, 2022 at each location for a duration of 15 minutes. See Appendix I of this document for noise data.
Source: EcoTierra, 2022.

Construction Noise Levels

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages:

- Demolition
- Site Preparation/Excavation
- Foundation
- Building Construction
- Architectural Coating

The Project is anticipated to start demolition in 2023, take approximately 25 months to complete, and end approximately in 2025.

The closest sensitive receptors to the Project Site include:

- The multi-family residential uses located approximately 60 feet north of the Project Site, on the northern side of West Virginia Avenue (NM1),
- The multi-family residential uses located approximately 75 feet south of the Project Site, on the southern side of West Santa Monica Boulevard (NM2),
- The residential uses located approximately 60 feet west of the site, on the on the western side of North Wilton Place (NM3), and
- The residential uses located approximately 218 feet northeast of the Project Site, on the northern side of West Virginia Avenue, east of North St. Andrews Place (NM4).

Other noise sensitive land uses are located further from the Project Site and would experience lower impacts. Construction and demolition noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work.

A summary of noise level data for a variety of construction equipment compiled by the FTA is presented in Table 4.14, *Noise Range of Project Construction Equipment***.** Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

Construction noise associated with the Project was calculated utilizing methodology presented in the FTA Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the Project Site. Distances to receptors were based on the distance from the structural façade of the receptor to the acoustical center of the proposed construction activity. Construction noise levels were calculated for each phase. To be conservative, it was assumed that all the pieces of equipment in each phase would be operating concurrently and the noise generated by each piece of equipment was added together for each phase of construction; however, it is unlikely (and unrealistic) that every piece of equipment will be used at the same time, at the same distance from the receptor, for each phase of construction. The highest noise levels during each construction phase at the closest receptors are presented in Table 4.15, and worksheets are included as Appendix I to this document.

As defined by the Section 41.40 of the LAMC, a project would normally have a significant impact on noise levels from construction if construction activity (including demolition) or repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, occurs between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, or between 6:00 P.M. and 8:00 A.M. on Saturday. Per Section 112.05 of the LAMC, a significant impact due to noise levels from construction could also occur if equipment is operated in a manner that causes noise levels to exceed 75 dBA at a distance of 50 feet, between the hours of 7:00 A.M. and 10:00 P.M.; however, these noise level limitations do not apply where compliance is deemed to be technically infeasible,

Table 4.14
Noise Range of Project Construction Equipment

Equipment Description	Impact Device?	Acoustical use Factor (%)	Typical Noise Level @ 50ft (Lmax dBA)
Compressor (air)	No	40	78
Concrete Mixer Truck	No	40	79
Concrete Pump	No	20	81
Concrete Saw	No	20	90
Crane	No	16	81
Drill Rig	No	20	79
Dozer	No	40	82
Forklift [a, b]	No	50	61
Front End Loader	No	40	79
Generator	No	50	81
Grader	No	40	85
Haul/Dump Truck	No	40	76
Paver	No	50	77
Pickup Truck	No	50	77
Roller	No	20	80
Tractor/Loader Backhoe	No	40	79
Welder/Torch	No	40	74

[a] *Warehouse & Forklift Noise Exposure - NoiseTesting.info Carl Stautins, November 4, 2014 http://www.noisetesting.info/blog/carl-strautins/page-3/*
[b] *Data provided Leq as measured at the operator. Sound Level at 50 feet is estimated.*
Source: FHWA RCNM User's Guide, 2006.

which means that said noise limitations cannot be met despite the use of mufflers, shields, sound barriers, and/or other noise reduction techniques during the operation of the equipment.

Without considering the effect of the Project Design Features incorporated into the Project, the highest Project construction noise levels at the nearest sensitive receptors during construction are shown in Table 4.15, *Construction Noise Levels at Closest Receptor Locations Without Project Design Features***.** As shown in Table 4.15, even without the Project Design Features incorporated into the Project, the highest construction noise levels, which would occur during the demolition phase, would not result in any exceedance of the LAMC 75 dBA construction noise threshold.

Table 4.15
Construction Noise Levels at Closest Receptor Locations Without Project Design Features

Off-Site Receptor Location	Maximum Construction Noise Levels[b]	Applicable Standard (dBA)[c]	Exceeds Standard?
(NM1) The multi-family residential uses located to the north of the Project Site, on the northern side of Virginia Avenue.	73.1	75	No
(NM2) The multi-family residential uses located to the south of the Project Site, on the southern side of Santa Monica Boulevard.	73.1	75	No
(NM3) The residential uses located to the west of the site, on the on the western side of N. Wilton Place.	67.2	75	No
(NM4) The residential uses located to the northeast of the Project Site, on the northern side of Virginia Avenue, east of N. St. Andrews Place	63.9	75	No

[a] *Noise measurement locations are shown on Figure 4.2.*
[b] *Construction noise worksheets showing noise levels for all phases of construction are provided in Appendix I.*
[c] *The applicable LAMC standard is 75 dBA.*
Source: EcoTierra, 2022.

Impacts from construction noise are therefore considered to be less than significant. However, to ensure that construction noise levels do not exceed any thresholds, the following best management practices (BMPs) are incorporated into the Project as Project Design Features:

Project Design Features

PDF NOI-1:

- Use of noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. Stage construction operations as far from noise sensitive uses as possible;
- Avoid residential areas when planning haul truck routes and locate the haul truck staging/ingress/egress area as far away from noise sensitive uses as possible;
- Maintain all sound-reducing devices and restrictions throughout the construction period;
- Replace noisy equipment with quieter equipment (for example, rubber-tired equipment rather than track equipment); and
- Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.

As noted above, LAMC Section 41.40 regulates noise from construction activities by regulating the days and hours during which construction may occur. The construction activities associated with the Project would comply with these LAMC requirements. In addition, pursuant to LAMC Section 112.05, construction noise levels are exempt from the 75 dBA noise threshold if all technically feasible noise attenuation measures are implemented. In conformance with the requirements of LAMC Section 112.05, implementation of the aforementioned BMPs would assist in reducing the noise levels associated with construction of the Project to the maximum extent that is technically feasible. Thus, based on the provisions set forth in LAMC 112.05, implementation of the noise BMPs listed in **PDF NOI-1** above would ensure the Project would be consistent with the LAMC and construction noise impacts would be less than significant.

Off-Site Construction Noise Impacts

The highest potential for off-site construction noise is sourced from hauling trips. The anticipated outbound haul route from the Project Site would be from St Andrews Place, along Santa Monica Boulevard to the 101 freeway. During the demolition duration of 20 days, the Project would generate approximately 30 haul truck trips per day (15 inbound, 15 outbound) travelling to and from the Project Site. These haul route trips would travel along the anticipated haul route. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site during the site preparation/excavation phase of approximately 100 days, when the Project would generate approximately 314 haul truck trips per day (157 inbound, 157 outbound) travelling to and from the Project Site. There are commercial uses along the haul route along Santa Monica Boulevard; therefore, those uses would not be impacted by haul truck-related noise. However, during the site preparation/excavation phase a limited number of trucks would need to enter and exit the Project Site via a truck-sized opening in the noise barrier along Virginia Avenue, near St Andrews Place. The worksite traffic control plan shows a partial lane closure along the eastbound lane of Virginia Avenue. As a Project Design Feature (PDF), this partial lane closure would be used to erect a construction noise barrier that would ensure that the haul trucks entering and exiting the Project Site at this location would not generate noise impacts at the closest sensitive receptor located on the northern side of Virginia Avenue. This noise barrier will be constructed so that it blocks the line-of-sight from the closest residential uses on the north side of Virginia Avenue to the haul trucks entering and exiting the Project Site. Additionally, there will be only limited haul truck activity entering and exiting the Project Site from the opening on Virginia Avenue; the majority of haul truck activity will be entering and exiting the Project Site from a location on the southern portion of St Andrews Place, at a distance of approximately 104 feet from the building façade of the closest sensitive receptor (located on the northwestern corner of Virginia Avenue and St Andrews Place).

As shown in Table 4.15 above, typical noise from haul trucks driving by can reach up to 76 dBA Lmax at a distance of 50 feet. At a distance of approximately 104 feet from the haul truck activity to the closest receptor, the noise level from each haul truck would be approximately 69.64 dBA Lmax. However, the opening along Virginia Avenue where the limited number of haul trucks would be entering and exiting the Project Site would be approximately 50 feet from the closest sensitive receptor. As shown in Table 4.14 above, the existing, daytime maximum noise levels for the closest sensitive uses to the haul route are 71.6 dBA to 72.3 dBA Lmax. Therefore, without its

incorporation of **PDF NOI-2**, the Project's potential haul truck noise during the site preparation/excavation phase the Virginia Avenue access would be used would exceed ambient noise levels and exceed 75 dBA. However, with the Project's incorporation of **PDF NOI-2**, the noise generated by the ingress and egress of the limited number of Project haul trucks at this location would be shielded by a plywood noise barrier,[156] which would reduce the noise level by at least 10 dBA to 66 dBA Lmax. As such, the noise levels generated by a Project haul truck along the haul route and on St Andrews Place would be less than the existing, ambient noise levels at receptor locations, and less than significant. **Therefore, with incorporation of PDF NOI-2, impacts from off-site construction noise would be less than significant and no mitigation measures are required.**

Project Design Features

PDF NOI-2: The construction contractor shall construct at least a 0.5 inch plywood noise barrier surrounding a truck-sized opening in the noise barrier along Virginia Avenue, near St Andrews Place. This plywood noise barrier shall block the line-of-sight from the closest sensitive receptors on the northern side of Virginia Avenue to the haul trucks entering and exiting the Project Site at this location. The construction contractor shall limit the number of haul trucks utilizing the Virginia Avenue access to the Project Site and require that the majority of haul truck activity access the Project Site from a location on the southern portion of St Andrews Place, at a distance of approximately 104 feet from the building façade of the closest sensitive receptor (located on the northwestern corner of Virginia Avenue and St Andrews Place).

Off-Site Operational Noise Impacts

Existing and Existing Plus Project traffic noise levels were modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108 at a distance of 50 feet from roadway centerline. The uniform distance allows for direct comparisons of potential increases or decreases in noise levels based upon various traffic scenarios; however, at this distance, no specific noise standard necessarily applies. Therefore, the change in a noise level between scenarios is the focus of this portion of the analysis, rather than the resulting independent noise level for any one segment. These worksheets are included as Appendix I to this document. The modeling is theoretical, and is considered conservative because it does not account for any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes, only, to show the difference in traffic noise levels with and without Project conditions. Roadway input parameters are based on ADTs, speeds, and vehicle distribution data. The potential off- site noise impacts caused by an increase of traffic volumes from operation of the Project on the nearby roadways were calculated for the following scenarios:

156 FHWA Highway Noise Barrier Design Handbook (2000) Table 3, page 26, shows that 0.5-inch thick plywood has a transmission loss of 20 dBA.

Existing refers to existing year 2022 traffic noise conditions. *Existing Plus Project* refers to existing year 2022 traffic noise conditions plus traffic generated by the Project. Both scenarios are shown in Table 4.16, *Off-Site Traffic Noise Impacts– Existing With Project Conditions*.

Table 4.16
Off-Site Traffic Noise Impacts – Existing With Project Conditions

Noise Levels 50 feet from Roadway Centerline*						
	Existing		Existing Plus Project			
Road Segments	ADT	dB CNEL	ADT	Total	Project-Specific Increase	Is the Increase Significant ?
N. Wilton Place						
n/o La Mirada Ave	7,330	66.4	7,540	66.5	0.1	**No**
s/o La Mirada Ave	8,900	67.2	9,080	67.3	0.1	**No**
n/o Santa Monica Blvd	8,530	67.0	8,770	67.1	0.1	**No**
s/o Santa Monica Blvd	11,510	68.3	11,720	68.4	0.1	**No**
N. St Andrews Place						
n/o Santa Monica Blvd	1,220	58.6	1,760	60.2	1.6	**No**
s/o Santa Monica Blvd	2,450	61.6	2,450	61.6	0.0	**No**
Western Avenue						
n/o Lexington Ave	14,590	69.3	15,410	69.6	0.3	**No**
s/o Lexington Ave	14,920	69.4	14,920	69.4	0.0	**No**
n/o Santa Monica Blvd	12,020	68.5	12,020	68.5	0.0	**No**
s/o Santa Monica Blvd	13,680	69.1	14,090	69.2	0.1	**No**
La Mirada Avenue						
w/o Wilton Pl	590	55.4	1,000	57.7	2.3	**No**
e/o Wilton Pl	520	54.9	520	54.9	0.0	**No**
Lexington Avenue						
w/o 101 fwy off ramps	2,780	62.1	3,020	62.5	0.4	**No**
e/o 101 fwy off ramps	8,110	66.8	8,930	67.2	0.4	**No**
w/o Western Ave	780	56.6	900	57.2	0.6	**No**
Santa Monica Boulevard						
w/o Wilton Pl	13,250	68.9	13,870	69.1	0.2	**No**
e/o Wilton Pl	10,360	67.9	10,360	67.9	0.0	**No**
w/o St. Andrews Pl	19,190	70.5	19,190	70.5	0.0	**No**
e/o St. Andrews Pl	17,330	70.1	19,180	70.5	0.4	**No**
w/o Western Ave	11,930	68.5	12,470	68.7	0.2	**No**
e/o Western Ave	12,130	68.5	13,570	69.0	0.5	**No**

Notes: ADT = average daily trips, dB = decibels, CNEL = community noise equivalent level
* *The uniform distance of 50 feet allows for direct comparisons of potential increases or decreases in noise levels based upon various traffic scenarios; however, at this distance, no specific noise standard necessarily applies.*
Source: EcoTierra, 2021.

As stated previously, the traffic noise is considered to be significant when the noise levels at existing and future noise-sensitive land uses (e.g., residential, etc.):

- are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase; or
- range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase; or
- already exceed 65 dBA CNEL, and the Project creates a community noise level impact of greater than 1.5 dBA CNEL (FICON, 1992).

As shown in Table 4.16, Project-generated vehicular trips from all of the modeled roadway's segments would result in an increase in ambient noise levels of 2.3 dBA[157] over the Existing scenario, and would not exceed the *Noise Element* threshold standards presented above.

Additionally, medium- and heavy-duty type delivery trucks are anticipated to intermittently visit the site as needed; however, the number of these truck trips is not expected to be more than between 10 to 40 round trips per day and would not significantly contribute to off-site traffic noise upon roadways in the Project's vicinity. The existing traffic noise level along West Virginia Avenue was calculated as 56.9 dBA CNEL.[158] If 40 delivery truck trips were to occur along Virginia Avenue, the traffic noise level generated by those medium and heavy-duty trucks would be 56.4 dBA CNEL. When the existing traffic noise level is added to the truck trip noise level, the resulting noise level is 59.7 dBA CNEL, which is an increase of 3.3 dBA CNEL, which would not exceed the 5 dBA significant noise level increase threshold stated above. **Therefore, traffic noise impacts to off-site receptors due to Project-generated trips would be less than significant and no mitigation measures are required.**

On-Site Operational Noise Impacts

This section analyzes the potential on-site operational noise impacts due to the Project's stationary noise sources.

Parking Noise

The proposed parking areas have the potential to generate noise due to cars entering and exiting, engines accelerating, braking, car alarms, squealing tires, and other general activities associated with people using the parking areas (i.e., talking, opening/closing doors, etc.). Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. During these types of activities, the noise levels can range from 36 to 69 dBA Leq at a distance of 50 feet from the source.[159] Since, except for the driveway areas, the majority of the parking area would be enclosed in a subterranean parking garage, noise generated from within the parking area would not adversely affect off-site sensitive receptors. Further, the ground level parking lot proposed on-

157 As the increase in noise levels is 2.3 dBA CNEL at 50 feet from the centerline, it would also be an increase of 2.3 dBA CNEL at the property line of affected uses.

158 Calculated from a traffic volume of 1,726 ADT based on data provided for Virginia Avenue by Overland Traffic Consultants.

159 Gordon Bricken & Associates, 1996. Estimates are based on actual noise measurements taken at various parking lots.

site would be enclosed by solid roll down doors and a solid, insulated plaster stud frame wall that would block the view of on-site activities from the nearby residential uses.

Using the reference noise level of 71 dBA leq at a distance of 50 feet[160] for the on-site noise from delivery trucks and 63.3 dBA Leq at 10 feet for loading/unloading activities,[161] the noise levels generated at the closest receptors (the residential uses located north of West Virginia Avenue, approximately 70 feet from the area of on-site activity), from delivery trucks and loading/unloading activities would be 68.11 dBA Leq. However, the solid roll down doors and the solid, insulated plaster stud frame wall would affect a transmission loss of at least 20 dBA, which would reduce the noise level down to 48.11 dBA, which would be lower than the ambient noise level of 59.6 dBA Leq along West Virginia Avenue.

The noise generated by weekly trash truck pickup would be similar to that reported above for the haul trucks. Trash trucks would already be part of the existing noise environment, as they already service the commercial and residential uses in the Project vicinity. Furthermore, operational noise generated by motor vehicles within the Project Site would be regulated under the LAMC. Specifically, Section 114.02 of the LAMC prohibits the operation of any motor vehicles upon any property within the City such that the created noise would cause the noise level on the premises of the property to exceed the ambient noise level by more than five decibels. LAMC Section 114.06 prohibits any person from installing, operating or using any vehicle theft alarm system that emits or causes the emission of an audible sound, which is not, or does not become, automatically and completely silenced within five minutes. LAMC Section 114.03 prohibits loading or unloading of any vehicle, operating any dollies, carts, forklifts, or other wheeled equipment, which causes any impulsive sound, raucous or unnecessary noise within 200 feet of any residential building between the hours of 10:00 P.M. and 7:00 A.M. of the following day. **Therefore, through project design and compliance with existing LAMC regulations, noise impacts associated with the on-site parking areas would be less than significant and no mitigation measures are required.**

Stationary Noise Sources

HVAC

As part of the Project, HVAC units, and exhaust fans would be installed for the proposed uses. Based on estimated A-weighted noise ratings published for standard HVAC equipment,[162] sound power from rooftop mounted HVAC equipment would be expected to range from 69 dBA Leq to 74 dBA Leq at the source. Sound power is the sound energy released from a source, which cannot be heard, while sound pressure is the sound that is heard based on the environment and distance to a receptor. By converting a 74-dBA sound power level at a source to sound pressure levels at

160 Eyestone Environmental, LLC, 2022. 8th & Alameda Studios Project. Case number ENV-2021-4260-MND. Page 166. February 2022.

161 Michael Brandman Associates (MBA), 2010. Los Banos Walmart Expansion Project EIR. October 10.

162 Carrier Corporation, Product Data Sheet for 25HBC5 Base 15 Heat Pump with Puron Refrigerant (1½ to 5 Nominal Tons.

50 feet using standard acoustical fundamentals and formulas,[163] the sound pressure level for HVAC equipment would be approximately 39.9 dBA at 50 feet which translates to a noise level of 38.32 dBA at the closest sensitive receptors, NM1 (Virginia Avenue) and at sensitive receptor NM3 (North Wilton Place). As shown in Table 4.15, ambient noise levels in the vicinity of the Project Site were measured up to 71.4 dBA. Therefore, noise levels from use of HVAC would not exceed existing noise levels at sensitive receptor locations in the Project vicinity.

Although the operation of this equipment would generate noise, the design of all of the Project's mechanical equipment would be required to comply with the regulations under Section 112.02 of the LAMC, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than 5 decibels.

Trash/Recycling

The trash/recycling area is located in its own room on the ground floor level of the building, adjacent to the restrooms and production office; therefore, noise from trash sorting/recycling will not be audible at the closest sensitive receptor locations.

Outdoor Spaces

The office areas on Levels 4, 5 and 6 include some covered, outdoor office space on both the western and eastern portions of the buildings. These outdoor office areas may host a few events per year that would be subject to permitting requirements. It is anticipated that there will not be any outdoor, amplified music or speech at these events and the main source of noise would consist primarily of people talking which would be generally consistent with the existing pedestrian-oriented environment along North Wilton Place, North St. Andrews Place and West Santa Monica Boulevard. This would result in noise levels of approximately 60-65 dBA at three feet.[164] The closest covered outdoor office space to sensitive receptors would be located at a height of 373 feet, which translates to a distance of 378 feet to the closest receptor along North Wilton Place (NM3). As this distance, the noise level from people talking would be approximately 23 dBA which would be imperceptible at all off-site receptor locations.

The ground level restaurant use has outdoor tables/seating that face West Santa Monica Boulevard. As shown in Table 4.15 above, the existing noise level along West Santa Monica Boulevard is 71.4 dBA Leq. Therefore, at 60-65 dBA, the noise level from restaurant patrons talking would not exceed the existing noise levels and would also be imperceptible at all off-site receptor locations.

Therefore, impacts related to stationary noise sources would be less than significant with compliance with existing LAMC regulations. No mitigation measures are required.

163 Daikin, HVAC Acoustic Fundamentals, Application Guide 31-010, Calculating Sound Pressure fromSound Power, pg. 16.

164 California Department of Transportation, Technical Noise Supplement, October 1998. See Table IV.H-1 provided previously.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant With Mitigation Incorporated. A significant impact may occur if a project were to generate excessive vibration during construction or operation.

Per the FTA Transit Noise Impact and Vibration Assessment, vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure-borne noise. Sources of ground-borne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground-borne vibrations may be described by amplitude and frequency.

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings, but is not always suitable for evaluating human response (annoyance) because it takes some time for the human body to respond to vibration signals. Instead, the human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. Sensitive receivers for vibration include structures (especially older masonry structures), people (especially residents, the elderly, and sick), and vibration-sensitive equipment.

The background vibration-velocity level in residential areas is generally 50 VdB. Ground-borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.[165]

Construction Vibration Standards

The City's General Plan and Municipal Code do not identify specific vibration level standards. Therefore, applicable vibration standards identified by the FTA were used in the analysis. The vibration damage criteria adopted by the FTA are shown in Table 4.17, *Construction Vibration Damage Criteria*.

165 FTA 2018. Transit Noise and Vibration Impact Assessment Manual. September. Section 5, pages 112-113. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf, accessed August 9, 2021.

Table 4.17
Construction Vibration Damage Criteria

Building Category	PPV (in/sec)
I. Reinforced-concrete, steel or timber (no plaster)	0.50
II. Engineered concrete and masonry (no plaster)	0.30
III. Non-engineered timber and masonry buildings	0.20
IV. Buildings extremely susceptible to vibration damage	0.12
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, September 2018.	

The FTA has also adopted standards associated with human annoyance for groundborne vibration impacts for the following three land-use categories:

(1) Vibration Category 1 – High Sensitivity,

(2) Vibration Category 2 – Residential, and

(3) Vibration Category 3 – Institutional.

The FTA defines Category 1 as buildings where vibration would interfere with operations within the building, including vibration-sensitive research and manufacturing facilities, hospitals with vibration-sensitive equipment, and university research operations. Vibration-sensitive equipment includes, but is not limited to, electron microscopes, high-resolution lithographic equipment, and normal optical microscopes. Category 2 refers to all residential land uses and any buildings where people sleep, such as hotels and hospitals. Category 3 refers to institutional land uses such as schools, churches, other institutions, and quiet offices that do not have vibration-sensitive equipment, but still have the potential for activity interference. The vibration criteria associated with human annoyance for these three land-use categories are shown in Table 4.18, *Groundborne Vibration Criteria for General Assessment*. No thresholds have been adopted or recommended for commercial or office uses.

Significance Criteria

The City has determined that the Project's generation of groundborne vibration or groundborne noise levels shall be considered significant if any of the following occur as a direct result of the Project.

- If short-term Project-generated construction vibration levels exceed the FTA building damage vibration criteria listed in Table 4.17 or the FTA human annoyance standards for frequent events listed in Table 4.18, *Groundborne Vibration Impact Criteria for General Assessment.*

Table 4.18
Groundborne Vibration Impact Criteria for General Assessment

Land Use Category	Frequent Events	Occasional Events	Infrequent Events
Category 1	65 VdB	65 VdB	65 VdB
Category 2	72 VdB	75 VdB	80 VdB
Category 3	75 VdB	78 VdB	83 VdB
Per FTA Transit Noise and Vibration Impact Assessment, September 2018, page 8-1, infrequent events are fewer than 30 vibration events of the same kind per day. Occasional events are between 30 and 70 vibration events of the same source per day. Frequent events are more than 70 vibration events of the same source per day. *Source: FTA, Transit Noise and Vibration Impact Assessment Manual, September 2018.*			

Construction Vibration Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. The Project's construction activities most likely to cause vibration impacts are:

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.

- Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Table 4.19, *Construction Equipment Vibration Source Levels* identifies various PPV levels for the types of construction equipment that would operate during the construction of the Project. For example, as shown in Table 4.19, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment). Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. For example, as the vibratory roller moves further than 100 feet from the sensitive receptors, the vibration associated with it would drop below 0.0026 PPV. It should also be noted that these vibration levels are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.

Table 4.19
Construction Equipment Vibration Source Levels

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level (L_V) at 25 feet
Pile driver (impact)	1.518 (upper range) 0.644 (typical)	112 104
Pile driver (sonic)	0.734 upper range 0.170 typical	105 93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.008 in soil 0.017 in rock	66 75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, Table 7-4. September 2018.

Annoyance to Persons

The primary effect of perceptible vibration is often a concern. However, secondary effects, such as the rattling of a china cabinet, can also occur, even when vibration levels are well below perception. Any effect (primary perceptible vibration, secondary effects, or a combination of the two) can lead to annoyance. The degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone sleeping or reading will be more sensitive than someone who is running on a treadmill. Reoccurring primary and secondary vibration effects often lead people to believe that the vibration is damaging their home, although vibration levels are well below minimum thresholds for damage potential.

Per the FTA Transit Noise and Vibration Impact Assessment Manual (September 2018), land uses sensitive to vibration include: buildings where people normally sleep, such as dwelling units, hotels, and hospitals; research and manufacturing facilities that are vibration-sensitive such as hospitals with vibration-sensitive equipment and universities conducting physical research operations; and institutions and offices that have vibration-sensitive equipment and have the potential for activity interference such as schools, churches, and doctors' offices. Further, the FTA states that commercial or industrial locations including office buildings are not included in this

category, unless there is vibration-sensitive activity or equipment within the building.[166] Therefore, annoyance-based vibration impacts to the existing commercial use located on the northeastern corner of N. St Andrews Place and Santa Monica Boulevard would be considered less than significant.

As shown in Table 4.19, vibration from frequent events can be annoying to Category 2 uses (and any buildings where people sleep) at a level 72 VdB. Per the CalEEMod modeling (provided in Appendix A), a large bulldozer and caisson drill would be the most vibratory pieces of equipment expected to be used at the Project Site. Additionally, a vibratory roller would be used during the paving phase of the ground level parking lot on the northern side of the Project Site; however, due to the location of this activity, the receptors to the north of the Site would be the only ones potentially affected. Vibration worksheets are provided in Appendix I of this document.

The nearest off-site buildings that house vibration-sensitive receptors are the residential uses located west of North Wilton Place, approximately 60 feet to the west of the Project Site boundary. The next closest vibration-sensitive receptors are located approximately 70 feet north of the Project Site boundary, on the northern side of Virginia Avenue and 70 feet to the south of the Project Site, on the south side of Santa Monica Boulevard. To be conservative, these distances represent the closest a piece of equipment could come to the building façade of the sensitive receptors as the equipment passes by the Project Site boundary. Other vibration sensitive land uses are located farther from the Project Site and would therefore experience lower impacts.

At a distance of 60 feet, use of a large bulldozer or caisson drill would be expected to generate 75.59 VdB,[167] and at a distance of 70 feet, and the use of a vibratory roller would be expected to generate 80.59 VdB.[168] As detailed in Table 4.19 above, the level at which human annoyance could occur from infrequent events would be approximately 72 VdB for residential uses. As the use of a large bulldozer or caisson drill at 60 feet from the closest residential uses to the west and the use of a vibratory roller at 70 feet from the residential uses to the north (closest to that area of activity) would exceed the 72 VdB for Category 2 land uses, the Project has incorporated mitigation to ensure that construction-based human annoyance impacts would be less than significant.

At a distance of 80 feet, use of a large bulldozer or caisson drill would generate a VdB of 71.9 and at a distance of 136 feet, use of vibratory roller would generate a VdB of 71.93. Therefore, with the Project's incorporation of mitigation measure **MM NOI-1** below, which prohibits the use of a large bulldozer or caisson drill within 80 feet of the façade of the residential uses located to the west, north and south of the Project Site, and use of a vibratory roller within 136 feet of the façade of the residential uses located north of the Project Site, annoyance-based vibration levels would no longer exceed vibration annoyance thresholds. **Therefore, with incorporation of MM**

166 FTA 2018. Transit Noise and Vibration Impact Assessment Manual. September. Section 6, page 124. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf, August 9, 2021.

167 Based on the 2018 FTA Transit Noise and Vibration Impact Assessment Manual vibration equation 7-3: Lv.distance = Lvref – 30 log (D/25), where Lv.distance is the vibration level adjusted for distance, VdB; Lvref is the source reference vibration level at 25 feet, VdB; and D = distance from the equipment to the receiver. Page 185.

168 Ibid.

NOI-1 into the Project, annoyance-based vibration impacts to the closest sensitive uses located west, north and south of the site, would be reduced to a level of less than significant.

The following mitigation measure is incorporated into the Project to reduce the annoyance to sensitive receptors from construction-related vibration levels to a level of less than significant.

Mitigation Measures

MM NOI-1: The construction contractor shall not use large bulldozer or caisson drill within 80 feet of the façade of the residential uses located west, north and south of the Project Site nor shall the construction contractor use a vibratory roller within 136 feet of the residential uses located north of the Project Site.

Architectural Damage

Vibration generated by construction activity generally has the potential to damage structures. This damage could be structural damage, such as cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile.

Table 4.18, above, identifies a PPV level of 0.2 as the threshold at which there is a risk to non-engineered timber and masonry buildings and PPV level of 0.12 as the threshold at which there is a risk to buildings extremely susceptible to vibration damage (such as historic buildings). As identified in Section V, Cultural Resources, there are six potential historic resources in the Project's Vicinity. These resources are located at: 5623 West Virginia Avenue (approximately 70 feet from the Project Site boundary), 5638 West Santa Monica Boulevard (approximately 70 feet from the Project Site boundary), 5622 West Santa Monica Boulevard (approximately 70 feet from the Project Site boundary), 5517-5519 West Sierra Vista Avenue (located approximately 265 feet from the Project Site boundary), 5511 West Sierra Vista Avenue (located approximately 375 feet from the Project Boundary), and 1022 North Van Ness (located approximately 400 feet from the Project Boundary). The closest (non-historic) building is the Fiesta Mexicana Restaurant located on the corner of West Santa Monica Avenue and North St. Andrews Place, approximately 60 feet from the Project Site boundary.

The closest historical residential uses are 5638 West Santa Monica Avenue (70 feet to the south) and 5623 West Virginia Avenue (70 feet to the north) that would be subject to construction vibration levels of 0.019 in/sec PPV from a large bulldozer and 0.045 in/sec PPV from a vibratory roller. The threshold for historic buildings is 0.12 in/sec PPV; therefore, the historical use would not be impacted by construction vibration. Other historical land uses located farther away would have lower impacts. At a distance of 50 feet (distance from centerline of the road to the façade), the vibration level from loaded trucks would be 0.027 in/sec PPV, so there would be no vibration impact to historic buildings from construction haul trucks, either (please see vibration calculations available in Appendix I for details). The vibration level at the closest (non-historic building), the Fiesta Mexicana Restaurant's façade, would be 0.024 in/sec PPV. As stated above, the vibration threshold for this type of non-engineered timber and masonry building is 0.2 in/sec PPV. Therefore, as the vibration levels are well under the FTA damage thresholds, no nearby buildings will be impacted by construction-related vibration. **Impacts from construction-related**

groundborne vibration to buildings is considered to be less than significant with incorporation of the mitigation measure.

Operational Vibration

The Project proposes the construction of a new, approximately 510,621-square-foot production studio and creative office campus on top of a subterranean parking structure. The Project would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large manufacturing and industrial projects. Groundborne vibrations at the Project Site and immediate vicinity currently result from heavy-duty vehicular travel (e.g., refuse trucks, delivery trucks and transit buses) on the nearby local roadways, and the proposed land uses at the Project Site would not result in a substantial increase of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the Project Site. Medium- and heavy-duty type delivery trucks are anticipated to intermittently visit the site as needed; however, the number of these truck trips are not expected to be more than 10 to 40 per day and would not cause vibrational impacts, as the FTA does not consider trucks or buses to be to be a significant source of vibration unless there are bumps due to frequent potholes in the road.[169] **As such, vibration impacts associated with operation of the Project would be less than significant and no mitigation measures are required.**

c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is located approximately 7.4 miles southeast of the Hollywood-Burbank Airport (2627 North Hollywood Way), which is the closest airport. However, the Project Site is not located within the Planning Boundary/Influence Area of the Hollywood-Burbank Airport including within the Runway Protection Zone or Airport Land Use Plan Noise Contour, which establishes the area susceptible to noise levels that would exceed the annoyance threshold for noise (defined as >65 CNEL for commercial airports such as the Hollywood-Burbank Airport).[170] Moreover, the Project Site is not located within an existing or projected noise contour associated with any private or public airport.[171] **Therefore, no impacts would occur and no mitigation measures are required**.

169 FTA 2018. Transit Noise and Vibration Impact Assessment Manual. September. Page 113.

170 Los Angeles County, Airport Land Use Commission, Burbank/Glendale/Pasadena Airport, Airport Influence Area Map, May 13, 2003, accessed September 2021.

171 Los Angeles County Airport Land Use Commission, Los Angeles County Airport Land Use Plan, Airport Influence Area figures, adopted December 19, 1991, revised December 4, 2004; accessed: April 2021.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Project is a commercial development consisting of commercial and office uses. Since the Project does not propose a housing component, it would not directly induce a new residential population that would contribute to population growth in the vicinity of the Project Site. Additionally, while construction of the Project would create temporary construction-related jobs, the work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Furthermore, it is likely that the construction workers employed for the construction of the Project would be taken from the labor pool currently residing in the Los Angeles metropolitan region that moves from project to project. Given the short duration of the work for each job, and the large size and mobility of the construction labor pool that can be drawn upon in the region, construction workers would not be expected to relocate their residences within this region or move from other regions into this region in response to the short-term Project-related construction employment opportunities and, therefore, no new permanent residents would be generated during construction of the Project. Thus, Project-related construction workers would not be anticipated to relocate their household's place of residence as a consequence of working on the Project and, therefore, no new permanent residents would be generated during construction of the Project.

Operation of the Project would generate new employment positions, which could result in increased population growth in the area. As discussed in Section 3, Project Description, of this IS/MND, the Project includes the development of an approximately 510,621-square-foot production studio and creative office campus with approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space. The Project would provide approximately 981 vehicular parking spaces provided on-site in a two-level subterranean parking garage and approximately 162

bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot, resulting in a site-wide FAR of up to 2.26 to 1 and up to six stories and 93 feet in height. As the Project would remove the existing approximately 98,352 square feet of retail use, the Project would result in a net increase in floor area of 412,269 square feet. Based on employee generation rates promulgated by the City of Los Angeles VMT Calculator Documentation, the Project's net increase in floor area of 412,269 square feet would generate approximately 1,649 net new employees.[172] As noted above, the Project would not introduce new homes at the Project Site and would therefore not result in a direct population growth in the area. While some of the new employment positions could be filled by persons who would relocate to the vicinity of the Project Site, this potential increase in population would not be substantial since not all employees would move close to the Project Site. Specifically, some employment opportunities may be filled by people already residing in the vicinity of the Project Site and other persons would commute to the Project Site from other communities in and outside of the City.

According to SCAG's 2020-2045 RTP/SCS, the employment forecast for the City of Los Angeles Subregion in 2020 is approximately 1,887,969 employees.[173] In 2025, the projected occupancy year of the Project, the City of Los Angeles Subregion is anticipated to have approximately 1,937,555 employees.[174] Therefore, the projected employment growth in the City between 2020 and 2025 based on SCAG's 2020–2045 RTP/SCS is approximately 49,586 employees. The Project's 1,649 estimated net new employees would constitute approximately 3.33 percent of the employment growth forecasted between 2020 and 2025.

Overall, the provision of new jobs would constitute a small percentage of employment growth and would not be considered "unplanned growth" and would not produce such a high quantity of new jobs that it would have the possibility to induce unplanned residential growth. Therefore, the Project would not cause an exceedance of SCAG's employment projections or induce substantial indirect population or housing growth related to Project-generated employment opportunities. As such, given that the Project would not directly contribute to substantial unplanned population growth in the Project area through the development of residential uses and as some of the employment opportunities generated by the Project would be filled by people already residing in the vicinity of the Project Site or who would commute, the potential growth associated with Project employees who may relocate their place of residence would not be substantial. Further, as the Project would be located in a highly developed area with an established network of roads and

172 Source for generation rate: City of Los Angeles VMT Calculator Documentation, Version 1.3, LADOT, Los Angeles Department of Transportation and Los Angeles Department of City Planning, Table 1, Land Use and Trip Generation Base Assumptions, May 2020. Accessed April 19, 2021. Office 412,269 square feet/1,000*.4.0 employees/sf=1,649 net new employees.

173 SCAG. ConnectSoCal (2020-2045 RTP/SCS), Demographics and Growth Forecast Appendix, Table 14, page 35. Based on a linear interpolation of SCAG's employment data for 2016 and 2045 data. The 2020 extrapolated value is calculated using SCAG's 2016 and 2045 values to find the average increase between years and then applying that annual increase to 2020: ((2,135,900 – 1,848,300) / 29) * 4) + 1,848,300 = 1,887,969.

174 SCAG. ConnectSoCal (2020-2045 RTP/SCS), Demographics and Growth Forecast Appendix, Table 14, page 35. Based on a linear interpolation of 2016 and 2045 data. The 2025 extrapolated value is calculated using SCAG's 2016 and 2045 values to find the average increase between years and then applying that annual increase to 2025: ((2,135,900 – 1,848,300) / 29) * 10) + 1,848,300 = 1,937,555.

other urban infrastructure, the Project would not require the extension of such infrastructure in a manner that would indirectly induce substantial population growth.

Therefore, impacts would be less than significant and no mitigation measures are required.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project Site is currently improved with a surface parking lot and the former three-story Sears building originally constructed in 1928 and consisting of approximately 98,352 square feet. Thus, the Project would not displace existing people or housing, as no residences currently exist on the Project Site. **Therefore, no impacts would occur and no mitigation measures are required**.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☐	☒

a. Fire protection?

Less Than Significant Impact. Based on the *L.A. CEQA Thresholds Guide*, a project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain service. The City of LAFD considers fire protection services for a project to be adequate if a project is within the maximum response distance for the land use proposed. Pursuant to LAMC Section 57.507.3.3, the maximum response distance between high-density residential land uses (which is likely the most appropriate land use category for the Project) and a LAFD fire station that houses an engine company is 1.5 miles, and 2.0 miles from a station that houses a truck company. If this distance is exceeded, all structures located in the applicable residential area would be required to install automatic fire sprinkler systems.

Construction

Construction on the Project Site would increase the potential for accidental fires from sources such as mechanical equipment and flammable construction materials. Given the nature of construction activities and the work requirements of construction personnel, OSHA has developed safety and health provisions for implementation during construction, which are set forth in Title 29 Code of Federal Regulations, Part No. 1926. In accordance with these regulations, construction managers and personnel would be trained in emergency response and fire safety operations, which include the monitoring and management of life safety systems and facilities, such as those set forth in the Safety and Health Regulations for Construction established by OSHA.[175] Additionally, in accordance with the provisions established by OSHA, fire suppression equipment (e.g., fire extinguishers) specific to construction would be required on-site.[176] The transport, use, and disposal of construction-related hazardous materials would occur in conformance with all applicable local, state, and Federal regulations governing such activities. The Project would be required to implement standard best management practices (BMPs) set forth by the City and the RWQCB, which would ensure that waste generated during the construction process is disposed of properly. Compliance with these regulatory requirements would effectively reduce the potential for Project construction activities to create a substantially increased demand for LAFD services by exposing people to the risk of fire or explosion related to hazardous materials and non-hazardous combustible materials.

Project construction could also potentially increase the demand on LAFD services in the vicinity of the Project Site on the surrounding roadways. Specifically, while most construction activities are expected to be primarily contained within the boundaries of the Project Site, construction activities associated with the installation of new driveways and sidewalks, as well as improvements to curbs, gutters, etc., would encroach into the public rights-of-way (e.g., sidewalks and roadways) adjacent to the Project Site. As such, segments of the existing sidewalks surrounding the Project Site would be temporarily closed during construction. However, travel lanes would be maintained in each direction on all streets around the Project Site throughout the construction period, and emergency access would be maintained. In addition, the Project would prepare a Construction Management Plan (see **PDF TR-1** in Section XVII, Transportation) that would address traffic and access control during construction. As detailed in **PDF TR-2**, emergency access would be maintained to ensure that adequate and safe access would remain available within and near the Project Site during all construction activities. **PDF TR-2** includes safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate and maintaining safe routes to schools.

With the incorporation of **PDF TR-2** into the Project, Project construction would not create increased demand on LAFD services on roadways surrounding the Project Site.

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175 United States Department of Labor, Occupational Safety & Health Administration, Title 29 Code of Federal Regulations, Part No. 1926, Part Title: Safety and Health Regulations for Construction, Subpart F, Subpart Title: Fire Protection and Prevention.

176 United States Department of Labor, Occupational Safety & Health Administration, Title 29 Code of Federal Regulations, Part No. 1926, Part Title: Safety and Health Regulations for Construction, Subpart F, Subpart Title: Fire Protection and Prevention.

Construction activities would also generate traffic associated with the movement of construction equipment, the hauling of soil and construction materials to and from the Project Site, and construction worker traffic. Accordingly, although construction activities would be short-term with varied intensities requiring varied levels of traffic, Project construction activities could temporarily impact emergency access. However, with implementation of **PDF TR-2**, the majority of construction-related traffic, including hauling activities and construction worker trips, would occur outside the typical weekday commuter AM and PM peak periods, thereby reducing the potential for traffic-related conflicts. The Project would also employ temporary traffic controls, such as flag persons, to control traffic movement during temporary traffic flow disruptions. Traffic management personnel are trained to assist in emergency response by restricting or controlling the movement of traffic that could interfere with emergency vehicle access. Appropriate construction traffic control measures (e.g., detour signage, delineators, dedicated turn lanes for construction trucks, re-routing of construction trucks to reduce travel on congested streets, etc.) would also be implemented, as necessary, to ensure emergency access to the Project Site and traffic flow is maintained on adjacent rights-of-way. Additionally, haul truck staging would be prohibited on any streets adjacent to the Project Site, unless specifically approved as a condition of an approved haul route. Furthermore, pursuant to CVC Section 21806, the drivers of emergency vehicles are able to avoid traffic by using sirens to clear a path of travel or by driving in the lanes of opposing traffic. With the incorporation of **PDF TR-1** into the Project, Project construction equipment, haul trucks and worker vehicles would not create increased demand on LAFD services.

Moreover, construction impacts are temporary in nature and do not cause lasting effects that would create increased demand on LAFD fire protection services. Accordingly, Project construction would not adversely affect firefighting and emergency services to the extent that new, expanded, consolidated, or relocated fire facilities would be needed in order to maintain response distances, emergency access, or other performance objectives of the LAFD.

Given the short-term nature of construction, the controlled nature of the construction activities, and the fire stations that are readily available to serve the Project Site, Project construction would not require the provision of or need for new or altered fire protection facilities, in order to maintain acceptable fire services.

Operation

LAFD does not determine the adequacy of fire protection based on response times or number of EMS or fire-related incidents. The following analysis evaluates the major criteria for determining the impacts of the Project to fire protection services, including proposed land uses and project components, and compliance with standards set forth in the Los Angeles Building Code and Fire Code, particularly as they pertain to response distance for engine and truck companies, fire hydrant standards and fire flow, emergency access/evacuation, and any other site- or project-specific requirements pursuant to the LAMC.

Land Uses and Project Components

The Project would result in an increase in the intensity of land uses at the Project Site, which could potentially increase the demand for LAFD fire protection and emergency medical services.

The proposed uses would be expected to generate a range of fire service calls similar to other studio, office, and restaurant uses that would potentially include electrical fires, grease fires, etc. However, the Project would not include any unique or especially hazardous components, such as heavy industrial uses, that use or generate large quantities of hazardous and/or flammable materials. Additionally, filming activities would be subject to the LAFD's Studio/Sound Stage Fire & Life Safety Requirements,[177] and special effects such as pyrotechnics would be required to be permitted through LAFD's Film Unit.[178] Accordingly, appropriate safety protocols and equipment would be in place, and the types of fires that could potentially occur within the Project Site would likely be adequately suppressed with the fire equipment provided on-site combined with that available at the fire stations nearest the Project Site.

Compliance with Building Code and Fire Code

The Project would be required to comply with, and implement, all applicable Los Angeles Building Code and Fire Code requirements regarding structural design, building materials, site access, fire flow, storage, and management of hazardous materials, alarm and communications systems, etc., as well as any Project- and/or site-specific conditions that may be set forth by the LAFD as part of their fire/life safety plan review and fire/life safety inspection pursuant to LAMC Section 57.111.[179] Compliance with applicable Building Code and Fire Code requirements and LAFD conditions would be confirmed prior to the issuance of a building permit. Such regulatory requirements and conditions are intended to ensure that adequate fire prevention features that reduce the demand on LAFD facilities and equipment are provided. Therefore, through the incorporation of such features into the Project, the Project would minimize the potential for incidents requiring emergency response by the LAFD and thereby reduce the need for a new fire station or the expansion, consolidation, or relocation of an existing fire station.

In addition, in accordance with Objectives 9.16 and 9.18 set forth in the Framework Element, Policy 2.1.6 set forth in the Safety Element, and Objective 5 and Fire Protection Policy 1 set forth in the Hollywood Community Plan, the City and the LAFD continue to monitor the overall demand for existing and projected fire protection and emergency response services and coordinate the development of new fire facilities to be phased with growth. As discussed in Section XIV, Population and Housing, of this IS/MND, the Project would not induce substantial unplanned population growth. Furthermore, if new, expanded, or relocated fire protection facilities are needed in the future, the construction, expansion, or relocation of such facilities would be required to undergo environmental review pursuant to CEQA separate from this environmental review of

177 Los Angeles Fire Department, Film Unit, https://www.lafd.org/film-unit, accessed November 2022.

178 Los Angeles Fire Department, Film Unit, https://www.lafd.org/film-unit, accessed November 2022.

179 Ralph M, Terraza, Fire Chief, Los Angeles Fire Department, VTT 83478: 5601 Santa Monica Boulevard, February 3, 2022.

the Project, and any associated physical impacts of such facilities would be addressed at that time as necessary.

Response Distance and Time

As shown in Table 4.20, *Fire Stations Serving the Project Site*, the primary station serving the Project Site is Fire Station No. 52 located at 4957 Melrose Avenue, approximately 0.5-mile southeast of the Project Site. Fire Station No. 52 includes an engine and an advanced life support rescue ambulance. The secondary stations that could respond to the Project Site are Station Nos. 6, 27, 35, 82. Fire Station No. 52's engine company is located approximately 0.5-mile southeast of the Project Site and Fire Station No. 27's truck company is located approximately 1.0-mile northwest. Although the Project would be within the response distance criteria established by the LAMC, the Project would also be fully sprinklered. The sprinklers would be automatic and would be designed and installed pursuant to National Fire Protection Association (NFPA) standards.

Table 4.20
Fire Stations Serving the Project Site

Fire Station and Address	Distance to Project Site (miles)	Equipment & Services
Fire Station No. 52 4957 Melrose Avenue	0.5 SE	Engine 52; EMS Rescue Ambulance 52 (ALS)
Fire Station No. 82 5769 Hollywood Boulevard	0.7 N	Engine 82; EMS Rescue 82 (ALS)
Fire Station No. 27 1327 North Cole Avenue	1.0 NW	Engine 27; Truck 27; EMS Rescue Ambulance 27 (ALS); Engine 227; USAR 27; EMS Rescue 827 (BLS) Light Force: Truck 27 + Engine 27 or Engine 227 responding together Task Force: Truck 27 + Engine 27 and Engine 227 responding together
Fire Station No. 35 1601 North Hillhurst Avenue	1.5 NE	Engine 35; Truck 35; EMS Rescue 35 (ALS); Engine 235 Light Force: Truck 35 + Engine 35 or Engine 235 responding together Task Force: Truck 35 + Engine 35 and Engine 235 responding together Brush Clearance Unit
Fire Station No. 6 326 North Virgil Avenue	1.7 SE	Engine 6; EMS Rescue Ambulance 6 (ALS), EMS Rescue Ambulance 806 (BLS)

Notes: SE = southeast; NW = northwest; NE = northeast; N = north; EMS = emergency medical services; ALS = advanced life support; BLS = basic life support; USAR = Urban Search and Rescue

Sources: Los Angeles Fire Department, Find Your Station Website, https://www.lafd.org/fire-stations/station-results, accessed August 15, 2022; and California Fire and EMS, http://www.cafirefighters.com/lafd.htm, accessed August 15, 2022.

Response time relates directly to the physical linear travel distance (i.e., the number of roadway-miles between a fire station and a specific location) and the LAFD's ability to successfully navigate

the given roadway network. Response times are measured from the time the dispatcher receives a call for service to the time the LAFD arrives at the site. Therefore, roadway congestion, intersection level of service (LOS), weather conditions, and construction traffic along a response route can affect response time. Generally, multi-lane arterial roadways allow emergency vehicles to travel at higher rates of speed and permit other traffic to maneuver out of a path of an emergency vehicle. Additionally, the LAFD, in collaboration with LADOT, has developed a Fire Preemption System (FPS), a system that automatically turns traffic lights to green for emergency vehicles traveling along designated City streets to aid in emergency response.[180] The City of Los Angeles has over 205 miles of major arterial routes that are equipped with FPS.[181]

The LAFD created FireStatLA in 2014 to track and evaluate response time data in order to improve response times Citywide. Table 4.21, *Average EMS, Fire, and Non-EMS Response Times*, presents the average response times for the primary and secondary fire stations serving the Project Site based on FireStatLA response metrics from January through July 2022. As shown in Table 4.21, the response times for the fire stations identified as serving the Project Site are generally similar to the Citywide averages.

Table 4.21
Average EMS, Fire, and Non-EMS Response Times

Fire Station	Average Response Time to EMS Incident (minutes:seconds)	Average Response Time to Structure Fire Incident (minutes:seconds)	Average Response Time to Non-EMS Incident (minutes:seconds)
Fire Station No. 52	6:44	4:59	6:27
Fire Station No. 82	7:15	5:12	6:51
Fire Station No. 27	6:59	5:08	6:06
Fire Station No. 35	6:32	5:05	6:03
Fire Station No. 6	7:01	4:59	6:25
Citywide	7:13	5:23	6:53

Source: Los Angeles Fire Department, FireStatLA, https://lafd.org/fsla/stations-map, January through July 2022, accessed: August 16, 2022.

It should be noted that the LAFD has not established response times standards for emergency response, nor has it adopted the NFPA standard of 5 minutes for EMS response and 5 minutes, 20 seconds for fire suppression response.[182] According to the LAFD, although response time is considered to assess the adequacy of fire protection services, it is only one factor among several that LAFD utilizes in considering its ability to respond to fires and life and health safety

180 Los Angeles Department of Transportation, Los Angeles Signal Synchronization Fact Sheet.

181 Los Angeles Fire Department, Training Bulletin: Traffic Signal Preemption System for Emergency Vehicles, Bulletin No. 133, October 2008.

182 NFPA, NFPA 1710—Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, 2020 Edition.

emergencies including required fire flow, response distance from existing fire stations, and the LAFD's judgment for needs in an area. If the number of incidents in a given area increases, it is the LAFD's responsibility to assign new staff and equipment, and potentially build new or expanded facilities, as necessary, to maintain adequate levels of service. In conformance with the California Constitution Article XIII, Section 35(a)(2) and the *City of Hayward v. Board Trustee of California state University* (2015) ruling, the City has and will continue to meet its legal obligations to provide adequate public safety services, including fire protection and emergency medical services.

Fire Flow

Domestic and fire water service to the Project Site would continue to be supplied by LADWP. Fire flow to the Project Site would be required to meet City fire flow requirements as set forth in LAMC Section 57.507.3.1, which establishes fire flow standards by development type. As identified in the LAMC, commercial land uses such as those proposed by the Project are required to achieve a fire flow rate of 6,000 to 9,000 gpm from four to six hydrants flowing simultaneously. Additionally, fire hydrants must be spaced to provide adequate coverage of the building exterior, as set forth in Section 57.507.3.2 of the LAMC, and must deliver a minimum pressure of 20 psi at full flow. The Project Site is approximately 510,621 square feet and there are 7 fire hydrants located on the streets surrounding the Project Site:

- One fire hydrant located in the southeastern corner of the Project Site at the intersection of West Santa Monica Boulevard and Western Avenue;
- One fire hydrant located to the south of the Project Site across West Santa Monica Boulevard, at the southwestern corner of West Santa Monica Boulevard and Wilton Place;
- One fire hydrant located to the south of the Project Site across West Santa Monica Boulevard, mid-block between Wilton Place to the west and St. Andrews Place to the east;
- One fire hydrant located to the south of the Project Site across West Santa Monica Boulevard at the southwestern corner of West Santa Monica Boulevard and North St. Andrews Place;
- One fire hydrant located to the south of the Project Site across West Santa Monica Boulevard, mid-block between North St. Andrews Place to the west and Western Avenue to the east;
- One fire hydrant located to the west of the Project Site across Wilton Place at the southwestern corner of West Virginia Avenue and North Wilton Place;
- One fire hydrant located to the north of the Project Site across West Virginia Avenue at the northwestern corner of West Virginia Avenue and North St. Andrews Place.

The final fire flow required for the Project would be established by the LAFD during its review of the Project plot plan, prior to the issuance of a building permit by the City.[183] The adequacy of existing water pressure and availability in the Project area with respect to required fire flow and hydrant spacing would be confirmed by LAFD during the plan check review process. Approval of a plot plan identifying the minimum fire flow requirements, locations of hydrants, and upgrades to water main lines would ensure the requisite fire flow for the Project Site.

Installation of all water meters would be done by LADWP and would include new hot taps, laterals, and detector checks for the meter. Fire service water would be piped into the building from the meter. Backflow preventers, fire water tanks and fire pumps would be documented on the plumbing drawings, prepared at the time the building design is submitted to the City and LAFD for review. Review of project plans is intended to ensure compliance with fire hydrant standards and fire flow requirements and would ensure that the LAFD would have adequate resources for fire protection services at the Project Site.

Emergency Access and Evacuation

Emergency vehicle access to the Project Site would be provided from the roadways adjacent to the Project Site. Specifically, the Project would include four two-way vehicular driveways: two located along West Virginia Avenue; one located along North Wilton Place; and one along North St. Andrews Place. In addition, the Project would provide one at-grade, drop-off roundabout driveway along North Wilton Place and a second along North St. Andrews Place. The Project's driveways and internal circulation have been designed in accordance and consultation with the LAFD to meet all applicable Los Angeles Building Code and Fire Code requirements. Compliance with such requirements would be confirmed as part of the LAFD's fire/life safety plan review and fire/life safety inspection pursuant to LAMC Section 57.118, prior to the issuance of any building permit. In addition, the Project would not include the installation of any barriers that could impede emergency vehicle access and does not require or propose the permanent re-routing or closure of any public roadway. As such, emergency access to the Project Site and the surrounding area would be maintained and the Project would not interfere with emergency evacuation of the vicinity. Furthermore, upon completion of the Project and pursuant to LAMC Section 57.106.5.2, the LAFD would be provided with a diagram of each portion of the property, and this diagram would include access routes and any additional information that may facilitate LAFD response to the Project Site. As such, emergency access to the Site and surrounding vicinity would be maintained at all times.

Other Fire Protection Facilities

The Project would be required to comply with emergency helicopter landing facility requirements of the LAMC and the LAFD. Pursuant to LAMC Section 57.4705.4 and LAFD Requirement No. 10, high rise buildings are required to install emergency helicopter landing facilities. However, in

183 Ralph M, Terraza, Fire Chief, Los Angeles Fire Department, VTT 83478: 5601 Santa Monica Boulevard, February 3, 2022.

lieu of such landing facilities, high rise buildings greater than 75 feet but less than 120 feet, such as the Project, may alternatively install the following additional life safety features:[184]

- A fire service access elevator as required in the 2013 California Building Code Section 403.6.1 and Section 3007;
- Two stairways with roof access through a penthouse that complies with the 2014 Los Angeles Building Code Section 91.1509.2;
- Enclosed elevator lobbies in accordance with 2014 Los Angeles Fire Code Section 57.4705.1; and
- Escalator openings or stairways that are protected by approved power-operated automatic shutters at every penetrated floor, if they are not part of the means of egress system and connect to more than two stories, in conformance with 2014 Los Angeles Building Code Section 91.712.1.3.2.

The Project would provide an alternative pursuant to Regulation 10 upon demonstration that it meets the required building design requirements. Installation of all elevators, lobbies, and stairways would be conducted in compliance with Los Angles Building Codes and Fire Codes and would be documented on the Project's architectural drawings, prepared at the time the building design is submitted to the City and LAFD for review. Consultation with the City and LAFD prior to the issuance of building permits would ensure that the Project adequately complies with LAMC Section 57.4705.4.

Based on the above, the Project would not require the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility in order to maintain service levels and the Project would not interfere with or otherwise inhibit LAFD emergency access or evacuation of the Project Site or surroundings. **Therefore, impacts on the fire services would be less than significant.**

b. Police protection?

Less Than Significant Impact. A significant impact may occur if a project creates the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective.

The Project Site is located in the LAPD's West Bureau. The West Bureau covers a 124-square-mile area with roughly 840,400 people between Forest Lawn Drive to the north, Normandie Boulevard to the east, El Segundo Boulevard to the south, and the Pacific Ocean to the west. The West Bureau oversees operations in the Hollywood, Wilshire, Pacific, and West Los Angeles communities. The West Bureau also oversees operations of the West Traffic Division, which is responsible for investigating traffic collisions and traffic-related crimes for all operations in the

184 Los Angeles Fire Department, Office of the Fire Marshal, Los Angeles Fire Department Requirement No. 10, revised November 17, 2014.

West Bureau and includes the neighborhoods of Pacific Palisades, Westwood, Century City, Venice, Hancock Park, and the Miracle Mile.[185]

The Project Site is currently served by the Hollywood Community Police Station (Hollywood Station), located at 1358 North Wilcox Avenue, approximately 1.0-mile northwest of the Project Site, within Reporting District (RD) 668.[186] The Hollywood Station serves an approximately 17.2-square-mile area with approximate borders of Mulholland Drive on the north, Normandie Avenue on the east, Beverly Boulevard on the south, and West Hollywood on the west.[187] The Hollywood Station serves the Argyle, Cahuenga Pass, East Hollywood, Hobart, Hollywood, Hollywood Hills, Hollywood/La Brea, Little Armenia, Los Feliz, Melrose District, Mount Olympus, Sierra Vista, Spaulding Square, Sunset Strip, Thai Town, and Vine/Willoughby communities and includes the Chinese Theater, the Hollywood Sign, the Melrose Avenue shopping district, and the Hollywood Bowl.[188]

The Hollywood Community Police Station has 387 sworn personnel and 15 civilian support staff and provides service to a population of approximately 300,000 residents.[189] When situations arise requiring increased staffing, additional officers can be called in from other LAPD community police stations. Additionally, there are special service teams available within the LAPD to serve the Hollywood area. No official standard has been set by the City with respect to officer-to-population ratio.

Construction

Construction of the Project would not generate a permanent population on the Project Site that would substantially increase the police service population of the Hollywood Station. In addition, pursuant to **PDF POL-1**, the Project would implement appropriate temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access to the Site by the general public. Regular and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) would also be provided. With implementation of these security measures, the potential demand for police protection services at the Project Site during

185 Los Angeles Police Department, West Bureau, About West Bureau, https://www.lapdonline.org/lapd-contact/west-bureau/hollywood-community-police-station/?zip=5601%20Santa%20Monica%20boulevard%20Los%20Angeles%20%20ca, accessed August 18, 2022.

186 Los Angeles Police Department, West Bureau, About West Bureau, https://www.lapdonline.org/lapd-contact/west-bureau/hollywood-community-police-station/?zip=5601%20Santa%20Monica%20boulevard%20Los%20Angeles%20%20ca, accessed August 18, 2022.

187 Los Angeles Police Department, Hollywood Community Police Station, Division Map, https://lapdonlinestrgeacc.blob.core.usgovcloudapi.net/lapdonlinemedia/2021/03/HWD11x17.pdf, accessed August 18, 2022.

188 Los Angeles Police Department, Hollywood Community Police Station, Station Info and About, https://www.lapdonline.org/lapd-contact/west-bureau/hollywood-community-police-station/, accessed August 18, 2022.

189 Officer Alfonso Velasco, CPD, Community Outreach and Development Division, Los Angeles Police Department.

construction would be reduced and Project construction would not contribute to an increased demand for police protection services.

Project construction activities would also have the potential to affect LAPD response due to traffic associated with the movement of construction equipment, hauling of demolition and graded materials, and construction worker trips. Additionally, construction activities may involve temporary lane closures. Other potential effects of construction-related traffic could include increased travel time due to flagging or stopping traffic to accommodate trucks entering and exiting the Project Site during construction. As such, construction activities could potentially affect emergency response for police protection services that may be responding to the Project Site or other uses in the vicinity of the Project Site. Additionally, while most construction activities would be contained within the boundaries of the Project Site, it is expected that the installation of new driveways and sidewalks, as well as improvements to curbs and gutters, and connections to utility infrastructure would encroach into the public rights-of-way (e.g., sidewalks and roadways) adjacent to the Project Site. As such, segments of the existing sidewalks surrounding the Project Site would be temporarily closed during construction. Although long-term travel lane closures on adjacent roadways would not be anticipated during any phase of construction, short-term travel lane closures of one to three days may be required for improvements to the adjacent sidewalks and roadways (i.e., during the concrete pour days).

However, emergency access would be maintained to the Project Site and vicinity during construction through marked emergency access points approved by the LAPD, and a Construction Traffic Management Plan would be implemented during Project construction pursuant to **PDF TR-2** (see Section XVII, Transportation, of this IS/MND) to ensure that adequate and safe access is available within and near the Project Site during construction activities. Pursuant to **PDF TR-2**, the Project would employ temporary traffic controls, such as flag persons, to control traffic movements during temporary traffic disruptions. Traffic management personnel would be trained to assist in emergency response by restricting or controlling the movement of traffic that could interfere with emergency vehicle access. Appropriate construction traffic control measures (e.g. signs, flag persons, etc.) would also be utilized, as necessary, to ensure that emergency access to the Project Site and other land uses in the vicinity is maintained on adjacent rights-of-way. In addition, the drivers of emergency vehicles have the ability to avoid traffic by using sirens to clear a path of travel or driving in the lanes of opposing traffic, pursuant to CVC Section 21806. Signs would also be posted advising pedestrians of temporary sidewalk closures and of alternative routes.

Moreover, the LAMC restricts construction activities to the hours of 7:00 A.M. to 9:00 P.M. on weekdays and from 8:00 A.M. to 6:00 P.M. on Saturdays and holidays, and prohibits all construction activities on Sundays. The hours of construction typically require workers to be on-site before the weekday A.M. commuter peak period and allow them to leave before or after the P.M. commuter peak period (i.e., arrive at the site prior to 7:00 AM and depart before 4:00 P.M. or after 6:00 P.M.). Because a majority of construction traffic would occur during off-peak hours, and is temporary in nature, Project construction is not expected to cause a significant traffic impact at any of the analyzed intersections. Therefore, with the incorporation of **PDF POL-1 and PDF**

TR-1, the Project's construction would not contribute to an increased demand on police protection services.

Operation

LAPD considers the residential population within a given service area when evaluating service capacity. As such, as no residential uses are proposed, the Project would not introduce a new residential population within the Hollywood Station service area. Therefore, the Project would not increase the LAPD service population in the Hollywood Division.

Although the Project would not alter the officer-to-population service ratio, the Project may introduce a new employee and visitor population (i.e., "daytime" population) to the Project Site, potentially increasing the demand for police protection services within the Hollywood Station service area. However, as detailed above in **PDF POL-2** and **PDF POL-3**, the Project would include numerous operational design features to enhance safety within and immediately surrounding the Project Site, which would reduce the demand for police protection services. In particular, as set forth in **PDF POL-2**, the Project would include a 24-hours-a-day/7-days-a-week security program to ensure the safety of its employees and site visitors. This security program would include on-site security personnel to monitor entrances and exits, patrol the perimeter of the property, control and monitor activities in the public spaces; manage and monitor fire/life/safety systems, and control and monitor activities in the parking facilities, as well as the installation of security lighting and cameras. In addition, pursuant to **PDF POL-3**, prior to the issuance of a building permit, the Applicant would consult with the LAPD regarding the incorporation of additional feasible crime prevention features. These proposed security features of the Project would reduce any increase in demand for police protection services within the Hollywood Station service area that could result from operation of the Project. Overall, the Project would not require any special police protection services and would not result in the need for new or altered police facilities.

In addition, in accordance with Objectives 9.13 and 9.14 set forth in the Framework Element and Objective 5 set forth in the Hollywood Community Plan, the City and the LAPD would continue to monitor the overall demand for existing and projected police protection services and coordinate the development of new police facilities to be phased with growth. As discussed in Section XIV, Population and Housing, of this IS/MND, the Project would not induce substantial unplanned population growth. Furthermore, if new, expanded, or relocated police protection facilities were needed in the future, the construction, expansion, or relocation of such facilities would be required to undergo environmental review pursuant to CEQA separate from the environmental review for this Project, and any associated physical impacts would be addressed at that time as necessary.

In addition, the Project would generate revenues to the City's General Fund (in the form of property taxes, sales revenue, etc.) that could be applied toward the provision of new police station facilities and related staffing, as deemed appropriate.

The average response time to high priority emergency calls (Code 3) for service in the Hollywood Station service area during 2020 was 3.8 minutes. The average response time for medium high priority emergency calls (Code 2) for service in the Hollywood Station service area during 2020

was 12.1 minutes.[190] With regard to the potential for Project traffic to increase emergency vehicle response times within the Hollywood Station service area due to increased congestion, police units are most often in a mobile state; therefore, it is unknown precisely which route the LAPD would use to access the Project Site and surrounding vicinity when responding to an emergency call. Pursuant to **PDF POL-4**, prior to the issuance of a certificate of occupancy following completion of Project construction, the Project Applicant would submit a diagram of the Project Site to the LAPD showing access routes and other information to facilitate police response to the Project Site. Moreover, pursuant to CVC Section 21806, the police have a variety of options to avoid traffic in the event of an emergency, such as using sirens to clear a path of travel for driving in the lanes of opposing traffic. Therefore, Project operation would not cause a substantial increase in emergency response times due to traffic congestion.

Based on the above, through the implementation of Project Design Features related to ensuring a secure and safe Project Site during both construction and operation, as well as consultation with the LAPD for secure design, the Project would not significantly increase the demand for police protection services within the Hollywood Station service area or Citywide. In addition, the Construction Traffic Management Plan and the submittal of a Site diagram to the LAPD upon completion of the Project would ensure that emergency response and access to the Project vicinity would be maintained and facilitated during both construction and operation, respectively. As such, neither Project construction nor Project operation would generate a demand for additional police protection services that would necessitate the provisions of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for police protection. Accordingly, the Project would not result in adverse physical impacts associated with the construction of new or altered police protection facilities. **Therefore, impacts would be less than significant and no mitigation measures would be required.**

Project Design Features

PDF POL-1: During construction, the Project will implement appropriate temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access by the general public. Regular and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided. During construction activities, the Contractor will document the security measures; and the documentation will be made available to the Construction Monitor.

PDF POL-2: The Project will provide an extensive 24-hours-a-day/7-day-a-week security program during Project operations to ensure the safety of employees and other visitors to the Project Site. The Project will incorporate strategies in design and planning, as well as active security features. On-site security measures during Project operation will include:

[190] Officer Alfonso Velasco, CPD, Community Outreach and Development Division, Los Angeles Police Department.

- Provision of on-site security personnel whose duties will include but not be limited to the following:
    - Monitoring entrances and exits;
    - Patrolling the perimeter of the property;
    - Controlling and monitoring activities in the public spaces;
    - Managing and monitoring fire/life/safety systems; and
    - Controlling and monitoring activities in the parking facilities.
- Installation of industry standard security lighting at recommended locations including parking areas, pathways, and curbside drop-off areas;
- Installation of closed-circuit security cameras at select locations including (but not limited to) entry and exit points, lobby areas, outdoor open spaces, and parking areas;
- Provision of adequate lighting of parking areas, elevators, and lobbies to reduce areas of concealment;
- Provision of lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking areas and access points; and
- Prominent posting of contact information for on-site security staff throughout the Project Site.

PDF POL-3: Prior to the issuance of a building permit, the Project Applicant or its successor will consult with LAPD's Crime Prevention Unit regarding the incorporation of any additional crime prevention features appropriate for the design of the Project.

PDF POL-4: Upon completion of Project construction and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to LAPD's Hollywood Division Commanding Officer that includes access routes and any additional information that might facilitate police response.

c. Schools?

Less Than Significant Impact. The Project is in an area that is currently served by several Los Angeles Unified School District (LAUSD) public schools, as well as several private schools and after-school programs. The LAUSD jurisdiction encompasses an area of 720 square miles and

serves approximately 600,000 students and operates over 1,000 schools.[191] The LAUSD is divided into six local districts and the Project Site is located within Local District West.[192]

The following LAUSD schools currently serve the Project Site:

- **Hollywood Elementary School:** located 0.5 mile northwest at 1115 Tamarind Avenue (grades expanded transitional kindergarten (ETK)-5th),
- **Kingsley Elementary School:** located 0.6 mile northeast at 5200 West Virginia Avenue (grades ETK-5th),
- **Joseph Le Conte Middle School:** located 0.6 mile northwest at 1316 North Bronson Avenue (grades 6th-8th), and
- **Helen Bernstein Senior High School:**[193] located 0.5 mile northwest at 1309 North Wilton Place (grades 9th-12th).

The Project proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus. As shown in Table 4.22, *Project Student Generation*, the Project could potentially increase the local student population by approximately 251 new students. These students would be expected to attend the above-listed LAUSD schools that serve the Project Site. However, students can also attend non-LAUSD schools.

The Leroy F. Greene School Facilities Act of 1998 (SB 50) sets a maximum level of fees a developer may be required to pay to mitigate a project's impacts on school facilities. The maximum fees authorized under SB 50 apply to zone changes, general plan amendments, zoning permits and subdivisions. Development fees are required to be paid pursuant to development conditions of approval. Pursuant to SB 50, the payment of these school fee amounts provided for in Government Code Sections 65995, 65995.5, and 65995.7 would constitute full and complete mitigation for school facilities. That is to say, SB 50 states that the exclusive method of mitigating the impact of school facilities according to CEQA is to pay the maximum school fees and that such fees are "deemed to provide full and complete school facilities mitigation" related to the adequacy of school facilities when considering approval or the establishment of conditions for the approval of a development project (Government Code 65996[a] and [b]).

Pursuant to California Government Code Section 65995.5-7, the LAUSD has Level 1 Fees on commercial development at a rate of $0.66 per square foot of new commercial construction within the boundaries of the LAUSD.[194] Accordingly, project applicant(s) are required to pay school fees to LAUSD to offset the impact of additional student enrollment at schools serving the project area.

191 Los Angeles Unified School District, http://achieve.lausd.net/about, accessed September 2021.
192 Los Angeles Unified School District, LAUSD Maps, https://achieve.lausd.net/domain/34, accessed September 2021.
193 Los Angeles Unified School District, Explore, https://explorelausd.schoolmint.net/school-finder/home, accessed September 2021.
194 2020 Developer Fee Justification Study, Los Angeles Unified School District, March 2020, https://achieve.lausd.net/cms/lib/CA01000043/Centricity/Domain/921/LAUSD%20Dev%20Fee%20Study%202020_Final.pdf, accessed September 2021. These rates are subject to change.

Table 4.22
Project Student Generation

Land Use	Size	Students Generated[a]			
		Elementary (K-6)	Middle School (7-8)	High School (9-12)	Total
Existing Uses					
Retail	98,352 sf	19	5	11	35
Total Existing Students					
Proposed Uses					
Office Use	388,286	138	34	74	246
Restaurant Use	12,378 sf	3	1	1	5
Production Uses	109,957 sf	19	5	11	35
Total Projected Students		***160***	***40***	***86***	***286***
Total Existing Students		*19*	*5*	*11*	*35*
Total Net New Students[b]		**141**	**35**	**75**	**251**

Note: du = dwelling unit; sf = square feet

[a] *Based on student generation factors provided in the 2020 Developer Fee Justification Study for Los Angeles Unified School District, March 2020.*

The LAUSD student generation rate of 0.360 (students per 1,000 square foot) for "Community Shopping Centers" (Table 15) uses are applied for the retail uses (98,352 x 0.360/1,000 = 35.4), resulting in 35 (rounded) students.

The LAUSD student generation rate of 0.633 (students per 1,000 square foot) for "Corporate Offices" (Table 15) uses is applied for office uses (388,286 x 0.633 /1,000 = 245.7), resulting in 246 (rounded) students.

The LAUSD student generation rate of 0.360 (students per 1,000 square foot) for "Community Shopping Centers" (Table 15) uses are applied for the restaurant uses (12,378 x 0.360/1,000= 4.45), resulting in 5 (rounded) students.

The LAUSD student generation rate of 0.318 (students per 1,000 square foot) for "Industrial Parks" (Table 15) uses is applied for production related uses (109,957 x 0.318/1,000= 34.9, resulting in 35 (rounded) students.

Since the LAUSD School Fee Justification Study does not specify which grade levels students fall within for non-residential land uses, the students generated by the non-residential uses are assumed to be divided among the elementary school, middle school, and high school levels at the same distribution ratio observed for the Project residential generation factors (i.e., approximately 56 percent elementary school, 14 percent middle school, and 30 percent high school).

[b] *This is Total Projected Students minus Total Existing Students.*

Source: EcoTierra Consulting, Inc., July 2022.

Pursuant to state law, payment of the school fees established by the LAUSD in accordance with existing rules and regulations regarding the calculation and payment of such fees, would, by law, mitigate the Project's indirect impacts on any schools. In addition, the Project does not include any residential use that would generate a demand for school facilities. **Therefore, impacts would be less than significant and no mitigation measures are required**.

d. Parks?

Less Than Significant Impact. Based on the *L.A. CEQA Thresholds Guide*, the determination of whether a project results in a significant impact on parks shall be made considering the following factors:

- The net population increase resulting from a project;
- The demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and a project's proportional contribution to the demand; and
- Whether a project includes features that would reduce the demand for park services (e.g., on-site recreation facilities, land dedication, or direct financial support to the Department of Recreation and Parks).

The Los Angeles Department of Recreation and Parks (LADRP) manages all municipally owned and operated recreation and park facilities within the City. The Project would consist of the demolition of the existing former Sears building and the construction of a new production studio campus at the Project Site. The Project does not include any residential uses, and although it would generate an increase in on-site employment, any associated increase in demand for park services would be negligible. Although employees may use local parks and off-site open space and recreational facilities on a limited basis during their breaks and lunch hours, they are more likely to utilize such facilities close to their residences. Further, the Project would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping that would reduce the Project's limited demand for use of existing public recreational and park facilities. **Therefore, impacts would be less than significant and no mitigation measures are required**.

e. Other public facilities?

No Impact. Based on the *L.A. CEQA Thresholds Guide*, the determination of whether a project results in a significant impact on libraries shall be made considering the following factors:

(a) The net population increase resulting from the project;

(b) The demand for library services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to existing library services (renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and

(c) Whether the project includes features that would reduce the demand for library services (e.g., on-site library facilities or direct financial support to the Los Angeles Public Library.

The Project would consist of the demolition of the existing former Sears building and the construction of a new production studio campus at the Project Site. The Project does not include any residential uses, and although it would generate an increase in jobs, any associated increase in demand for public facilities would be negligible. The Los Angeles Public Library System (LAPL) provides library services throughout the City, which includes the Central Library, eight regional branch libraries, 72 community branches and online resources. The LAPL has over 7.1 million books, magazines, DVD, CD materials with 100 online databases, 501,847 e-books, e-

audiobooks, e-music and e-videos and three million historic and contemporary images.[195] The Project Site would be served by the John C. Fremont Branch Library. The John C. Fremont Branch Library, which is located at 6121 Melrose Avenue, Los Angeles, is located approximately 1.7 miles southwest of the Project Site. The John C. Fremont Branch Library is 7,361 square feet in size and has a collection size of 36,289 resources.[196]

The Project is not expected to create a substantial demand for library services as no new residential population would be generated. Although employees may use local libraries on a limited basis during their breaks and lunch hours, they are more likely to utilize libraries that are close to their residences. As such, the Project is not expected to create substantial capacity or service problems that would require provision of new or physically altered facilities in order to maintain an acceptable level of service for libraries. **Therefore, no impacts would occur and no mitigation measures would be required.**

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a. Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. The Project would consist of the demolition of the existing 98,352-square-foot former Sears building and the construction of a new 510,621-square-foot studio campus building at the Project Site. Although the Project would include an increase of on-site employment, any associated increase in the use of park facilities would be negligible. As stated above, although employees may use local parks and off-site open space and recreational facilities on a limited basis during their breaks and lunch hours, they are more likely to utilize such

195 Los Angeles Public Library website, Facts, https://www.lapl.org/about-lapl/press/library-facts, accessed September 2021.

196 Robyn Myers, Management Analyst, Facilities & Events Management, Los Angeles Public Library, January 20, 2022.

facilities close to their residences. The Project would provide 46,292 square feet of non-required private and common open space for the proposed office and studio tenants. This open space includes private terraces, common terraces, seating areas, and landscaping that would reduce the Project's limited demand for use of existing public recreational and park facilities. **Therefore, impacts would be less than significant and no mitigation measures are required**.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project does not include any residential uses and therefore would not result in any direct substantial population growth that would increase use of existing recreational facilities. Therefore, the Project would not include or necessitate the construction of new or expanded recreational facilities. **Therefore, no impacts would occur and no mitigation measures would be required.**

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☒	☐

The following analysis is primarily based on the Overland Traffic Consultants, Inc., Traffic Assessment for Echelon Studios, APN 5536-012-017, 5601-5673 West Santa Monica Boulevard, 5612-5672 West Virginia Avenue, & 1110-1118 North Wilton Place in the Hollywood Community Plan Area of the City of Los Angeles, August 2022. Refer to Appendix J of this IS/MND. The scope of, and analysis included in the Traffic Assessment was developed in consultation with LADOT as set forth in a Memorandum of Understanding included as Appendix J of the Traffic Assessment.

In November 2018, the California Natural Resources Agency finalized the updates to the state CEQA Guidelines, which became effective on December 28, 2018 and were subsequently adopted by the City on February 28, 2019. Based on these changes, on July 30, 2019, the City adopted the LADOT Transportation Assessment Guidelines (TAG)[197] which sets forth the revised thresholds of significance for evaluating transportation impacts as well as screening and evaluation criteria for determining impacts.

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A significant impact may occur if a project would conflict with a program plan, ordinance, or policy designed to maintain adequate effectiveness of an overall circulation system, including transit, roadway, bicycle, and pedestrian facilities.

The City has adopted programs, plans, ordinances and policies that establish the transportation planning framework for all travel modes. The overall goals of these policies are to achieve a safe, accessible and sustainable transportation system for all users. Mobility Plan 2035 offers a comprehensive vision and set of policies and programs the City aims to achieve to provide streets that are safe and convenient for all users. Vision Zero Los Angeles aims to reduce transportation fatalities to zero by using extensive crash data analysis to identify priority corridors and intersections and applying safety countermeasures. The TAG indicates that these and other relevant City plans and policies, including new and revised plans that may be adopted over time, be consulted in order to identify potential conflicts with projects and plans in the CEQA review process.

The threshold test is to assess whether a project would conflict with an adopted program, policy, plan, or ordinance addressing the circulation system (including transit, roadways, bicycle, and pedestrian facilities) that is adopted to protect the environment. In general, transportation policies or standards adopted to protect the environment are those that support multimodal transportation options and a reduction in VMT. A project that does not implement a particular program, plan, policy, or ordinance would not necessarily result in a conflict or an impact. Many of these programs must be implemented by the City itself over time and over a broad area, and it is the intention of this threshold test to ensure that proposed development projects and plans do not preclude the City from implementing adopted programs, plans, and policies. The Project's consistency with these plans, policies, programs, and ordinances is summarized in Table 4.23, *Consistency Check with Key City Plans, Programs, Ordinances, or Policies.*

197 LADOT Transportation Assessment Guidelines, https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27.pdf, accessed November 2022.

Table 4.23
Questions to Determine Project Applicability to Plans, Policies, and Programs

#	Guiding Questions	Relevant Plans, Policies, and Programs	Response
1	Does the Project include additions or a new construction along a street designated as a Boulevard I, and II, and/or Avenue I, II, or III on property zoned R3 or less restrictive zone?	LAMC Sec. 12.37 Highway and Collector Street Dedication and Improvement	**No**. The Project Site is to be developed along West Santa Monica Boulevard, a Modified Avenue II roadway, but the site is not zoned R3 or a less restrictive zone. As such, no further analysis is required.
2	Is the Project Site along any network identified in the City's Mobility Plan?	Mobility Plan Policy 2.3 Pedestrian Infrastructure (Map F)	**Yes**. North Wilton Place and West Santa Monica Boulevard, along the Project Site frontages, are part of the PED Network. The Project has been designed to improve the landscaping and repair the pedestrian sidewalk providing a safe walkable sidewalk on this portion of the roadway. As such, an analysis of the Project's consistency with Mobility Plan 2.3 Pedestrian Infrastructure is included below.
		Mobility Plan Policy 2.4 Neighborhood Enhanced Network (Map C4)	**No.** No Project Street frontages are part of the NEN. Further, the Project is not proposing any changes along any streets that would prevent the City from installing additional features as part of the NEN, nor does the Project propose to modify any streets that would increase travel speeds on the neighborhood network. As such, no further analysis is required.
		Mobility Plan Policy 2.5 Transit Network (Map B)	**Yes.** West Santa Monica Boulevard is a designated TEN roadway. The Project does not propose to permanently remove or modify transit facilities in a manner that would negatively impact the reliability of existing transit service. However, as the Site is located on a TEN roadway, an analysis of the Project's consistency with Mobility Plan 2.5 Transit Network is included below.
		Mobility Plan Policy 2.6 Bicycle Network (Map D2)	**Yes.** Santa Monica is a Tier 3 BEN and North Wilton Place is a Tier 2 BEN**.** As such, an analysis of the Project's consistency with Mobility Plan 2.6 Bicycle Network is included below.
		Mobility Plan Policy 2.7 Vehicle Network (Map E)	**No**. The Project Site Street frontages are not part of the VEN. As such, no further analysis is required.

Table 4.23
Questions to Determine Project Applicability to Plans, Policies, and Programs

#	Guiding Questions	Relevant Plans, Policies, and Programs	Response
3	Are dedications or improvements needed to serve long-term mobility needs identified in the Mobility Plan 2035?	Mobility Plan – Street Classifications; Street Designations and Standard Roadway Dimensions, and Mobility Plan Policy 2.17: Street Widenings	**Yes**. According to the BOE PCRF & Mobility Element street dedication and improvements are shown below. • Santa Monica – 12' dedication & 7' widening • Wilton Pl. – 8' dedication & 5' widening • Alley 4' dedication • Corner cut or 20'radius Santa Monica/Virginia, Santa Monica/St. Andrews, Wilton Pl/Virginia Av, & Wilton Pl/St Andrews. A WDI will be requested.
4	Does the Project require placement of transit furniture in accordance with the City's Coordinated Street Furniture and Bus Bench Program?	N/A	**No**. The nearest bus stop is located adjacent to the Project Site on West Santa Monica Boulevard. The bus stop for Metro Route 4 already has transit furniture in place. As such, no further analysis is required.
5	Is the Project Site in an Identified Transit Oriented Community?	Mobility Plan Transit Enhanced Network, Mobility Plan Pedestrian Enhanced Districts, Mobility Plan Bicycle Enhanced Network, and Transit Oriented Communities (TOC) Guidelines	**Yes**. The Project Site is located within a Tier 3 Transit Oriented Community. As such, an analysis of the Project's consistency with the Mobility Plan's TEN, PED, BEN and TOC Guidelines is provided below.
6	Is the Project Site on a roadway identified in the City's High Injury Network?	Vision Zero Action Plan Mobility Plan 2035	**Yes**. West Santa Monica Boulevard and North Wilton Place are identified in the City's High Injury Network in the City's Vision Zero Action Plan. As such, an analysis of the Project's consistency City designated High Injury Network is provided below.
7	Does the Project propose repurposing existing curb space? (Bike corral, car-sharing, parklet, electric vehicle charging, loading zone, curb extension, etc.)	Mobility Plan Policy 2.1: Adaptive Reuse of Streets; Mobility Plan Policy 2.3: Pedestrian Infrastructure; Mobility Plan Policy 2.4: Neighborhood Enhanced Network; Mobility Plan Policy 2.10: Loading Areas; Mobility Plan Policy 3.2 People with Disabilities; Mobility Plan; Mobility Plan Policy 3.5 Multi-Modal Features;	**No**. The Project does not propose repurposing existing curb space. As such, no further analysis is of this issue is required.

Table 4.23
Questions to Determine Project Applicability to Plans, Policies, and Programs

#	Guiding Questions	Relevant Plans, Policies, and Programs	Response
		Mobility Plan Policy 3.8 Bicycle Parking; Policy 4.1 New Technologies; Mobility Plan Policy 4.13 Parking and Land Use Management; Mobility Plan Policy 5.1 Substantial Transportation; Mobility Plan Policy 5.4 Clean Fuels and Vehicles; and Mobility Plan Policy 5.5 Green Streets.	
8	Does the Project propose narrowing or shifting existing parkway?	Mobility Plan Policy 5.5: Green Streets, Sustainability pLAn	**No**. The Project would not narrow or shift existing parkway. As such, no further analysis of this issue is required.
9	Does the Project propose modifying, removing, or otherwise affect existing bicycle infrastructure (ex: driveway proposed along street with bicycle facility)	Mobility Plan – Bicycle Enhanced Network Policy 4.15, public hearing process Vision Zero	**No**. The Project would front West Santa Monica Boulevard, which is designated as a Tier 3 Bicycle Lane in the Mobility Plan's Bicycle Lane Network map. Vehicular access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and Saint Andrews Place, and two studio vehicle and loading entry driveways that would lead into a flexible studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue. Therefore, the Project would not modify, remove or otherwise affect existing bicycle infrastructure on West Santa Monica Boulevard. As such, no further analysis of this issue is required.
10	Is the Project Site adjacent to an alley? If yes, will the Project make use of, modify, or restrict alley access?	Mobility Plan Policy 3.9: Increased Network Access; Mobility Plan Programs ENG.9, PL.1, PL.13, and PS.3	**No**. The Project Site contains two existing alleys that will both be vacated with the development of the Project. There are no alleys located adjacent to the Site. As such, no further analysis of this issue is required.
11	Does the Project create a cul-de-sac or is the Project Site adjacent to an existing cul-de-sac? If yes, is the cul-de-sac consistent with design goal in Mobility Plan 2035 (maintain through bicycle and pedestrian access)?	Mobility Plan Policy 3.10 Cul-de-sacs	**No**. The Project would not create a cul-de-sac and would not be adjacent to an existing cul-de-sac. As such, no further analysis of this issue is required.

Table 4.23
Questions to Determine Project Applicability to Plans, Policies, and Programs

#	Guiding Questions	Relevant Plans, Policies, and Programs	Response
Access: Driveways and Loading			
12	Does the Project Site introduce a new driveway or loading access along an arterial (Avenue or Boulevard)?	Mobility Plan Programs PL.1; PK.10; Citywide Design Guideline Policy 4.1.02	**Yes**. The Project would introduce a new driveway off of North Wilton Place, a modified Avenue III roadway, as well as new driveways off Saint Andrews Place and West Virginia Avenue, both of which are local streets. As such, an analysis of the Project's consistency with Mobility Plan Programs PL.1; PK.10, and Citywide Design Guidelines Policy 4.1.02 is provided below.
13	If yes to 12, Is a non-arterial frontage or alley access available to serve the driveway or loading access needs?	Mobility Plan Program PL.1; Manual of Policies and Procedures Section 321: Driveway Design	**Yes**. Driveways will also be provided off Saint Andrews Place and West Virginia Avenue (both local streets) along with those on North Wilton Place. The Project is consistent with MP-PL.1 & MPP 321.
14	Does the Project Site include a corner lot? (avoid driveways too close to intersections)	Citywide Design Guidelines Policy 4.1.01	**Yes**. The Project Site encompasses the entire block between West Santa Monica Boulevard and West Virginia Avenue and North Wilton Place and Saint Andrews Place. Therefore, the Site is located on the northeast corner of the intersection of North Wilton Place and West Santa Monica Boulevard and the northwest corner of the intersection of North Saint Andrews Place and West Santa Monica Boulevard, as well as the southeast corner of the intersection of North Wilton Place and West Virginia Avenue and the southwest corner of the intersection of North Saint Andrews Place and West Virginia Avenue. As such, an analysis of the Project's consistency with Citywide Design Guidelines Policy 4.1.01 is provided below.
15	Does the Project propose driveway width in excess of City standard?	Manual of Policies and Procedures Section 321: Driveway Design; Vision Zero; Sustainability Plan; Mobility Plan Pedestrian Enhanced Districts, Mobility Plan Bicycle Enhanced Network; Citywide Design Guidelines Policy 4.1.01	**No**. The Project's proposed driveways would conform to the City's width standards. As such, no further analysis is required.
16	Does the Project propose more driveways than required by City maximum standard?	Manual of Policies and Procedures – Section 321: Driveway Design; Vision Zero; Healthy LA	**No**. Vehicular access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and Saint Andrews Place, and two studio vehicle and loading entry/exit driveways that lead to a flexible studio vehicle parking and loading area recessed within the building footprint would be

Table 4.23
Questions to Determine Project Applicability to Plans, Policies, and Programs

#	Guiding Questions	Relevant Plans, Policies, and Programs	Response
			provided on West Virginia Avenue. Currently there are five accesses to the Site. In the future, with the Project, there would be six. As such, no further analysis is required.
17	Are loading zones proposed as part of the Project?	Mobility Plan Policy 2.10 Loading Areas; Mobility Plan Programs PK.1; PK.7; PK.8; and Manual of Policies and Procedures - Section 321: Driveway Design	**Yes**. The Project would include on-site loading zones. As such, an analysis of the Project's consistency with Mobility Plan 2.10 Loading Areas; Mobility Plan Programs PK.1; PK.7; PK.8; and Manual of Policies and Procedures - Section 321: Driveway Design is included below.
18	Does the Project include "drop-off" zones or areas? If yes, are such areas located to the side or rear of the building?	Mobility Plan Policy 2.10 Loading Area	**Yes**. On-site drop-off zones would be accessed from driveways on North Wilton Place and Saint Andrews Place. As such, an analysis of the Project's consistency with Mobility Plan Policy 2.10 Loading Area is included below.
19	Does the Project propose modifying, limiting/restricting, or removing public access to a public right-of-way (e.g., vacating public right-of-way)?	Mobility Plan Policy 2.3: Pedestrian Infrastructure; Mobility Plan Policy 3.9: Increased Network Access	**Yes**. The Project would include vacating two alley ways. As such, an analysis of the Project's consistency with Mobility Plan Policies 2.3 Pedestrian Infrastructure and Mobility Plan Policy 3.9 Increased Network Access, is included below.

Based on the screening questions above, the following plans, policies, and programs apply to the Project:

- Mobility Plan 2035
  - Policies 2.3, 2.5, 2.6, 2.10, 2.17, and 3.9;
  - Programs PK.1, PK.7, PK.8, and PLK.10;
  - Street Classifications; Street Designations and Standard Roadway Dimensions;
  - Transit Enhanced Network;
  - Bicycle Enhanced Network;
  - Pedestrian Enhanced Districts;
- Transit Oriented Communities (TOC) Guidelines;
- Citywide Design Guideline Policy 4.1.01 and 4.1.02; and
- Manual of Policies and Procedures - Section 321: Driveway Design

Mobility Plan 2035

As discussed in the regulatory setting above, the Transportation Element of the City's General Plan, the "Mobility Plan 2035," offers a comprehensive vision and set of policies and programs

the City aims to achieve to provide streets that are safe and convenient for all users. As shown by the analysis below, the Project would not impede or impair the City's ability to implement the five broad goals of the Mobility Plan 2035 relating to: (1) public safety, (2) infrastructure networks, (3) providing accessibility for all Angelenos, (4) ensuring departmental and agency cooperation, and (5) providing for a clean environment. Based on the initial screening responses in Table 4.23, above, a discussion of the Project's consistency with the applicable Mobility Plan Policies and Programs is provided below.

Policies 2.3, 2.5, 2.6, 2.10, 2.17, and 3.9

Policy 2.3 Pedestrian Infrastructure – Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment: The Project would construct a studio development that includes pedestrian facilities and would include private and common open space for the Project's office and studio tenants. Pedestrian access to the Project's various components would be provided from North Saint Andrews Place, West Santa Monica Boulevard, and North Wilton Place. The ground-floor commercial uses would consist of several establishments, each with its own entrance directly from West Santa Monica Boulevard. Pedestrian access to the studio component would also be accessible from two lobby areas (one fronting North Saint Andrews Place and the other fronting North Wilton Place). The Project does not propose repurposing existing curb space and does not propose narrowing or shifting existing sidewalk placement or paving, narrowing, shifting, or removing an existing parkway. The Project is also proposing pedestrian improvements, such as landscaping, along the Project Site's frontage on West Santa Monica Boulevard to meet the long-term mobility needs identified in the Mobility Plan. Therefore, the Project would not redesign the street or sidewalk in a way that would limit any future demands. The Project would not conflict with Policy 2.3.

Policy 2.5 Transit Enhanced Network (TEN)—Improve the performance and reliability of existing and future bus service: - The TEN is comprised of streets that prioritize travel for transit riders. West Santa Monica Boulevard, which forms the south side of the Project Site, is designated as a Comprehensive Transit Enhanced street and Western Avenue, which is located east of the Project Site, is designated as a Moderate Plus Transit Enhanced street. The Project does not propose to permanently remove or modify transit facilities in a manner that would negatively impact the reliability of existing transit service. The Project's redevelopment of the Project Site with a studio and creative office campus would intensify it use which, in turn, would encourage greater transit usage. Therefore, the Project would support implementation and would not preclude the future transit enhancements and not conflict with Policy 2.5.

Policy 2.6 Bicycle Networks—Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities: While this is a citywide policy, the Project would support its implementation. West Santa Monica Boulevard, which forms the south side of the Project Site, is designated as a Tier 3 BEN and North Wilton Place, which forms the west side of the Project Site, is designated as a Tier 2 BEN. The Project does not propose modifying, removing, or otherwise affecting existing bicycle infrastructure, and Project development would not preclude development of bike lanes along West Santa Monica Boulevard

or North Wilton Place. Therefore, the Project would not conflict with the bicycle lane network in the Mobility Plan 2035.

Policy 2.10 Loading Areas—Facilitate the provision of adequate on and off-street loading areas: Vehicular access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and Saint Andrews Place. The driveways would allow access to both self-parking and valet within the subterranean parking garage. The Project would also include two at-grade on-site drop-off areas to serve both rideshare arrivals/departures located on North Wilton Place and Saint Andrews Place. Two studio vehicle and loading entry driveways that would lead to a flexible studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue. Therefore, all proposed rideshare drop-off/loading zones would be provided on-site. The delivery and loading zones would be located along West Virginia Avenue, would be separate from other circulation areas and would be managed to facilitate safe loading operations and to limit vehicle queue spillovers into the travel lanes. Therefore, the Project would comply with Policy 2.10.

Policy 2.17 Street Widenings—Carefully consider the overall implications (cost, character, safety, travel, infrastructure, environment) of widening a street before requiring the widening, even when the existing right of way does not include a curb and gutter or the resulting roadway would be less than the standard dimension: According to the Bureau of Engineering (BOE)/Department of City Planning (DCP) Planning Case Referral Form (PCRF) and Mobility Element, West Santa Monica Boulevard, which is designated in the Mobility Plan 2035 as a Modified Avenue I (requiring a 104-foot right-of-way and 74-foot roadway), would require a 12-foot dedication and 7-foot widening. North Wilton Place, which is designated in the Mobility Plan 2035 as a Modified Avenue III (requiring a 76-foot right-of-way and 50-foot roadway), would require an 8-foot dedication and 5-foot widening. A 15-foot by 15-foot corner cut or 20-foot radius would be required on the corners of Santa Monica Boulevard/Virginia Avenue, Santa Monica Boulevard/Saint Andrews Place, North Wilton Place/Virginia Avenue, and Saint Andrews Place/Virginia Avenue. In addition, the east-west alley intersecting North Wilton place and the north-south alley intersecting West Virginia Avenue between the east and west boundaries of the Project Site require a 20-foot dedication and improvement.

However, the dedications and widening are not currently necessary to meet the City's mobility needs and would disrupt street frontages and potentially create hazardous situations. The Project requests to maintain the current dedications and roadways to provide a cohesive pedestrian experience. The BOE PCRF-required widening and dedications are unlikely to occur on neighboring properties; therefore, if the Project were to provide such widening and dedications, discontinuous improvements would be created along the affected streets which could create potentially hazardous conditions. Discontinuous improvements do not yield practical benefits to the City's mobility needs and may hinder movement when street frontages are not uniform. The Project proposes to redevelop the entire City block and would merge the alleys into the Project Site, so that the Project can be developed on a unified campus setting. Consequently, a waiver under LAMC 12.37 from noted dedication and improvements is being requested. Therefore, the Project would comply with Policy 2.17.

Policy 3.9 Increased Network Access—Discourage the vacation of public rights-of-way: The Project will be vacating two alley ways. The east-west alley intersecting North Wilton Place and north-south alley intersecting West Virginia Avenue between the east and west boundaries of the Project Site require a 20-foot dedication and improvement. The Project requests to maintain the current dedications to provide a cohesive pedestrian experience. The BOE PCRF-required dedications are unlikely to occur on neighboring properties. Discontinuous improvements do not yield practical benefits to the City's mobility needs. The Project proposes to redevelop the entire City block and is applying to merge the alleys into the Project Site, so that the Project can be developed on a unified campus setting. A waiver under LAMC 12.37 from noted dedication and improvements is being requested. Therefore, the Project would comply with Policy 3.9.

Programs PK.1, PK.7, PK.8, and PLK.10

PK.1 Creative Parking Solutions. Work with communities, businesses, and organizations to identify and implement creative strategies to resolve parking conflicts in areas with high-parking demand: The Project is required to provide a total of 981 vehicular parking spaces and would provide 981 vehicular parking spaces, located and configured in compliance with applicable requirements of the LAMC. The on-site drop-off areas on the ground floor would encourage ridesharing and carpooling, while the on-site parking would include preferential parking for electric and low-emitting vehicles. The Project would also meet or exceed code required electric vehicle charging stations. The Project would also provide long- and short-term bicycle parking spaces in accordance with the City Bicycle Ordinance, which would encourage bicycling to work and other destinations. The Project Site is also in a Transit Priority Area and is within walking distance of several rapid Metro bus lines along West Santa Monica Boulevard and Western Avenue and the Metro Hollywood/Western B Line transit station. The transit opportunities would provide future Project employees and visitors with reliable and safe transportation. Therefore, Project would not conflict with Program PK.1.

PK.7 Off-Street Loading. In non-industrial areas, require off-street dock and/or loading facilities for all new non-residential buildings and for existing non- residential buildings and undergoing extensive renovations and/or expansion, whenever practical: Two studio vehicle and loading entry driveways that lead into a flexible studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue. Therefore, Project would not conflict with Program PK.7.

PK.8 On-Street Loading. Encourage the designation of on-street loading areas, through removal of curb parking, in established industrial areas where off-street loading facilities are lacking. Update the Commercial Loading Zone Ordinance (see B-2, page 6, 2-14 of Mayor's Task Force-Mar 2004): Not applicable.

PK.10 Pedestrian Improvement Incentives. Establish an incentive program to encourage projects to retrofit parking lots, structures and driveways to include pedestrian design features: This a citywide program and the Project would not conflict with the implementation of Program PK.10.

Street Classifications; Street Designations and Standard Roadway Dimensions

As previously discussed, West Santa Monica Boulevard is a Modified Avenue I (requiring a 104-foot right-of-way and 74-foot roadway) that would require a 12-foot dedication and 7-foot widening. North Wilton Place is designated as a Modified Avenue III (requiring a 76-foot right-of-way and 50-foot roadway) that would require an 8-foot dedication and 5-foot widening. A 15-foot by 15-foot corner cut or 20-foot radius cut would be required on the corners of Santa Monica Boulevard/Virginia Avenue, Santa Monica Boulevard/Saint Andrews Place, North Wilton Place/Virginia Avenue, and Saint Andrews Place/Virginia Avenue. In addition, the east-west alley intersecting North Wilton Place and north-south alley intersecting West Virginia Avenue between the east and west boundaries of the Project Site require a 20-foot dedication and improvement.

The Project requests to maintain the current dedications and roadways to provide a cohesive pedestrian experience. As discussed above, discontinuous improvements do not yield practical benefits to the City's mobility needs and may hinder movement when street frontages are not uniform. The Project has been designed to redevelop the entire City block and would merge the alleys into the Project Site, so that the Project would development the Project Site as a unified campus setting.

Transit Enhanced Network

The TEN is comprised of streets that prioritize travel for transit riders. West Santa Monica Boulevard, which forms the south side of the Project Site, is designated as a Comprehensive Transit Enhanced street and Western Avenue, which is located east of the site, is designated as a Moderate Plus Transit Enhanced street. The Project does not propose to permanently remove or modify transit facilities in a manner that would negatively impact the reliability of existing transit service. The Project's redevelopment of the Project Site with a studio and creative office campus would intensify the overall use which, in turn, would encourage greater transit usage. Therefore, the Project would support implementation and would not preclude the future transit enhancements.

Bicycle Enhanced Network

The BEN is comprised of a network of low – stressed protected bike lanes and bike paths prioritize bicycle travel by providing specific bicycle facilities and improvements. West Santa Monica Boulevard, which forms the south side of the Project Site, is designated as a Tier 3 BEN and North Wilton Place, which forms the west side of the Project Site, is designated as a Tier 2 BEN. The Project does not propose modifying, removing, or otherwise affecting existing bicycle infrastructure, and Project development would not preclude development of bike lanes along West Santa Monica Boulevard or North Wilton Place. Therefore, the Project would not conflict with existing or proposed bicycle lane network improvements in the Mobility Plan 2035.

Pedestrian Enhanced Network

Many arterial streets that could benefit from additional pedestrian features to provide better walking connections are identified as PED. The PED segments provided in the mobility map identify streets where pedestrian improvements on arterial streets could be prioritized to provide

better walking connections to and from the major destinations within communities. West Santa Monica Boulevard, east of North Ridgewood Place and along the Project frontage and North Wilton Place, between West Virginia Avenue and Sierra Vista Avenue, are both identified as part of the PED. Western Avenue, located east of the Site, is also identified as part of the PED.

Transit Oriented Communities (TOC) Guidelines

These Guidelines are intended to provide eligibility standards, incentives, and other necessary components for TOC Affordable Housing Incentive Areas.[198] The Project does not include or propose affordable housing; therefore, these Guidelines are not applicable.

Citywide Design Guideline 2 (Carefully incorporate vehicular access such that it does not discourage and/or inhibit the pedestrian experience)

As described above, pedestrian access to the Project's various components would be provided at North Saint Andrews Place, West Santa Monica Boulevard, and North Wilton Place and building entrances and the studio vehicle parking surface parking area would be oriented along these streets. Vehicular and bicycle access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and North Saint Andrews Place. These driveways would allow access to both self-parking and valet within the subterranean parking garage. The Project would also include two at-grade on-site drop-off areas to serve both rideshare arrivals/departures located on North Wilton Place and North Saint Andrews Place. Two studio vehicle and loading entry driveways that would lead to a flexible studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue. These driveways would not be oriented near the pedestrian access points. Pedestrian entrances would be located separately from vehicular driveways, thereby creating a separation between these areas and the pedestrian building entrances. Overall, vehicular access to the Project Site has been designed to not discourage pedestrian access.

Manual of Policies and Procedures – Section 321: Driveway Design

The impact on streets is influenced by the design and use of off-street parking and loading facilities to accept and discharge vehicles. Section 321: Driveway Design, outlines the goal of good driveway design in order to minimize adverse effects on street traffic. As described above, vehicular access to the Project Site would be provided via two-way entry/exit driveways on North Wilton Place and North Saint Andrews Place, located midblock. The Project would also include two at-grade on-site drop-off areas to serve both rideshare arrivals/departures located on North Wilton Place and North Saint Andrews Place, also located midblock. Two studio vehicle and loading entry driveways that lead to a flexible studio vehicle parking and loading area recessed within the building footprint would be provided on West Virginia Avenue, setback from street intersections. The proposed driveways would be designed to meet all applicable City Building Code and Fire Code requirements, which have been outlined in Section 321: Driveway Design, regarding site access.

198 City of Los Angeles, Department of City Planning, Transit Oriented Communities Guidelines, https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf, accessed November 2022.

Other Programs, Plan, Ordinances, and Policies

Several other programs, plans, ordinances, and policies that were previously mentioned in the regulatory setting and are applicable to the Project are discussed in more detail in Section XI, Land Use and Planning, of this IS/MND. More specifically, the 2020-2045 RTP/SCS, the City of Los Angeles General Plan Framework, and the Citywide Design Guidelines all contain goals and policies applicable to transportation and, in some cases, land use projects. For the reasons explained in Section XI, Land Use and Planning, of this IS/MND, the Project would not conflict with those programs, plans, ordinances, and policies.

Therefore, the Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, impacts would be less than significant and no mitigation measures are required.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. A significant impact may occur if a project's vehicle miles traveled substantially increase compared to existing counts.

LADOT's TAG establishes analysis methods and impact significance criteria to apply in the analysis of VMT effects associated with new land use projects. Specifically, Threshold T-2.1 asks whether the project would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1). CEQA Guidelines Section 15064.3(b) relates to use of VMT as the methodology for analyzing transportation impacts. To address this question, LADOT's TAG established potential impact criteria for residential, office, regional-serving, and other land use development projects and identified significant VMT impact thresholds for each of seven Area Planning Commission (APC) sub-areas in the City. A project's VMT is compared against its APC threshold goal for household VMT per capita and work VMT per employee to evaluate the significance of the project's VMT.

As shown in Appendix D to the Traffic Assessment, attached as Appendix J to this IS/MND, the Project was evaluated against the initial screening criteria to determine if a full VMT analysis was required. Using the VMT calculator for screening purposes, the Project would generate 3,938 vehicle trips without any TDM strategies. Based on the responses to the Screening Criteria, the Project required a full VMT analysis. Appendix D of the Traffic Assessment (Appendix J to this IS/MND) contains the VMT worksheets.

The Project is located in the Central APC area, where the daily work VMT per employee threshold is 7.6 (15 percent below the existing VMT for the Central APC).

As a Project Design Feature incorporated into the Project (**PDF TR-1**), the Project would incorporate permissible reductions to the vehicle parking supply below what is required per LAMC, provide a sufficient number of bicycle parking spaces to meet City of Los Angeles bicycle parking requirements per LAMC Section 12.21.A.16 by providing 56 short term bicycle parking spaces, 106 long term bicycles spaces, and 10 showers and a total of 162 secure lockers.

The results of the Project's VMT calculation (as shown in Appendix D of the Traffic Assessment found in Appendix J to this IS/MND) shows that the Project's work VMT per employee is estimated as 6.6, which is substantially below the applicable threshold of 7.6. Based on the above VMT analysis, the Project would not conflict or be inconsistent with state CEQA Guidelines Section 15064.3, subdivision (b). **Therefore, impacts would be less than significant and no mitigation measures are required.**

Project Design Features

Construction and operation of the Project would be implemented in accordance with applicable regulatory and code requirements related to transportation. Additionally, the Project has incorporated the following PDF to avoid or minimize adverse operation related impacts. The PDF is therefore considered to be part of the Project for purposes of the impact analysis:

PDF TR-1: **Transportation Demand Management Program**. A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the Project. The TDM program shall include, but shall not be limited to, the following strategies:

- Reduced Parking Supply – This strategy changes the Project's parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC requirements without consideration of parking reduction permitted in the code. Per direct application of the LAMC for the Project would be required to provide 1,012 parking spaces. The Project will apply reductions through replacement of each vehicle space with 4 bicycle spaces for a total of 981 vehicle parking spaces.

- Bicycle Infrastructure – Include Bike Parking per LAMC - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project is required to, and will provide, a minimum of 162 bicycle parking spaces.

- Bicycle Infrastructure – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project will provide up to 10 showers and 162 secure lockers.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. Impacts regarding the potential increase of hazards due to a geometric design feature generally relate to the design of access points to and from the Project Site, and may include safety, operational, or capacity impacts. Impacts can be related to vehicle conflicts as well as to operational delays caused by vehicles slowing and/or queuing to access a Project Site.

For the reasons explained below, there are no deficiencies in the Project Site access plans which would be considered significant. This determination considers the following factors:

1. No vehicular access is proposed on West Santa Monica Boulevard, a designated Modified Avenue I roadway.

2. Vehicle access to the Project's parking would be from the adjacent Local Streets of West Virginia Avenue and Saint Andrews Place and from the Modified Avenue III roadway of North Wilton Place.

3. The Project would reduce the number of driveways accessing higher designated, and more heavily used, roadway, of North Wilton Place. By providing one fewer access point on the more trafficked roadway, the Project would reduce the number of potential hazard points adversely affecting pedestrians, cyclists, and other vehicles.

4. Due to the Avenue III roadway designation; mirrors, visual and audio alerts of existing vehicles is proposed along North Wilton Place.

5. The Project's proposed street access would be consistent with LADOT driveway placement and location per LADOT Manual of Policies and Procedures Section 321, Driveway Design.[199]

A review of the Project Site plans does not present any hazardous geometric design features. **Therefore, no impacts would occur and no mitigation measures are required.**

d. Result in inadequate emergency access?

Less Than Significant Impact. A significant impact may occur if a project design does not provide emergency access meeting the requirements of the Fire Department or in any other way threatens the ability of emergency vehicles to access and serve the project site or adjacent uses.

Construction

Construction activities can have the potential to affect emergency access, by adding construction traffic to the street network and requiring partial lane closures during street improvements and utility installations. The Project's potential construction impacts related to emergency access are considered to be less than significant for the following reasons:

- Emergency access would be maintained to the Project Site during construction through marked emergency access points approved by the LAFD.

- Construction impacts are temporary in nature and do not cause lasting effects to impact LAFD fire protection services.

199 LADOT, Los Angeles Department of Transportation Manual of Policies and Procedures, Section 321, https://silo.tips/download/manual-of-policies-and-procedures-this-section-provides-the-basic-criteria-for-r, accessed November 2022.

- Partial lane closures, if determined to be necessary, would not greatly affect emergency vehicles, the drivers of which normally have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Additionally, if there are partial closures to streets surrounding the Project Site, flagmen would be used to facilitate the traffic flow until the street closure had ended.

- The Project would prepare a Construction Staging and Traffic Management Plan (see **PDF TR-2**) that would specifically address traffic and access control during construction.

Accordingly, Project construction would not adversely affect emergency access. **Therefore, impacts would be less than significant and no mitigation measures are required**.

Operation

There are no hazardous design features included in the proposed vehicular design or site plan for the Project that could impede emergency access.

The Project does not propose the permanent closure of any local public streets and primary access to the Project Site would continue to be provided from Santa Monica Boulevard. Furthermore, the Project would be subject to the plan review requirements of the LAFD pursuant to Section 118 of the Fire Code to ensure that all access roads, driveways, and parking areas would remain accessible to emergency service vehicles. All Project driveways would be designed according to LADOT standards to ensure adequate access, including emergency access, to the Project Site. Furthermore, the drivers of emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic. As such, existing emergency access to the Project Site and surrounding uses would be maintained during operation of the Project. **Therefore, impacts would be less than significant and no mitigation measures are required**.

Project Design Features

Construction and operation of the Project would be implemented in accordance with applicable regulatory and code requirements related to transportation. Additionally, the Project has incorporated the following Project Design Feature (PDF) to avoid or minimize adverse construction related impacts. The PDF is therefore considered to be part of the Project for purposes of the impact analysis:

TR PDF-2: Prior to the issuance of a building permit for the Project, a detailed Construction Staging and Traffic Management Plan (CSTMP) would be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The plan would show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. The CSTMP would formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The CSTMP will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site.

Construction management meetings with City Staff and other surrounding construction Related Project representatives (i.e., construction contractors) whose projects will potentially be under construction at around the same time as the Project shall be conducted bimonthly, or as otherwise determined appropriate by City Staff. This coordination will ensure construction activities of the concurrent Related Projects and associated hauling activities are managed in collaboration with one another and the Project. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours. The CSTMP would include, but not be limited to, the following elements as appropriate:

- Emergency access shall be maintained to the Project Site during construction through marked emergency access points approved by the Los Angeles Fire Department (LAFD).
- Construction worker parking on nearby residential streets shall be prohibited.
- Worker parking shall be provided on-site or in designated off-site public parking areas.
- Temporary traffic control during all construction activities adjacent to public rights-of-way shall be provided to improve traffic flow on public roadways (e.g., flag men).
- Construction-related deliveries, haul trips, etc., shall be scheduled so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets.
- Construction-related vehicles shall be prohibited from parking on surrounding public streets.
- Safety precautions for pedestrians and bicyclists shall be obtained through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools, particularly Metropolitan High School.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- In the event of a lane or sidewalk closure, traffic and/or pedestrians shall be routed around any such lane or sidewalk closures.

- The locations of the off-site truck staging shall be identified to include, staging in a legal area, and which would detail measures to ensure that trucks use the specified haul route, and do not travel through nearby residential neighborhoods.
- There would be coordination with nearby projects, that have potential overlapping construction timeframes, to schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical

Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact With Mitigation Incorporation. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of the CEQA review process. As specified in AB 52, lead agencies must provide notice inviting consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects in that area. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native America Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project Site. An informational letter was mailed on December 12, 2021 to various tribes. The City received correspondence and request for consultation from one tribe, the Gabrieleno Band of Mission Indians - Kizh Nation on 14 December 2021. Consultation was held on 10 February 2022. A follow up meeting was held on 19 May 2022. Materials were sent from the Tribe after both meetings (Appendix K). A Sacred Lands File (SLF) Search was performed on October 4, 2021 which indicated negative results.[200] A records search prepared by the South Central Coastal Information Center (SCCIC) did not disclose any prior evaluations of the Project Site.[201] The SCCIC records search revealed that there have been no recorded archaeological resources within the Project Site, or within one within a half-mile radius of the Project Site. In addition, the SCCIC records search revealed there are no built-environment resources within the Project Site but there are 22 built-environment resources within a half-mile radius of the Project Site (see Appendix D).[202] The SCCIC records search also revealed that, in 1902, there was no visible development within the Project Site. The Hollywood and Cahuenga Valley Railroad ran east of the Project Site. There were several roads, several buildings, and one intermittent stream within the Project radius. In 1921, there were several buildings within the Project Site. There was a significant increase in development which includes several buildings and a grid-like system of

200 Correspondence from Andrew Green, Cultural Resources Analyst, Native American Heritage Commission, October 4, 2021.

201 South Central Coastal Information Center, Records Search, January 25, 2022.

202 A Built Environment Resource are resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Office of Historic Preservation, Built Environmental Resource Directory, https://ohp.parks.ca.gov/?page_id=30338, accessed October 18, 2022.

roads. Also of note was an unnamed cemetery located in the south west portion of the half-mile radius. The previously mentioned railroad and stream no longer appear on the map. Historic Route 66 is recorded on West Santa Monica Boulevard adjacent to the Project Site.

Based on the depth of excavation of the Project to 30 to 40 feet, there is the possibility that tribal cultural resources may be encountered during the development of the Project and therefore that impacts to tribal cultural resources may be significant. **However, the Project's incorporation of mitigation measure MM TCR-1, which the Applicant has previously agreed to do, would ensure that any potential tribal cultural resources encountered during the development of the Project are handled appropriately, which would reduce any such potential impacts to a less than significant level. Therefore, such impacts would be less than significant with mitigation incorporated.**

Mitigation Measure:

MM TRC-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Fernandeño Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant in accordance with applicable law, the Project applicant shall retain a professional Native American monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities pursuant to the process set forth below.

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project, and (2) Department of City Planning, Office of Historic Resources (OHR).

2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground

disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.

4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may: (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in Items 2 through 5 above.

8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California state University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

9. Notwithstanding Item 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

The following analysis of the potential utilities and service systems impacts of the Project is based, in part, on the information and conclusions contained within the Echelon Studios Utility Infrastructure Technical Report: Water (Water Infrastructure Report) prepared for the Project by KPFF Consulting Engineers in April 2023, and the Echelon Studios Utility Infrastructure Technical Report: Wastewater (Wastewater Infrastructure Report) prepared for the Project by KPFF Consulting Engineers in April 2023. The Water Infrastructure Report, and the Wastewater Infrastructure Report, are included as Appendix L.1, and Appendix L.2, to this IS/MND, respectively, and their findings, conclusions, and recommendations are incorporated by reference herein. The analysis is also based on the Water Supply Assessment and is included as Appendix L.3 to this IS/MND.

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. A significant impact may occur if a project would require or result in the relocation or construction of water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities to such a degree that the construction or relocation of which could cause significant environmental effects.

Water Facilities

The LADWP currently supplies water to the Project Site. LADWP is responsible for ensuring that water demand within the City is met and that state and federal water quality standards are achieved. The LADWP ensures the reliability and quality of its water supply through an extensive distribution system that includes more than 7,336 miles of pipes, and more than 115 storage tanks and reservoirs.[203] Much of the water flows north to south, entering Los Angeles at the Los Angeles Aqueduct Filtration Plant (LAAFP) in Sylmar, which is owned and operated by LADWP. Water entering the LAAFP undergoes treatment and disinfection before being distributed throughout the LADWP's Water Service Area. The LAAFP treats approximately 600 million gallons per day (gpd).[204] As detailed below in response to Question XIX(b), the Project's domestic water supply demand would be 442,436 gpd. Thus, implementation of the Project is not expected to measurably reduce LAAFP's capacity, and as such, no new or expanded water treatment facilities

203 Los Angeles Department of Water and Power Website, About Us, Water Facts & Figures, https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?, accessed: December 2022.

204 Better Buildings U.S. Department of Energy website.

would be required. Moreover, as discussed below, the Project's anticipated water demand is consistent with demand projected under LADWP's UWMP, therefore, it is anticipated that LADWP would be able to meet the Project's water treatment demand and no new infrastructure associated with the storage of water would be required.

Within the vicinity of the Project Site, there is a 16-inch water main in Wilton Place and Santa Monica Avenue, a 4-inch water line in Virginia Avenue, and a 6-inch water line in Saint Andrews Place. LADWP determined on June 22, 2021 that there was not sufficient pressure within the existing 4-inch water main in Virginia Avenue, and noted that the water infrastructure would need to be upgraded to a larger size to provide the necessary flow for the Project. A 6-inch water main was installed in Virginia Avenue in 2021.[205] The LADWP performed a flow test to evaluate the ability of the local water conveyance infrastructure to support the domestic water supply demand of the Project. Based on the results, LADWP has confirmed that the domestic water supply needs of the Project can be met by the existing local water delivery infrastructure and no upgrades to the water mains in the vicinity would be required.[206] However, although a development's domestic water supply demand is the main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure and are, therefore, the primary means for analyzing infrastructure capacity. The water service map provided by the City shows there are three public hydrants in the vicinity of the Project Site. Based on initial conversations with LAFD, three additional fire hydrants are to be installed as part of the Project: one at the corner of Santa Monica Boulevard. & Wilton Place., one mid-block on Virginia Avenue., and one mid-block on Santa Monica Boulevard. Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project Site falls within industrial and commercial, which requires 6,000 gpm to 9,000 gpm from six adjacent hydrants flowing simultaneously with a minimum residual pressure of 20 pounds per square inch (psi). The Project would incorporate a fire sprinkler suppression system to reduce or eliminate the demands on public hydrants, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. The LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. Following the infrastructure upgrade of the 6-inch water main in Virginia Avenue by LADWP, it has been determined that there is now sufficient capacity to serve the Project with 7,300 gpm from six fire hydrants running simultaneously with a minimum residual pressure of 20 psi. Based on these results, LADWP confirmed that fire flow demands of the Project can be met by the existing local fire hydrant infrastructure and no upgrades to existing hydrants or new hydrants would be required.[207]

The Project would require construction of new, on-site water distribution lines and connections to the off-site water mains. Construction impacts associated with installation of such distribution lines

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205 KPFF Consulting Engineers, Echelon Studios Utility Infrastructure Technical Report: Water, April 2023, page 3. See Appendix L.1 of this IS/MND.

206 City of Los Angeles, Department of Water and Power – Water System, SAR Number 96192, February 2022 and SAR Number 96259, February 2022. See Exhibits 2 and 3 of Appendix L.1 of this IS/MND.

207 City of Los Angeles, Department of Water and Power – Water System, Information of Fire Flow Availability, June 22, 2022 and March 29, 2022. See Exhibit 1 of Appendix L.1 of this IS/MND.

and connections would be primarily limited to trenching. All on-site water line installation and connection to the existing system would be done in coordination and under the approval of the LADWP and, as such, would comply with all applicable LADWP requirements and policies intended to prevent and limit impacts to existing water service lines and adjacent properties. In addition, pursuant to current LADOT approaches for controlling traffic during construction and as detailed in **PDF TR-1** under Checklist Section XVII, Transportation, a formal Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts and would ensure safe pedestrian and vehicular travel during construction, including during off-site connection to the existing water main facilities.

Based on the above, the expansion of off-site water infrastructure would not be required and the construction of new on-site water distribution infrastructure would not result in significant environmental effects. **Accordingly, impacts would be less than significant and no mitigation measures would be required.**

Wastewater Facilities

As detailed below in response to Question XIX(c), the Project's wastewater would be treated by the Hyperion Water Reclamation Plant (HWRP), which has adequate capacity to serve the Project. Accordingly, it is not anticipated that the Project would require the construction of new wastewater treatment facilities.

Based on available record data provided by the City, there is an 8-inch vitrified clay pipe (VCP) sewer line in in Virginia Avenue that flows west to North Wilton Place. There is an 8-inch VCP sewer line and a 6-inch VCP sewer line in North Wilton Place, both of which flow south to Santa Monica Boulevard. There is a 12-inch VCP sewer line in Santa Monica Boulevard that flows west to North Wilton Place. There is an 8-inch VCP sewer line in North Saint Andrews Place that flows north to Virginia Avenue.[208]

As detailed in response to Question XIX(c), the Project would result in a wastewater flow from the Site of 357,649 gpd. Wastewater generated by the Project would be split between the sewer mains located in Virginia Avenue and Santa Monica Boulevard, respectively. The existing capacity of the 8-in sewer line in Virginia Avenue ranges from 0.76 cfs to 0.87 cfs (491,200 gpd to 562,295 gpd). The existing capacity of the 12-inch sewer line in Santa Monica Boulevard is 1.98 cfs (1,279,707 gpd). The Project sewerage discharge would account for 64 percent and 28 percent, of the available capacity of Virginia Avenue and Santa Monica Boulevard, respectively. Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance capacity existing to serve the Project's projected generation of wastewater. The BOS's approach consisted of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system and a combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due

208 KPFF Consulting Engineers, Echelon Studios Utility Infrastructure Technical Report: Wastewater, April 2023, page 3. See Appendix L.2 of this IS/MND.

to additional sewer discharge. Based on the Project's projected wastewater flow and the worst-case scenario modeling conducted, BOS has approved the Project to discharge up to 357,649 gpd of wastewater.[209] Therefore, it is anticipated that the Project would not require the expansion of existing or construction of new regional or local wastewater conveyance infrastructure. In addition, pursuant to current LADOT approaches for controlling traffic during construction and as detailed in **PDF TR-1** under Checklist Section XVII, Transportation, a formal Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts and would ensure safe pedestrian and vehicular travel during construction, including during off-site connection to the existing wastewater facilities.

Based on the above, the expansion of off-site wastewater infrastructure would not be required and the construction of new on-site wastewater infrastructure would not result in significant environmental effects. **Accordingly, impacts would be less than significant and no mitigation measures would be required.**

Stormwater Drainage Facilities

Refer to Question c(iii) in Section X, Hydrology and Water Quality, above for a discussion of stormwater drainage facilities. As discussed there, all building roof drains would be directed to underground drainage devices, all hardscape surfaces would sheet flow toward nearby area drains and would be directed to underground drainage devices capable of treating and storing the 85th percentile rain event. The Project Site is comprised of approximately 100 percent impervious surfaces under existing conditions. The Project would neither increase or decrease the imperviousness of the Project Site. The Project would not increase the rate or volume of stormwater runoff into North Wilton Place and North Saint Andrews Place storm drain mains. Furthermore, the Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall for any storm event.[210] However, should the City determine additional improvements to the stormwater drainage system are necessary during the normal permit review process, the Applicant would be responsible for the improvements, and such improvements would be conducted as part of the Project either on-site or offsite within the right-of-way, and as such, any related construction activities would be temporary and of short duration. Therefore, the construction of new stormwater drainage facilities would not result in significant environmental effects. **Accordingly, impacts related to the construction of new stormwater facilities would be less than significant and no mitigation measures would be required.**

Electric Power Facilities

The LADWP would supply the Project from the existing electrical system. As detailed in response to Question VI(a), LADWP has confirmed that electric service and infrastructure is available in the vicinity of the Project Site and would be provided to the Project in accordance with LADWP Rules

209 City of Los Angeles, Bureau of Engineering, Sewer Capacity Availability Request, Sanitation SCAR ID: 70-6338-1122, November 8, 2022. See Exhibit 1 of Appendix L.2 of this IS/MND.

210 KPFF Consulting Engineers, Echelon Studios Utility Infrastructure Technical Report: Hydrology & Water Quality, April 2023, page 3. See Appendix H of this IS/MND.

and Regulations and that the estimated power requirement of the Project has been accounted for in the planned growth of the power system.[211] As such, it is anticipated that LADWP's existing and planned electricity capacity and electricity supplies would be sufficient to support the Project's electricity demand and no new sources of electricity or off-site generation or transmission facilities would be required to support the Project.

However, the Project would require the installation of new on-site electrical distribution facilities and connection to the off-site electrical system. Construction impacts associated with installation of such distribution lines and connections would be primarily limited to trenching. All on-site electrical line installation and connection to the existing system would be done in coordination and under the approval of the LADWP and, as such, would comply with all applicable LADWP requirements and policies intended to prevent and limit impacts to existing electrical systems and adjacent properties. In addition, pursuant to current LADOT approaches for controlling traffic during construction and as detailed in **PDF TR-1** under Checklist Section XVII, Transportation, a formal Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts and would ensure safe pedestrian and vehicular travel during construction, including during off-site connection to the existing electrical facilities.

Based on the above, the expansion of off-site electric power sources and infrastructure would not be required and the construction of new on-site electric power distribution facilities would not result in significant environmental effects. **Accordingly, impacts would be less than significant and no mitigation measures would be required.**

Natural Gas Facilities

SoCalGas would supply the Project from the existing natural gas facilities. As detailed in response to Question VI(a), SoCalGas has confirmed that natural gas supply infrastructure is available in the vicinity of the Project Site and that service would be provided in accordance with SoCalGas policies and rules on file with the California Public Utilities Commission.[212] SoCalGas notes that the availability of supplies is based upon natural gas supply conditions and is subject to change; however, as discussed in Question VI(a), the Project's operational natural gas demand would represent an insignificant percentage of SoCalGas' available supplies. Therefore, it is expected that the Project would not require new or expanded sources of natural gas or off-site natural gas storage and pipeline infrastructure.

However, the Project would require construction of new, on-site gas distribution lines to serve the new buildings. Construction impacts associated with installation of on-site natural gas distribution lines would be primarily limited to trenching. All on-site natural gas line installation and connection to the existing system would be done in coordination and under the approval of the SoCalGas

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211 KPFF Consulting Engineers, Echelon Studios Utility Infrastructure Technical Report: Water, April 2023, page 3. See Appendix L.1 of this IS/MND.

212 Southern California Gas Company, Letter Correspondence from Jason Sum, Pipeline Planning Associate, SoCalGas-Compton HQ, Maps & Will Serve – 6501-5673 W. Santa Monica Blvd, 5612-5675 W. Virginia Ave, 1110-1118 N. Wilton Pl, August 2, 2021. See Exhibit 2 in Appendix E of this IS/MND.

and, as such, would comply with all applicable SoCalGas requirements and policies intended to prevent and limit impacts to existing natural gas facilities and adjacent properties. In addition, pursuant to current LADOT approaches for controlling traffic during construction and as detailed in **PDF TR-1** under Checklist Section XVII, Transportation, a formal Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts and would ensure safe pedestrian and vehicular travel during construction, including during off-site connection to the existing natural gas facilities.

Based on the above, the expansion of off-site natural gas supplies, storage, and infrastructure would not be required and the construction of new on-site natural gas distribution facilities would not result in significant environmental effects. **Accordingly, impacts would be less than significant and no mitigation measures would be required.**

Telecommunication Facilities

Construction-related activities, including grading and excavation, could encroach on existing on-site telecommunication facilities. However, before construction begins, the Project Applicant would be required to coordinate with applicable regulatory agencies and telecommunication providers to locate and avoid or implement the orderly relocation of telecommunication facilities that need to be removed or relocated. In addition, pursuant to current LADOT approaches for controlling traffic during construction and as detailed in **PDF TR-1** under Checklist Section XVII, Transportation, a formal Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts and would ensure safe pedestrian and vehicular travel during construction, including during off-site connection to off-site telecommunication facilities. Therefore, the relocation of telecommunication facilities would not result in significant environmental effects. Furthermore, telecommunication services are provided by private companies, the selection of which is at the discretion of the Applicant and/or the successor on an ongoing basis. Upgrades to existing telecommunication facilities and construction of new facilities to meet the demand of users during operation would be determined by providers and would be subject to its own environmental review. **Accordingly, impacts to telecommunication facilities would be less than significant and no mitigation measures would be required.**

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers.

The City's water supply primarily comes from the Los Angeles-Owens River Aqueduct, state Water Project, and from the Metropolitan Water District of Southern California (MWD), which is obtained from the Colorado River Aqueduct, and to a lesser degree from local groundwater sources. LADWP's *2020 Urban Water Management Plan* (2020 UWMP) confirmed that despite an increase in population of over one million people, over the last 20 years, the City's water demand has been reduced by 29 percent; with the average water usage below the average usage

in the 1970s.[213] The City is also focused on increasing locally produced water supplies, including conservation, water use efficiency, stormwater recycling, and maximizing water reuse from the Hyperion Water Reclamation Plant (Operation NEXT), and will continue to pursue and/or investigate alternative water supply options, such as water transfers, groundwater banking, brackish groundwater recovery, and seawater desalination. Based on these approaches, the 2020 UWMP projects future water demand within the City under single-dry years, average, and multiple-dry years hydrological conditions through the 2045 planning horizon year and identifies existing and potential supplies available to continue to meet demand. Projected future water demands and available supply amounts for the City are presented in Table 4.24, *LADWP Water Supply and Demand Projections*.

Table 4.24
LADWP Water Supply and Demand Projections

Hydrological Condition	2025 (AFY)	2030 (AFY)	2035 (AFY)	2040 (AFY)	2045 (AFY)	Change Over Planning Period (AFY)
Single-Dry Years						
Total Supplies	674,700	693,200	712,700	732,700	746,000	72,000
Total Demands	674,700	693,200	712,700	732,700	746,000	72,000
Average Years						
Total Supplies	642,600	660,200	678,800	697,800	710,500	67,900
Total Demands	642,600	660,200	678,800	697,800	710,500	67,900
Multiple-Dry Years (Year 1)						
Total Supplies	657,900	675,800	694,900	714,400	727,400	69,500
Total Demands	657,900	675,800	694,900	714,400	727,400	69,500
Multiple-Dry Years (Year 2)						
Total Supplies	661,700	679,700	698,900	718,500	731,500	69,800
Total Demands	661,700	679,700	698,900	718,500	731,500	69,800
Multiple-Dry Years (Year 3)						
Total Supplies	674,800	693,200	712,800	732,700	746,000	71,200
Total Demands	674,800	693,200	712,800	732,700	746,000	71,200
Multiple-Dry Years (Year 4)						
Total Supplies	661,600	679,600	698,900	718,400	731,500	69,900
Total Demands	661,600	679,600	698,900	718,400	731,500	69,900
Multiple-Dry Years (Year 5)						
Total Supplies	655,700	673,600	692,600	712,000	724,900	69,200
Total Demands	655,700	673,600	692,600	712,000	724,900	69,200

AFY = acre-feet per year
1 Source: City of Los Angeles, Department of Water and Power, 2020 Urban Water Management Plan, Certified May 25, 2021, Exhibits ES-R, ES-S, and ES-T, pages ES-20 through ES-24.

During construction, water supplies would be required for dust control, cleaning of equipment, and excavation/export, removal, and re-compaction of soil. As described above in Question XIX(a), a conservative estimate of construction water use ranges from 1,000 to 2,000 gpd. This water demand would be significantly less than the Project's operational demand, which, as

213 City of Los Angeles, Department of Water and Power, 2020 Urban Water Management Plan, Certified May 25, 2021, page ES-3, https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf, accessed December 2022.

described below, would be within the supply capabilities of the provider during normal, dry, and multiple-dry years. As such, it is anticipated that the water supply demand of Project construction would be adequately met through existing water supplies.

Based on Bureau of Sanitation (BOS) sewer generation rates, the Project's Water Infrastructure Report projects that operation of the Project would require 442,436 gpd (496 acre-feet per year [AFY]) to meet domestic demand. As shown in Table 4.24, annual water demand within the City is projected to increase over the planning period by between 67,200 AFY and 72,000 AFY. The Project's estimated 496 AFY demand would represent between 0.74 percent and 0.69 percent of the projected increase in annual water demand of between 67,200 AFY and 72,000 AFY from 2025 to 2045. Moreover, as also shown in Table 4.24, LADWP projects sufficient water supplies to meet all demands through the planning period under all hydrological conditions. As detailed in Checklist Section XIV, Population and Housing, the employment growth associated with the Project would be consistent with the forecasted growth for the City by 2045. Accordingly, the Project's water demand has been accounted for within LADWP's projections and would not exceed the water demand estimates of the 2020 UWMP.

In addition, the Project water demand of the Project is conservative as the BOS rates do not account for any water saving features that may be implemented by development projects. In accordance with Title 20 and 24 of the California Administrative Code, and as required by LAMC Sections 122.00 - 122.10 and the City's Green Building Code Section 99.4.303, the Project would be required to implement water saving features to reduce the amount of water used by the Project including high-efficiency toilets and low-flow faucets. All fixtures would be required to meet applicable flush volumes and flow rates. The Project would also be required to adhere to the City's Irrigation Guidelines and utilize smart irrigation with automatic sensors to determine when irrigation is needed and when irrigation should be suspended due to rain or wind conditions. These features would reduce the projected water demand of the Project.

As such, the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple-dry years. **Therefore, impacts would be less than significant and no mitigation measures would be required.**

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The Project Site is located within the Hyperion Sewer System Service Area, which is operated and maintained by the City's BOS. The existing design capacity of the Hyperion Sewer System Service Area is approximately 550 million gallons per day (consisting of 450 MGD at the Hyperion Water Reclamation Plant (HWRP), 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water

Reclamation Plant).[214] Wastewater from the Project Site would be conveyed from the Project Site via the City's existing wastewater infrastructure to the HWRP. The HWRP treats an average daily flow of 300 million gallons per day (mgd) in dry weather.[215] This equals a typical remaining capacity of 150 mgd of wastewater able to be treated at the HWRP.

Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, construction workers would utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. As such, wastewater generation from Project construction activities is not anticipated to cause any increase in wastewater flows, and would represent a decrease in wastewater flow produced at the Site as compared to operation of the existing use.

Operation of the Project would generate wastewater flows related to the proposed uses, as well as a result of the Project's sewage ejector. A sewage ejector operates similarly to a groundwater sump pump and is intended to store sewage, including liquids and solids, until its design volume is reached, at which point the stored volume of sewage is pumped to municipal sewer lines located at a higher elevation. According to the Project's Wastewater Infrastructure Report, operation of the Project would result in a wastewater flow from the Site of 442,436 gpd, including the Project's sewer ejector design volume of 360,000 gpd. This volume of wastewater would represent 0.08 percent of the total design capacity Hyperion Sewer System Service Area and 0.29 percent of the remaining capacity of the HWRP.

Based on the above, the Project would result in a determination by BOS that it has adequate capacity to serve the Project's projected demand in addition to their existing commitments. **As such, impacts would be less than significant and no mitigation measures would be required.**

d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact may occur if a project were to increase solid waste generation to a degree that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste.

Waste disposal sites (i.e., landfills) are operated by the City and County as well as by private companies. In addition, transfer stations temporarily store debris until larger haul trucks are available to transport the materials directly to the landfills. Landfill availability is limited by several factors, including: (1) restrictions to accepting waste generated only within a particular landfill's jurisdiction and/or watershed boundary, (2) tonnage permit limitations, (3) types of waste, and (4) operational constraints. Planning to serve long-term disposal needs is constantly being conducted at the regional level (e.g., siting new landfills within the County and transporting waste outside the

214 City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 25 2019.

215 KPFF Consulting Engineers, Echelon Studios Utility Infrastructure Technical Report: Wastewater, April 2023, page 8. See Appendix L.2 of this IS/MND.

region). Most commonly, the City is serviced by the Sunshine Canyon Landfill. The landfill accepts mixed municipal, inert, industrial, green materials, and construction/demolition waste. Solid waste from the Project area is transported to the Sunshine Canyon Landfill for disposal by private waste haulers. The average daily intake of the Sunshine Canyon Landfill is approximately 7,582 tons and the permitted daily intake is 12,100 tons per day.[216]

Construction of the Project would generate construction and demolition waste. Demolition waste would consist primarily of debris from the demolition of the existing 98,352-square-foot building that would be disposed of as inert waste and is estimated to total approximately 7,770 tons.[217] Construction of the Project building is estimated to generate a total of approximately 993 tons of solid waste.[218] This forecasted solid waste generation is a conservative estimate as it assumes no reductions in solid waste generation would occur due to recycling. As required by City Ordinance No. 181,519, the construction and demolition waste would be delivered to City certified construction and demolition waste processors where it would be recycled as feasible. Moreover, the *Countywide Integrated Management Plan 2020 Annual Report* concludes that there is current capacity of 54.08 million tons available at Sunshine Canyon Landfill.[219] Therefore, the Project-generated demolition debris of 7,770 tons and construction waste of 993 tons would represent a very small percentage of the inert waste disposal capacity in the region.

During operation, the Project would generate solid waste that is typical of a production studio and creative office campus use and would be consistent with all federal, state, and local statutes and regulations regarding proper disposal. As shown in Table 4.25, *Project Estimated Daily Solid Waste Generation*, the Project would generate approximately 21,502 pounds (or 10.8 tons) per day of net solid waste. As discussed below in response to Section XIX(e), AB 939 was enacted to reduce, recycle, and reuse solid waste generated in the state to the maximum extent feasible. Specifically, AB 939 required cities and counties to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal by 2000. AB 939 also required each city and county to promote source reduction, recycling, and safe disposal or transformation. All solid waste-generating activities within the City, including the Project, would continue to be subject to the requirements set forth in AB 939. Therefore, it is assumed that the Project would divert 50 percent of its solid waste generated, thereby diverting this waste from landfills. Nonetheless, it is

216 California Integrated Waste Management Board, Solid Waste Information System, Facility/Site Summary Details Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/259?siteID=4702 , accessed May 2022.

217 A demolition waste generation rate of 158.00 pounds per square foot was used. 98,352 square feet of demolition multiplied by 158.00 pounds is 15,539,616 pounds. 15,539,616 pounds * 0.0005 tons = 7,770 tons. Source: U.S. Environmental Protection Agency (EPA), Estimating 2003 Building-Related Construction and Demolition Materials Amounts, Table 2-4, Summary of Nonresidential Demolition Job Site surveys of C&D Materials, accessed July 2022.

218 A construction waste generation rate of 3.89 pounds per square foot for nonresidential construction was used. 510,621 square feet of nonresidential construction multiplied by 3.89 pounds is 1,986,315 pounds. 1,986,315 pounds*0.0005 tons=993 tons. Source: USEPA Report No. EPA A530-98-010, Characterization of building Related Construction and Debris in the United States, Table 4, Estimated Generation of Nonresidential Construction Debris, June 1998.

219 County of Los Angeles Department of Public Works, Countywide Integrated Management Plan 2020 Annual Report, Appendix E-2, Table 4, October 2021.

Table 4.25
Project Estimated Daily Solid Waste Generation

Land Use	Size	Generation Rate for Employees[a]	Employees	Generation Rate (pounds/ employee/day)[b]	Total Generation (pounds/day)
Office Use	388,286 sf	.004 employees/sf	1,553	10.53	16,353
Restaurant Use	12,378 sf	.004 employees/sf	50	10.53	527
Production Use	91,870sf	.004 employees/sf	367	10.53	3,864
Production Support Use	18,087 sf	.004 employees/sf	72	10.53	758
Total Project Solid Waste Generation					**21,502**

Notes: sf = square feet

[a] *Source for generation rate: City of Los Angeles VMT Calculator Documentation, Version 1.3, LADOT, Los Angeles Department of Transportation and Los Angeles Department of City Planning, Table 1, Land Use and Trip Generation Base Assumptions, May 2020. Accessed September 10, 2021.*

[b] *Source: City of Los Angeles CEQA Thresholds, 2006, accessed May 2022.*

Source (table): EcoTierra Consulting, May 2022.

conservatively assumed that all 19,396 pounds per day of the Project's solid waste would be disposed of at regional landfills. The Sunshine Canyon Landfill's permitted daily intake of 12,100 tons per day would have capacity to accept the net daily operational waste generated by the Project under the existing permitted amount. Therefore, the Project would not generate solid waste in excess of state and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. **Therefore, impacts would be less than significant and no mitigation measures are required**.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste generated on-site by the Project would be disposed of in accordance with all applicable federal, state, and local regulations, related to solid waste, such as AB 939.

Consistency with California Integrated Waste Management Act of 1989

All local governments, including the City of Los Angeles, are required under AB 939 to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. The AB 939 requirement to reduce the solid waste stream in landfills by 50 percent means that half of the Project's net total solid waste generated (17,322 pounds per day) must be recycled rather than disposed of in a landfill. The Project would be required to comply with AB 939 requirements and approximately 50 percent of the Project's waste would be diverted for reuse or recycling; the remaining solid waste generated during operation would be disposed of in landfills. The Project would also be required to comply with the Bureau of Sanitation Solid Resources Infrastructure Facility Plan to reduce the amount of solid waste being disposed into

landfills by promoting diversion techniques that increase recycling of solid waste, consistent with AB 939. Therefore, the Project would not substantially increase solid waste generation in the City or the amount disposed into the landfills. Accordingly, the Project would be consistent with AB 939.

Consistency with the City of Los Angeles General Plan Framework Element

The Framework Element of the City of Los Angeles General Plan also supports AB 939 and its goals by encouraging "an integrated solid waste management system that maximizes source reduction and materials recovery and minimizes the amount of waste requiring disposal."[220] The Project would implement strategies to create minimal waste and utilize recycled materials, which in turn would reduce the number of refuse haul trips. The Project would include enclosed trash areas and recycling storage areas and divert 50 percent of the construction waste debris away from landfills. The Project would be consistent with the City of Los Angeles General Plan Framework goal of maximizing source reduction and materials recovery, and minimizing the amount of waste requiring disposal. Therefore, the Project would be consistent with the Framework Element.

Consistency with City of Los Angeles Zero Waste Plan

The City's Zero Waste Plan, also known as the Solid Waste Integrated Resources Plan (SWIRP), identifies a long term plan through 2030 for the City of Los Angeles's solid waste programs, policies and environmental infrastructure. The Zero Waste Plan aims for the City of Los Angeles to achieve a goal of 90 percent diversion by 2025. This targeted diversion rate would be implemented through an enhancement of existing policies and programs such as implementing additional downstream programs (e.g., adding textiles to the blue bin recycling program; adding food scraps to the green bin recycling program; and requiring private solid waste collection service to provide access to multifamily and commercial customers); implementation of mandatory participation programs for residential, government, commercial, industrial, and institutional users; requiring transfer stations and landfills to provide resource recovery centers; and increased diversion requirements at construction and demolition facilities new policies and programs, and the development of future recycling facilities.[221] The Project would include enclosed trash areas and recycling storage areas and would divert construction waste debris away from landfills. The Project would also be consistent with the City's Zero Waste Plan goal of minimizing the amount of waste requiring disposal through green bin recycling program. Therefore, the Project would be consistent with the City's Zero Waste Plan.

Consistency with the Los Angeles Municipal Code

The LAMC requires a project to be designed to incorporate a recycling area or room.[222] The Project would be required to comply with this requirement and have sufficient containers to accommodate the amount of solid waste and recycling generated by the premises, and landscape

220 Los Angeles Department of City Planning, Citywide General Plan Framework, 1996, page 9-11.

221 Los Angeles Sanitation, Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, October 2013, https://www.lacitysan.org/san/ sandocview?docname=cnt012522, accessed January 13, 2022.

222 Los Angeles Municipal Code, Section 12.21.A.19.c.

waste would be placed in designated green waste bins. Therefore, the Project would be consistent with the LAMC.

Therefore, based on the above, the Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. **Therefore, impacts would be less than significant and no mitigation measures are required**.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project Site is not located within or near a state responsibility area or an area classified with very high fire hazard severity.[223] Immediately south of the Project Site is West Santa Monica Boulevard, which is a designated disaster route and may be used for

223 City of Los Angeles Department of City Planning, Zone Information & Map Access System; and City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles, Adopted November 1996.

an evacuation during an emergency.[224] The Project constitutes a private development located on private land and does not propose alteration to the public rights-of-way abutting the Project Site other than what is required by the City. While it is expected that the majority of construction activities for the Project would primarily be confined on-site, limited off-site construction activities may occur in adjacent street rights-of-way during certain periods of the day as required by the City, which could potentially require temporary lane closures. However, if lane closures are necessary, the remaining travel lanes would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access. With regard to operation, the Project does not propose the permanent closure of any local public streets and primary access to the Project Site would continue to be provided from the surrounding streets. In addition, the Project would comply with LAFD access requirements and applicable LAFD regulations regarding safety. Therefore, the Project would not result in inadequate emergency access to the Project Site or surrounding uses, and the Project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's emergency response plan. **Therefore, impacts would be less than significant and no mitigation measures are required**.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. For projects in or near state responsibility areas or an area classified with very high fire hazard severity, a significant impact may occur if a project were to expose people to pollutant concentrations from a wildfire or in the path of an uncontrolled spread of a wildfire. The Project Site is located within an urban area and does not include wildlands or high fire hazard terrain or vegetation. The Project Site is not within a Very High Fire Hazard Severity Zone,[225] nor is the Project Site or surrounding area within a wildland fire hazard area.[226] As such, the Project would not exacerbate wildfire risks. **Therefore, no impact would occur and no mitigation is required**.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The Project Site is not located within or near a state responsibility area or an area classified with very high fire hazard severity.[227] The Project would involve the demolition of an existing vacant commercial building and surface parking lot, and construction of a new building in an urban area. No new roads, fuel breaks, or emergency water sources would be installed or maintained. Installation of any required power lines or other utilities would be done

224 Los Angeles County Department of Public Works, Disaster Route Maps, City of Los Angeles Central Area and City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit H, Critical Facilities & Lifeline Systems in the City of Los Angeles, Adopted November 1996.

225 City of Los Angeles Department of City Planning, Zone Information & Map Access System.

226 City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit D, Selected Wildlife Hazard Areas in the City of Los Angeles, Adopted November 1996.

227 City of Los Angeles Department of City Planning, Zone Information & Map Access System; and City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles, Adopted November 1996.

in a manner consistent with other construction projects typical of urban development requiring connection to the existing utility grid and infrastructure and in accordance with applicable City building codes and utility provider policies and would not exacerbate wildfire risk. **Therefore, impacts would be less than significant and no mitigation measures are required**.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project Site is not located within or near a state responsibility area or an area classified with very high fire hazard severity.[228] The Project would be required to comply with all developmental regulations and City building codes with regard to fire safety and would not exacerbate the potential for secondary wildfire risks at the Project Site. Any installation of on-site power lines required to provide the Project with electricity and connections to existing power lines would be conducted in coordination and under the supervision of the utility provider. Further, the Project Site and the surrounding vicinity is relatively flat with no major slopes that would be susceptible to flooding or landslide are located nearby. **Therefore, no impacts would occur and no mitigation measures are required**.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

228 City of Los Angeles Department of City Planning, Zone Information & Map Access System; and City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles, Adopted November 1996.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. A significant impact may occur if a project, in conjunction with other related projects in the area of the project site, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together.

As discussed above, the Project is located in a highly urbanized area and does not serve as habitat for fish or wildlife species. No sensitive plant or animal community or special status species occur on the Project Site. Thus, the Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal. Therefore, impacts would be less than significant.

The Project Site is currently improved with a surface parking lot and the former three-story Sears building originally constructed in 1928 and consisting of approximately 98,352 square feet. Generally, properties eligible for listing in the National Register are at least 50 years old. The California Office of Historic Preservation generally recommends an evaluation of buildings and structures older than 45 years of age by professionals meeting the Secretary of the Interior Standards Professional Qualifications for Architectural History and Archeology.

There are no historical resources on the Project Site. The existing building at 5601 West Santa Monica Boulevard was constructed for Sears, Roebuck and Company in 1928. And was designed by architect George C. Nimmons. Although it originally reflected features of the Mediterranean Revival architectural style, it has been completely altered. The building was not identified as individually eligible for historic designation in any previous survey, and it is not located within a designated or potential historic district.

Based on observation of the building, a review of primary and secondary sources, and an analysis of the eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument, the Historic Report confirmed previous survey findings that did not identify the building as eligible for historic

designation. Therefore, the building is not considered a historical resource as defined by CEQA, and its demolition would not have a significant effect on the environment.

The Project would not demolish, destroy, relocate, or alter any other nearby historical resources, and thus would not impair the historical significance of any other designated or potential historical resources in the Study Area. Although the Project would alter the setting of immediately adjacent historical resources, this change would not affect any of the nearby resources' eligibility for designation at the federal, state, or local levels. Therefore, impacts would be less than significant.

The Project Site is located within an urbanized area of the City and has been subject to grading and development in the past. Therefore, surficial archaeological resources that may have existed at one time have likely been previously disturbed. With adherence to the City's condition of approval consistent with CEQA Section 21083.2, the Project would not cause a substantial adverse change in the significance of an archaeological resource. Therefore, impacts would be less than significant.

As the Project Site has been previously graded and developed, surficial paleontological resources that may have existed at one time have likely been previously disturbed. With adherence to the City's condition of approval, the Project would not directly or indirectly destroy a unique paleontological resource. Therefore, impacts would be less than significant.

With regard to a unique geologic feature, the Project Site is currently developed with one building and surface parking and there are no unique geologic features on the Project Site. The Project would not directly or indirectly destroy a unique geologic feature. Therefore, impacts would be less than significant.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. A significant impact may occur if a project, in conjunction with other related projects in the area of the project site, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together.

In accordance with CEQA Guidelines Section 15064(h), this IS/MND includes an evaluation of the Project's cumulative impacts. An adequate discussion of a project's significant cumulative impact, in combination with other closely Related Projects, can be based on either: (1) a list of past, present, and probable future related impacts; or (2) a summary of projections contained in an adopted local, regional, statewide plan, or related planning document that describes conditions contributing to the cumulative effect. (CEQA Guidelines Section 15130(b)(1)(A)-(B). The lead agency may also blend the "list" and "plan" approaches to analyze the severity of impacts and their likelihood of occurrence. Accordingly, all proposed, recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment, when considered in conjunction with the Project, were identified for evaluation.

There are seven Related Projects as shown in Table 4.26, *List of Related Projects*, in the general vicinity of the Project Site that were identified in the Project's Traffic Assessment. Only one of these are within direct vicinity of the Project Site (i.e., within 500 feet). The nearest Related Projects include: No. 7, apartments located 89 feet (0.02 miles) south of the Project Site. The rest of the Related Projects are greater than 1,000 feet away, distances which ensure that any other localized impacts of the Related Projects would not combine with the Project.

Aesthetics

Development of the Project in conjunction with the Related Projects would result in an incremental intensification of existing prevailing land uses in an already heavily urbanized area of Los Angeles. With respect to aesthetics and views, and shade and shadow impacts, none of the Related Projects are located in proximity to the Project Site such that their development would affect the aesthetic character of the Project Site or its immediate surroundings. There are no scenic or protected views in the area. Views in the immediate area would not be affected by the Project or the nearest Related Project. Development of the Related Projects is expected to occur in accordance with adopted plans and regulations. As per ZI No. 2145 and SB 743, aesthetic impacts "shall not be considered significant impacts on the environment." **Thus, the Project would not be cumulatively considerable. Therefore, cumulative aesthetic impacts would be less than significant.**

Table 4.26
List of Related Projects

No.	Project Location	Land Use	Size
1	5245 Santa Monica Boulevard	Apartments Retail	68 units 51,674 sf.
2	5460 Fountain Avenue	Apartments	75 units
3	5632 De Longpre Avenue	Apartments	185 units
4	5430 Virginia Avenue	Apartments	65 units
5	5731 Santa Monica Boulevard	Office	180,073 sf
6	5420 Santa Monica Boulevard	Apartments Commercial	735 units 95,000 sf
7	5640 W. Santa Monica Boulevard	Apartments	179 units

Source: Overland Traffic Consultants, Inc. August 2022.

Agriculture and Forestry Resources

Development of the Project in combination with the Related Projects would not result in the conversion of state-designated agricultural land from agricultural use to a non-agricultural use, nor result in the loss of forest land or conversion of forest land to non-forest use. The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the Project Site and the surrounding area are not included in the Important Farmland category. The Project Site and the surrounding area are highly urbanized area and do not include any state-designated agricultural lands or forest uses. **Therefore, the Project would not make a**

cumulatively considerable contribution to any potential cumulative impacts and no cumulative impacts to agricultural or forestry resources would occur.

Air Quality

In accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The Project does not exceed any of the thresholds of significance and therefore is considered less than significant. Additionally, the Project would be in compliance with the assumptions of the AQMP. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts and cumulative air quality emissions would be less than significant.**

As with the Project, construction of the Related Projects is expected to involve standard construction activities and potential construction odors would include diesel exhaust emissions, roofing, painting, and paving operations. There would be situations where construction activity odors would be noticeable by residents nearby each of the related construction sites. However, similar to the Project, the Related Projects are also required to comply with SCAQMD Rule 402, and these temporary odors are typical of construction activities and are generally not considered to be objectionable. Additionally, these odors would dissipate rapidly from the source with an increase in distance and construction activities would be subject to applicable construction and air quality regulations (including proper maintenance of machinery) in order to minimize engine emissions. Construction of the Project is not expected to contribute to substantial odors at sensitive uses near any of the other related construction sites in the local vicinity. **Therefore, cumulative odor impacts resulting from construction activities would not be considerable or significant.**

Biological Resources

The Project would not impact any protected trees. The Project would have no impact upon biological resources. Development of the Project in combination with the Related Projects would not significantly impact wildlife corridors or habitat for any candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the CDFG or the USFWS. No such habitat occurs in the vicinity of the Project Site or Related Projects due to the existing urban development. Development of any of the Related Projects would be subject to the City of Los Angeles Protected Tree Ordinance. The Related Projects have no habitats, as they are infill developments. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative impacts to biological resources will be less than significant.**

Cultural Resources

The Project and Related Projects would comply with applicable federal, state, and city regulations that would preclude significant cumulative impacts regarding cultural resources. This resource area is site and locally specific so that each Related Project would need to be evaluated within its own site-specific context. In addition, any Related Project within a historic district or affecting a

historic resource would require a historic resource evaluation to ensure that removal of an existing building, addition of a new building, and/or conversion would not impact the historic resource in the area. The Project will have no impact on a historic resource on the Project Site and a less than significant impact on off-site historic resources, archeological resources, paleontological resources, and human remains, with implementation of required regulatory compliance measures. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative impacts on cultural resource will be less than significant.**

Energy

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCalGas's service area. Growth within these geographies is anticipated to increase the demand for electricity and natural gas, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the Related Projects, and additional growth forecasted to occur within the service area of LADWP would increase electricity consumption during Project construction and operation and thus, cumulatively increase the need for electrical supplies and infrastructure capacity, such as new or expanded electrical facilities. LADWP forecasts that its net electrical load in the 2025 fiscal year (the Project's buildout year) will be 23,537 GWhr of electricity.[229]

Based on the Project's estimated net new electrical consumption of 12,666.3 MWh (12.67 GWhr) and LADWP's forecast of 23,033 GWhr, the Project would account for approximately 0.054 percent of LADWP's projected net electrical load for the Project's build-out year. Furthermore, there are 7 Related Projects, which consist of, but are not limited to, residential, office, and retail/commercial. The total increase in electrical demand for the Related Projects would be approximately 9,887,969 KWh (9.89 GWhr). Combined with the Project, the net increase in electrical demand would be approximately 22.56 GWhr. The estimated net increase in electrical demand resulting from the build-out of the Related Projects combined with the Project, would represent approximately 0.096 percent of the LADWPs forecast for the net electrical load in the fiscal year 2025. Refer to Exhibit 3 for a breakdown of the Related Projects and associated electrical consumption. Moreover, LADWP's projections show there will be sufficient electricity supplies up through 2037 in its 2017 SLTRP, which projections take into account growth expected within LADWP's service area.[230]

Although Project construction and operation would result in the irreversible use of renewable and non-renewable electricity resources which could limit their future availability, the Project's use of such resources would be on a relatively small scale and would be consistent with the growth expectations for LADWP's service area.[231] Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy

229 LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Table A-1.

230 LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://efiling.energy.ca.gov/getdocument.aspx?tn=227897

231 Ibid.

conservation features, comply with applicable regulations including CALGreen and state energy standards under Title 24, and incorporate mitigation measures, as necessary. Moreover, even now, LADWP receives a substantial portion of its electricity from renewable resources. In 2020, LADWP reported that 34 percent of its electricity came from renewable resources in Year 2019, and Senate Bill 350 requires LADWP to receive at least 50 percent of its electricity from renewable resources by 2030. **Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.**

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 SLTRP, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards.[232] LADWP has indicated that the 2017 SLTRP incorporates the estimated electricity requirement for the Project. The 2017 SLTRP considers future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements.[233] Development projects within the LADWP service area, including the Project, would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Like the Project, each of the Related Projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in their respective areas. **As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.**

Buildout of projects in SoCal Gas' service area are expected to increase natural gas consumption during project construction and operation and thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2022 CGR the California Energy Commission estimates the total capacity available within SoCal Gas' planning area will be approximately 2,970 million cubic feet per day in 2025. After subtracting the estimated 2,280 million cubic feet per day that is anticipated to be used, the remaining available gas supply would be 690 million cubic feet per day.[234] Based on the Project's estimated net daily natural gas consumption of approximately 3,100 British thermal unit (BTU) per year (2,990 cubic feet per year or 8.19 cubic feet per day), and SoCal Gas' projected 690 million cubic feet availability per day in 2025, the Project would account for approximately 0.0000012 percent of SoCal Gas projected additional capacity for the Project's build-out year. Furthermore, there are 7 Related Projects, which consist of, but are not limited to, residential, office, and retail/commercial. The total increase in gas demand for the Related Projects is approximately 17,126,206 cubic feet per year (46,921 cubic feet per day). Combined with the Project, the net increase in gas demand is approximately 17,132,196 cubic feet per year (46,938 cubic feet per day). The estimated net increase in gas demand resulting

232 Ibid.

233 Ibid.

234 California Gas and Electric Utilities, 2022 California Gas Report.

from the build-out of the Related Projects combined with the Project, would represent approximately 0.0068 percent of the SoCalGas availability in the fiscal year 2025. Refer to Exhibit 3 for a breakdown of the Related Projects and associated gas consumption. SoCal Gas' forecasts take into account projected population growth and development based on local and regional plans. Moreover, SoCal Gas's projections show there will be sufficient gas supplies up through 2035 in the 2022 CGR, which take into account growth expected within SoCal Gas's service area.[235]

Although construction and operation of the Project would result in the irreversible use of natural gas resources which could limit future availability, the Project's use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and state energy standards under Title 24, and incorporate mitigation measures, as necessary. **Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.**

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCal Gas occur as needed.[236] It is expected that SoCal Gas would continue to expand delivery capacity, if necessary, to meet demand increases within its service area.[237] Development projects within its service, including the Project, area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate.[238] **As such, the Project's potential impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.**

Geology and Soils

Geotechnical hazards are site-specific and there is little, if any, cumulative geological relationship between the Project and any of the Related Projects. Similar to the Project, potential impacts related to geology and soils would be assessed on a case-by-case basis and, if necessary, the applicants of the Related Projects would be required to implement the appropriate mitigation measures. Furthermore, the analysis of the Project's geology and soils impacts concluded that Project impacts would be less than significant levels. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative geology and soil impacts would be less than significant.**

Greenhouse Gas Emissions

A cumulatively considerable impact would occur where the impact of the Project in addition to the Related Projects would be significant. However, in the case of global climate change, the

235 Ibid.
236 Ibid.
237 Ibid.
238 Ibid.

proximity of the Project to other GHG emission generating activities is not directly relevant to the determination of a cumulative impact because climate change is a global condition. According to CAPCOA, "GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective." As noted above, the analysis of the Project's impact is a cumulative analysis and no further discussion is required. **Given that the analysis above found that the Project GHG impacts would be less than significant, the Project's cumulative impacts would also be considered less than significant.**

Hazards and Hazardous Materials

Hazards are site-specific and there is little, if any, cumulative hazardous relationship between the Project and any of the Related Projects. Similar to the Project, potential impacts related to hazards would be assessed on a case-by-case basis and, if necessary, the applicants of the Related Projects would be required to implement the appropriate mitigation measures. Furthermore, the analysis of the Project's hazards and hazardous materials impact concluded that Project impacts would be less than significant levels. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative hazard and hazardous materials impacts would be less than significant.**

Hydrology and Water Quality

Surface Water Hydrology

The geographic context for the cumulative impact analysis on surface water hydrology is the Ballona Creek Watershed. The Project in conjunction with forecasted growth in the Ballona Creek Watershed could cumulatively increase stormwater runoff flows. However, as noted above, the Project would be designed so that it would have no net impact on stormwater flows. Also, in accordance with City requirements, Related Projects and other future development projects would also be required, similar to the Project, to implement BMPs to manage stormwater in accordance with LID guidelines. The City of Los Angeles Department of Public Works would review each future development project on a case-by-case basis to ensure that sufficient local and regional infrastructure is available to accommodate stormwater runoff. Similar to the Project, Related Projects are located on sites that are fully developed and mainly impervious. Any new development on the Related Project sites may be required to implement LID BMPs to meet the City's requirements. Implementation of the LID BMPs would, at a minimum, maintain existing runoff conditions. **Therefore, the impact of the Project combined with the Related Projects on surface water hydrology would be less than significant.**

Surface Water Quality

Future growth in the Ballona Creek Watershed would be subject to NPDES requirements relating to water quality for both construction and operation. In addition, since the Project is located in a highly urbanized area, future land use changes or development are not likely to cause substantial changes in regional surface water quality. As noted above, the Project is designed so that it would not have an adverse impact on water quality, and would in fact improve the quality of on-site flows due to the introduction of new BMPs that would collect, treat, and discharge treated flows from

the Project Site (which are not being treated under existing conditions). Also, it is anticipated that the Project and other future development projects would also be subject to LID requirements and implementation of measures to comply with TMDLs. Increases in regional controls associated with other elements of the MS4 Permit would improve regional water quality over time. **The Project combined with the Related Projects would be required to comply with all applicable laws, rules, and regulations, and therefore, cumulative impacts to surface water quality would be less than significant.**

Groundwater Hydrology

The geographic context for the cumulative impact analysis on groundwater level is the Hollywood Subbasin. The Project in conjunction with forecasted growth in the region above the Hollywood Subbasin could cumulatively increase groundwater demand. However, as noted above, no water supply wells, spreading grounds, or injection wells are located within a one-mile radius of the Project Site and the Project would not include a groundwater well that would draw from or otherwise have an adverse impact on groundwater level. Any calculation of the extent to which the Related Projects would extract or otherwise directly utilize groundwater would be speculative. **Therefore, the Project's potential impact on groundwater hydrology would not be cumulatively considerable and would be less than significant.**

Furthermore, as previously discussed, implementation of the Project would not result in a reduction in impervious surface area on the Project Site. Development of the Related Projects could result in changes in impervious surface area within their respective project sites. While any calculation of the extent to which the Related Projects would increase or decrease impervious or pervious surfaces that might affect groundwater hydrology would be speculative, the development of such Related Projects would be subject to review and approval pursuant to all applicable regulatory requirements, including any required mitigation of potential groundwater hydrology impacts. In addition, as the Related Projects are located in a highly urbanized area, any potential reduction in groundwater recharge due to the overall net change in impervious area within the area encompassed by the Related Project sites would be minimal in the context of the regional groundwater basin, and would thus not result in a significant cumulative effect to groundwater hydrology. **Therefore, cumulative impacts to groundwater hydrology would be less than significant.**

Groundwater Quality

Future growth in the Hollywood Subbasin would be subject to LARWQCB requirements relating to groundwater quality. In addition, since the Project Site is located in a highly urbanized area, future land use changes or development are not likely to cause substantial changes in regional groundwater quality. As discussed above, the Project would not have an adverse impact on groundwater quality. Also, it is anticipated that, like the Project, other future development projects would also be subject to LARWQCB requirements and, where necessary, implementation of measures to comply with TMDLs in addition to requirements of California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. **The Project's potential impacts to groundwater quality would not be cumulatively considerable and would be less than significant.**

Land Use and Planning

Compliance with City's land use standards would ensure that any cumulative impacts related to land use would be less than significant. Further, all Related Projects would be individually evaluated for consistency with applicable land use standards. None of the Related Projects would physically divide an established community or conflict with a habitat conservation plan. **The Project would not make a cumulatively considerable contribution to land use planning, and cumulative land use impacts would be less than significant.**

Mineral Resources

Development of the Project in combination with the Related Projects would not result in the loss of availability of mineral resources. The Project Site and the surrounding area are highly urbanized area and do not include any MRZ zones. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and no cumulative impacts to mineral resources would occur.**

Noise

Construction Noise

For construction noise impacts, only the immediate area surrounding a specific development site is included in the cumulative context as the immediate area would be the most affected by construction noise. Typically, if a development site is 500 feet or more away from another site then noise levels would have attenuated to a point that they would not combine to produce a cumulative noise impact. The nearest Related Projects include: No. 7, apartments located 75 feet (0.01 mile) southwest of the Project Site.

LAMC Section 41.40 regulates noise from construction activities by regulating the days and hours during which construction may occur. The construction activities associated with the Project would comply with these LAMC requirements. In addition, pursuant to LAMC Section 112.05, construction noise levels are exempt from the 75 dBA noise threshold if all technically feasible noise attenuation measures are implemented. In conformance with the requirements of LAMC Section 112.05, implementation of the aforementioned BMPs would assist in reducing the noise levels associated with construction of the Project to the maximum extent that is technically feasible. Thus, based on the provisions set forth in LAMC 112.05, implementation of the noise BMPs recommended above would ensure the Project would be consistent with the LAMC and construction noise impacts would be less than significant. **Therefore, construction noise would not combine to result in a cumulatively considerable construction noise impact.**

Operational Noise

Similar to construction noise, it is unlikely for stationary noise sources to result in a cumulatively considerable noise impact, unless Related Projects are located within the close vicinity of the Project. The nearest Related Projects include: No. 7, apartments located 75 feet (0.01 mile) southwest of the Project Site.

For operational/roadway related noise impacts, the traffic study accounted for trip generation from Related Projects which was used to model mobile noise levels. Medium- and heavy-duty type delivery trucks are anticipated to intermittently visit the site as needed; however, the number of these truck trips are not expected to be more than between 10 to 40 round trips per day and would not significantly contribute to off-site traffic noise upon roadways in the Project's vicinity. The existing traffic noise level along Virginia Avenue was calculated as 56.9 dBA CNEL.[239] If 40 delivery truck trips were to occur along Virginia Avenue, the traffic noise level generated by those medium and heavy-duty trucks would be 56.4 dBA CNEL. When the existing traffic noise level is added to the truck trip noise level, the resulting noise level is 59.7 dBA CNEL, which is an increase of 3.3 dBA CNEL, which would not exceed the 5 dBA significant noise level increase threshold stated above. Therefore, traffic noise impacts to off-site receptors due to Project generated trips would be less than significant. **Therefore, a cumulatively considerable noise impact would not occur related to operational noise.**

Construction Vibration

For construction vibration impacts, only the immediate area surrounding a specific development site is included in the cumulative context as the immediate area would be the most affected by construction noise. Typically, if a development site is 50 feet or more away from another site, vibration levels would have attenuated to a point that they would not combine to produce a cumulative vibration impact. The nearest Related Projects include: No. 7, apartments located 75 feet (0.01 mile) southwest of the Project Site. **Construction vibration levels would not combine to result in a cumulatively considerable construction vibration impact.**

Operational Vibration

Urban infill developments do not typically generate significant operational vibration levels. Related Project and Project vehicle trips could generate vibration, although similar to the existing condition, roadway vibration from passenger vehicles would not be perceptible outside of the roadway right-of-way. A significant operational vibration impact would not occur. **Therefore, operational vibration levels would not combine to result in a cumulatively considerable vibration impact.**

Population and Housing

The Related Projects would introduce additional residential and other related uses to the City of Los Angeles. Any residential Related Projects would result in direct population growth. The Related Projects growth would not exceed the projected growth because SCAG can update its projections after the 2020 Census when some of the Related Projects are in operation. The net increase of employees is not cumulatively considerable as there are no thresholds for employee impacts. **Because the Project would not displace any residents, the Project's population**

239 Calculated from a traffic volume of 1,726 ADT based on data provided for Virginia Avenue by Overland Traffic Consultants.

growth would not be cumulatively considerable. **Therefore, the Project's cumulative impacts to population and housing would be less than significant.**

Public Services

Fire

Given the geographic range of the Related Projects, they would be served by Fire Station No. 52 the same as the Project Site.[240] The Project, in combination with the Related Projects, could increase the demand for fire protection services in the Project area. Specifically, there could be increased demands for additional LAFD staffing, equipment, and facilities over time. This need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the Project and Related Projects would contribute. Similar to the Project, each of the Related Projects in the City of Los Angeles would be individually subject to LAFD review and would be required to comply with all applicable fire safety requirements of the LAFD in order to adequately mitigate fire protection impacts. Specifically, any Related Projects that exceeded the applicable response distance standards described above would be required to install automatic fire sprinkler systems in order to mitigate the additional response distance. To the extent cumulative development causes the need for additional fire stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas. Nevertheless, the development of any new fire stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as the LAFD does not currently have any plans for new fire stations to be developed in proximity to the Project Site, no impacts are currently anticipated to occur. **On this basis, the Project would not make a cumulatively considerable contribution to fire protection services impacts, and as such cumulative impacts on fire protection would be less than significant.**

Police

The Project, in combination with the Related Projects, would increase the demand for police protection services in the Project area. Specifically, there would be an increased demand for additional LAPD staffing, equipment, and facilities over time. This need would be funded via existing mechanisms (e.g., sales taxes, government funding, and developer fees), to which the Project and Related Projects would contribute. In addition, each of the Related Projects would be individually subject to LAPD review and would be required to comply with all applicable safety requirements of the LAPD and the City of Los Angeles in order to adequately address police protection service demands. Furthermore, each of the Related Projects would likely install and/or incorporate adequate crime prevention design features in consultation with the LAPD, as necessary, to further decrease the demand for police protection services. To the extent cumulative development causes the need for additional police stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas. Nevertheless, the siting and development of any new police stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as the LAPD does not currently

240 City of Los Angeles Fire Department, Find Your Station Website, accessed: December 2022.

have any plans for new police stations to be developed in proximity to the Project Site, no impacts are currently anticipated to occur. **On this basis, the Project would not make a cumulatively considerable contribution to police protection services impacts, and cumulative impacts on police protection would be less than significant.**

Schools

Given the geographic range of the Related Projects, they would be served by a variety of public schools depending on the location and service boundaries. The Project, in combination with the Related Projects is expected to result in a cumulative increase in the demand for school services. These Related Projects would have the potential to generate students that would attend the same schools as students associated with the Project. However, each of the Related Projects would be responsible for paying mandatory school fees to mitigate the increased demands for school services. Overall, the payment of school fees in compliance with SB 50 would provide full and complete mitigation of school impacts for the purposes of CEQA. **Therefore, the Project's school impacts would not be cumulatively considerable, and cumulative impacts on schools would be less than significant.**

Parks and Recreation

Development of the Project in conjunction with the Related Projects could result in an increase in permanent residents residing in the Project area. Additional cumulative development would contribute to lowering the City's existing parkland to population ratio, which is currently below the preferred standard. However, each of the residential Related Projects is required to comply with payment of Quimby (for condominium units) and other fees, such as the Parks and Recreation Fee (for apartment units). Each residential Related Projects would also be required to comply with the on-site open space requirements of the LAMC. **Therefore, with payment of the applicable recreation fees on a project-by-project basis, the Project would not make a cumulatively considerable impact to parks and recreational facilities and cumulative impacts would be less than significant.**

Library

Given the geographic range of the Related Projects, they would be served by the John C. Fremont Branch Library, which is located at 6121 Melrose Avenue, Los Angeles, is located approximately 1.7 miles southwest of the Project Site. The John C. Fremont Branch Library is 7,361 square feet in size and has a collection size of 36,289 resources.[241] Development of the Related Projects would likely generate additional demands upon library services. The LAPL has no plans for new or expanded libraries; however, the Related Projects, like the Project, would contribute to the City General Fund, which goes to, among other things, library services. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and impacts related to library facilities would be less than significant.**

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241 Robyn Myers, Management Analyst, Facilities & Events Management, Los Angeles Public Library, January 20, 2022.

Transportation

Conflict with Program Plans

Development of the Project in conjunction with the Related Projects would result in an increase in average daily vehicle trips and peak hour vehicle trips. Each of the Related Projects considered in this cumulative analysis of consistency with programs, plans, policies, and ordinances would be separately reviewed and approved by the City, including a check for their consistency with applicable policies. Collectively, the Project and the Related Projects add high-density development in a major commercial area with high-quality transit options and high levels of pedestrian activity. Therefore, the Project, together with the Related Projects identified in Table 4.27, would neither create inconsistencies nor result in cumulative impacts with respect to the identified programs, plans, policies, and ordinances.

Therefore, Project operation-related and cumulative-related traffic would not conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and Project transportation policy impacts would be less than significant.**

VMT Analysis

A development project would have a cumulative VMT impact if it were deemed inconsistent with 2020-2045 RTP/SCS, the regional plan to reach state air quality and greenhouse gas reduction targets. However, based on the TAG, a project that does not result in a significant VMT impact would be in alignment with the RTP/SCS and therefore, would not result in a cumulative VMT impact. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and the Project would not result in a significant cumulative VMT impact.**

Hazards Due to Geometric Design

The TAG indicates that cumulative impacts for this threshold requires a review of Related Projects with access points proposed along the same block(s) as a proposed project in order to determine the combined impact and the proposed project's contribution. None of the Related Projects identified in the Traffic Impact Assessment, and provided in Table 4.27, provide access along the same block as the Project. Thus, Related Projects and the Project would not increase hazards due to geometric design features. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and the Project and Related Projects would not result in a cumulative Geometric Design impact.**

Emergency Access

Vehicular access to all parking would be provided from new driveways. Specifically, the Project would include four two-way vehicular driveways: two located along West Virginia Avenue; one located along North Wilton Place; and one along North St. Andrews Place. In addition, the Project would provide one at-grade, drop-off roundabout driveway along North Wilton Place and a second

along North St. Andrews Place. The Project's local street access would be consistent with LADOT driveway placement and location per LADOT Manual of Policies and Procedures, Section 321, Driveway Design. One Related Project is located within 500 feet of the Project Site, however It does not have an exit on to the Project Sites streets. Thus, the Project and Related Projects would not generate vehicle trips that would threaten the ability of emergency vehicles to access land uses in the project area. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and the Project and Related Projects would not result in a cumulative emergency access impact.**

Tribal Cultural Resources

The Project and Related Projects would comply with AB 52 in which the lead agency for each project would be required to notice tribes that are traditionally and culturally affiliated with the geographic area of the Related Project sites if the tribe has submitted a written request to be notified. Due to being locally specific, each Related Project would need to conduct a Sacred Lands File search and be evaluated within its own site specific context. The Project would not adversely affect known Tribal Cultural Resources. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative impacts on cultural resources will be less than significant.**

Utilities and Service Systems

Wastewater

The Project would create additional sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned capacity as related to the Project. Similar to the Project, future projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to BOS during the design phase of the project.[242] The analysis by BOS takes into consideration previously approved SCARs as part of their review. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the Related Project and BOS to construct the necessary improvements.

In addition to the City's SCAR analysis, a Related Projects list has been generated. There are 7 Related Projects, which consist of, but are not limited to, residential, office, and retail/commercial uses. The total increase in wastewater generation for the Related Projects is approximately 2.80 million gallons per day (mgd). Combined with the Project, the increase in wastewater generation is approximately 3.16 mgd. Refer to Exhibit 4 for a breakdown of the Related Projects and associated wastewater generation.

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from BOS, the existing design capacity of the Hyperion Service Area is approximately

242 City of Los Angeles Bureau of Engineering, Sewer Permits https://engpermits.lacity.org/spermits/index1.cfm, accessed November 29, 2022

550 million gallons per day (mgd)[243] and the existing average daily flow for the system is approximately 300 mgd, resulting in a treatment capacity of 250 mgd.[244] The estimated wastewater generation increase of the Project would be 0.358 mgd, which represents approximately 0.143 percent of the available capacity in the system. The estimated wastewater generation increase of the Project and Related Projects combined would be 3.16 mgd, which represents approximately 1.26 percent of the available capacity in the Hyperion Service Area system. The Related Projects would also be required to adhere to the BOS's annual wastewater flow increase allotment**. Therefore, cumulative impacts on wastewater treatment capacity are less than significant.**

Water

The geographic context for the cumulative impact analysis on water infrastructure is the LADWP service area, which includes the entirety of the City. LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan (UWMP) to plan and provide for water infrastructure to serve existing and projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2045. Demographic projections for the LADWP service area are based on the Southern California Association of Governments' (SCAG) demographic growth forecast for their 2020 Regional Transportation Plan (RTP)[245]. LADWP adopted these demographic projections for water demand forecast in their respective UWMPs for projecting future water demand and, therefore, future water infrastructure needs.[246] The MND concludes that the Project is consistent with the SCAG 2020 RTP/SCS. Therefore, the Project is consistent with LADWP's 2020 UWMP.

In addition, there are 7 Related Projects, which consist of, but are not limited to, residential, restaurants, office, pharmacy, and retail. The total increase in water demand for the Related Projects would be approximately 2.8 million gallons per day (mgd). Combined with the Project, the increase in water demand would be approximately 3.24 mgd. Refer to Exhibit 4 for a breakdown of the Related Projects and associated water consumption. The 2020 UWMP has estimated a water demand of 475 mgd in the City of Los Angeles by the year 2025, which means the Project combined with the Related Projects would account for approximately 0.68 percent of the total daily demand.

243 City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal, accessed November 8, 2022.

244 City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

245 "Los Angeles Department of Water and Power Urban Water Management Plan." *Water*, LADWP, https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf, accessed November 29, 2022.

246 "Los Angeles Department of Water and Power Urban Water Management Plan." *Water*, LADWP, https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf. P. ES-6, accessed November 29, 2022.

Based on the above, it is anticipated that LADWP would have adequate infrastructure to accommodate the Project as well as Related Projects. **Therefore, impacts on water infrastructure capacity would be less than significant.**

Wildfire

Only one Related Project is located within 500 feet of the Project Site, however they do not share access to West Virginia Avenue, North Wilton Place, or North St. Andrews Place. If lane closures are necessary to local streets adjacent to Related Project sites, travel lanes would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate emergency access and circulation. Regarding operations, the Related Projects, like the Project, would comply with access requirements from the LAFD and would not impede emergency access within the vicinity of each Related Project site. Therefore, the Project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's emergency response plan. **Cumulative impacts related to the implementation of the City's emergency response plan would be less than significant**.

All of the Related Project Sites and the Project Site are within urbanized areas of the City and do not include wildlands or fire hazard terrain or vegetation. Therefore, the Project and Related would not exacerbate wildfire risks and no exposure of Project occupants to pollutant concentrations from a wildfire would occur. **Therefore, the Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and no cumulative wildfire impact would occur.**

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant With Mitigation Incorporated. A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the Project would not have significant environmental effects on human beings, either directly or indirectly after mitigation. Mitigation is required to reduce, construction noise/vibration (**MM NOI-1**), and to monitor Tribal Cultural Resources (**MM TCR-1**). Thus, with mitigation, any potentially significant impacts to humans would be less than significant.

INITIAL STUDY

5.0 MITIGATION AND MONITORING PROGRAM

5.1 INTRODUCTION

This Mitigation Monitoring Program ("MMP") has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the state CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the state CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Mitigated Negative Declaration (IS/MND) has been prepared for the Project that evaluates the Project's potential impacts, taking into consideration the Project Design Features (PDF) and mitigation measures (MM) the Applicant has agreed to incorporate into the Project to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs incorporated into the Project.

5.2 ORGANIZATION

As shown on the following pages, each identified Project Design Feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency : the frequency at which the PDF or MM shall be monitored.

- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

5.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

5.4 PROGRAM MODIFICATION

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or

MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5.5 MITIGATION MONITORING PROGRAM

Police

Project Design Features

PDF POL-1: During construction, the Project will implement appropriate temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access by the general public. Regular and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided. During construction activities, the Contractor will document the security measures; and the documentation will be made available to the Construction Monitor.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Construction
- **Action Indicating Compliance:** Field Inspection sign-off

PDF POL-2: The Project will provide an extensive 24-hours-a-day/7-day-a-week security program during Project operations to ensure the safety of employees and other visitors to the Project Site. The Project will incorporate strategies in design and planning, as well as active security features. On-site security measures during Project operation will include:

- Provision of on-site security personnel whose duties will include but not be limited to the following:
    - Monitoring entrances and exits;
    - Patrolling the perimeter of the property;
    - Controlling and monitoring activities in the public spaces;
    - Managing and monitoring fire/life/safety systems; and
    - Controlling and monitoring activities in the parking facilities.

- Installation of industry standard security lighting at recommended locations including parking areas, pathways, and curbside drop-off areas;
- Installation of closed-circuit security cameras at select locations including (but not limited to) entry and exit points, lobby areas, outdoor open spaces, and parking areas;
- Provision of adequate lighting of parking areas, elevators, and lobbies to reduce areas of concealment;
- Provision of lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking areas and access points; and
- Prominent posting of contact information for on-site security staff throughout the Project Site.
- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Operation
- **Action Indicating Compliance:** Field Inspection sign-off

PDF POL-3: Prior to the issuance of a building permit, the Project Applicant or its successor will consult with LAPD's Crime Prevention Unit regarding the incorporation of any additional crime prevention features appropriate for the design of the Project.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Operation
- **Action Indicating Compliance:** Field Inspection sign-off

PDF POL-4: Upon completion of Project construction and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to LAPD's Hollywood Division Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Operation
- **Action Indicating Compliance:** Field Inspection sign-off

Noise

Project Design Features

PDF NOI-1:

- Use of noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. Stage construction operations as far from noise sensitive uses as possible;
- Avoid residential areas when planning haul truck routes and locate the haul truck staging/ingress/egress area as far away from noise sensitive uses as possible;
- Maintain all sound-reducing devices and restrictions throughout the construction period;
- Replace noisy equipment with quieter equipment (for example, rubber-tired equipment rather than track equipment); and
- Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.

    - **Enforcement Agency:** Department of Building and Safety
    - **Monitoring Agency:** Department of Building and Safety
    - **Monitoring Phase:** Construction
    - **Monitoring Frequency:** Construction
    - **Action Indicating Compliance:** Field Inspection sign-off

PDF NOI-2: The construction contractor shall construct at least a 0.5 inch plywood noise barrier surrounding a truck-sized opening in the noise barrier along Virginia Avenue, near St Andrews Place. This plywood noise barrier shall block the line-of-sight from the closest sensitive receptors on the northern side of Virginia Avenue to the haul trucks entering and exiting the Project Site at this location. The construction contractor shall limit the number of haul trucks utilizing the Virginia Avenue access to the Project Site and require that the majority of haul truck activity access the Project Site from a location on the southern portion of St Andrews Place, at a distance of approximately 104 feet from the building façade of the closest sensitive receptor (located on the northwestern corner of Virginia Avenue and St Andrews Place).

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Construction
- **Action Indicating Compliance:** Field Inspection sign-off

Mitigation Measures

MM NOI-1: The construction contractor shall not use large bulldozer or caisson drill within 80 feet of the façade of the residential uses located west, north and south of the Project Site nor shall the construction contractor use a vibratory roller within 136 feet of the residential uses located north of the Project Site.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Construction
- **Action Indicating Compliance:** Field Inspection sign-off

Traffic

Project Design Features

PDF TR-1: **Transportation Demand Management Program**. A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the Project. The TDM program shall include, but shall not be limited to, the following strategies:

- Reduced Parking Supply – This strategy changes the Project's parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC requirements without consideration of parking reduction permitted in the code. Per direct application of the LAMC for the Project would be required to provide 1,012 parking spaces. The Project will apply reductions through replacement of each vehicle space with 4 bicycle spaces for a total of 981 vehicle parking spaces.

- Bicycle Infrastructure – Include Bike Parking per LAMC - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project is required to, and will provide, a minimum of 162 bicycle parking spaces.

- Bicycle Infrastructure – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project will provide up to 10 showers and 162 secure lockers.

  - **Enforcement Agency:** Department of Building and Safety
  - **Monitoring Agency:** Department of Building and Safety
  - **Monitoring Phase:** During Project Design and Prior to Construction
  - **Monitoring Frequency:** Review of Plans
  - **Action Indicating Compliance:** Department of Building and Safety sign-off

PDF TR-2: Prior to the issuance of a building permit for the Project, a detailed Construction Staging and Traffic Management Plan (CSTMP) would be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The plan would show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. The CSTMP would formalize how construction would be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The CSTMP will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. Construction management meetings with City Staff and other surrounding construction Related Project representatives (i.e., construction contractors) whose projects will potentially be under construction at around the same time as the Project shall be conducted bimonthly, or as otherwise determined appropriate by City Staff. This coordination will ensure construction activities of the concurrent Related Projects and associated hauling activities are managed in collaboration with one another and the Project. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours. The CSTMP would include, but not be limited to, the following elements as appropriate:

- Emergency access shall be maintained to the Project Site during construction through marked emergency access points approved by the Los Angeles Fire Department (LAFD).
- Construction worker parking on nearby residential streets shall be prohibited.
- Worker parking shall be provided on-site or in designated off-site public parking areas.
- Temporary traffic control during all construction activities adjacent to public rights-of-way shall be provided to improve traffic flow on public roadways (e.g., flag men).
- Construction-related deliveries, haul trips, etc., shall be scheduled so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets.
- Construction-related vehicles shall be prohibited from parking on surrounding public streets.
- Safety precautions for pedestrians and bicyclists shall be obtained through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools, particularly Metropolitan High School.

- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.

- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

- In the event of a lane or sidewalk closure, traffic and/or pedestrians shall be routed around any such lane or sidewalk closures.

- The locations of the off-site truck staging shall be identified to include, staging in a legal area, and which would detail measures to ensure that trucks use the specified haul route, and do not travel through nearby residential neighborhoods.

- There would be coordination with nearby projects, that have potential overlapping construction timeframes, to schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.

    - **Enforcement Agency:** Department of Building and Safety
    - **Monitoring Agency:** Department of Building and Safety
    - **Monitoring Phase:** During Project Design and Prior to Construction
    - **Monitoring Frequency:** Review of Plans
    - **Action Indicating Compliance:** LADOT sign-off

Tribal Cultural Resources

Mitigation Measure

MM TRC-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Fernandeño Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant in accordance with applicable law, the Project applicant shall retain a professional Native American monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and

treatment of any Tribal Cultural Resource encountered during all ground disturbing activities pursuant to the process set forth below.

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project, and (2) Department of City Planning, Office of Historic Resources (OHR).

2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.

4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may: (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an

significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in Items 2 through 5 above.

8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California state University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

9. Notwithstanding Item 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

    - **Enforcement Agency:** Department of Building and Safety
    - **Monitoring Agency:** Tribal Monitor
    - **Monitoring Phase:** Prior to Construction and Construction
    - **Monitoring Frequency:** Prior to Construction and Construction
    - **Action Indicating Compliance:** Department of Building and Safety sign-off

INITIAL STUDY

6.0 PREPARERS AND PERSONS CONSULTED

LEAD AGENCY

City of Los Angeles
Department of City Planning
Oliver Netburn, City Planner

PROJECT APPLICANT

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PROJECT ARCHITECT

House & Robertson Architects
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Culver City, CA 90232

RIOS
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Los Angeles, CA 90018

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Jenny Mailhot, Project Manager
Katie Wilson, Air Quality and Noise Specialist
Jennifer Johnson, Project Manager
Brad Perrine, Project Manager

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LANDSCAPE ARCHITECT

KSA DESIGN STUDIO
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ENERGY

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Christophe Bornand, PE.
Miriam Huston, PE, Associate

GEOTECHNICAL ENGINEERING INVESTIGATION

Geotechnologies, Inc.
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Scott Prince, Register Professional Engineer
Reinard Knur, Register Professional Engineer

HISTORIC REPORT

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Pasadena, CA 91105
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John LoCascio, AIA Principal Architect
Heather Goers, Senior Architectural Historian
Alexander Isabel Madsen, Senior Architectural Historian
Robby Aranguren, Planning Associate/GIS Specialist

HYDROLOGY

UTILITY INFRASTRUCTURE REPORTS

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700 South Flower Street, Suite 2100
Los Angeles, CA 90017
Christophe Bornand, PE.
Miriam Huston, PE, Associate

NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY

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Alyssa Bell, Ph.D.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Partner Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, CA 90501
Joel Redding, Environmental Professional, Senior Project Manager
Robin Blanchard, Environmental Professional

PHASE II ENVIRONMENTAL SITE INVESTIGATION REPORT

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Walnut Creek, CA 94596
Paola Gomez-Birenbaum, Senior Geologist
Kirsten Duey, Principal Engineer

SOUTH CENTRAL COASTAL INFORMATION CENTER

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Isabela Knott, Assistant Coordinator, GIS Program Specialist

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Liz Fleming, Traffic Engineer

TREE REPORT

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Paul Lewis

UTILITY INFRASTRUCTURE REPORTS

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Christophe Bornand, PE.
Miriam Huston, PE, Associate

INITIAL STUDY

7.0 ABBREVIATIONS & ACRONYMS

AB	Assembly Bill
ACM	Asbestos Containing Materials
AOC	Areas of Concern
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
BMPs	Best Management Practices
BOE	Bureau of Engineering
BPW	Board of Public Works
CA FID	California Facility Inventory Database
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CiSWMPP	City of Los Angeles Solid Waste Management Policy Plan
City	City of Los Angeles, California
CIWQS	California Integrated Water Quality System
CNEL	Community Noise Exposure
ColWMP	Los Angeles County Integrated Waste Management Plan
CREC	Controlled Recognized Environmental Conditions
CUGU	Clean Up-Green Up
CY	Cubic Yards
DTSC	Department of Toxic Substances Control's
DWP	City of Los Angeles Department of Water and Power
ECHO	Enforcement and Compliance History Information

EDR	Environmental Data Resources
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ETK	Transitional Kindergarten
EV	All Electric Vehicles
EWMP	Enhanced Watershed Management Programs
FAR	Floor-to-area ratio
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System/Facility Registry System
GHG	Greenhouse gas(es)
GPR	Ground-Penetrating Radar
HAZMAT	Hazardous Materials Reporting Facility
HAZNET	Facility and Manifest Data
HIST	Historic
HREC	Historical Recognized Environmental Conditions
HVAC	Heating, Ventilation and Air Conditioning
HWTS	Hazardous Waste Tracking System
LBP	Lead Based Paint
LADBS	Los Angeles Department of Building and Safety
LADOT	City of Los Angeles Department of Transportation
LADRP	City of Los Angeles Department of Recreation and Parks
LADWP	City of Los Angeles Department of Water and Power
LAFD	City of Los Angeles Fire Department
LAGBC	Los Angeles Green Building Code
LAMC	Los Angeles Municipal Code
LAPD	City of Los Angeles Police Department
LAPL	City of Los Angeles Public Library
LARWQCB	Los Angeles Regional Water Quality Control Board
LAUSD	Los Angeles Unified School District

LID	Low Impact Development
MWELO	Model Water Efficient Landscape Ordinance
MPOs	California Metropolitan Planning Organizations
MRZ	Mineral Resource Zone
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollution Discharge Elimination System
NOP	Notice of Preparation
O & M	Operations and Maintenance
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Particulate Matter
PRC	Public Resource Code
PSF	Pounds per Square Foot of Pressure
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SIP	state Implementation Plan
Siting Element	Countywide Siting Element
SQG	Small Quantity Hazardous Waste Generator
SRRE	City of Los Angeles Source Reduction and Recycling Element
STLC	Soluble Threshold Limit Concentration
SUSMP	Standard Urban Stormwater Mitigation Plan
SWEEPS	Statewide Environmental Evaluation and Planning System
SWPPP	Stormwater Pollution Prevention Program
SWIRP	Solid Waste Integrated Resources Plan
SWRCB	state Water Resources Control Board
TMDL	Total Maximum Daily Load

TPA	Transit Priority Area
TPH	Total Petroleum Hydrocarbons
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
VRF	Variable Refrigerant Flow
WSA	Water Supply Assessment
ZI	Zoning Information

INITIAL STUDY

APPENDICES

Appendix A.		Air Quality and GHG Data
Appendix B.		Tree Report
Appendix C.		Historical Resources Technical Report
Appendix D.		South Central Coastal Information Center Records Search Letter
Appendix E.	E.1	Utility Infrastructure Technical Report: Energy
	E.2	The Transportation Energy Consumption Worksheets,
	E.3	CalEEMod outputs
Appendix F.	F.1	Geotechnical Engineering Investigation and The Grading Division of the Los Angeles Department of Building and Safety Assessment Letters
	F.2	Paleontological Resources Record Search Letter
Appendix G.	G.1	Phase I Environmental Site Assessment Report
	G.2	Phase II Environmental Site Investigation Report
Appendix H.		Hydrology & Water Quality Technical Report
Appendix I.		Noise Data
Appendix J.		Traffic Assessment
Appendix K.		Tribal Cultural Resources
Appendix L.	L.1	Utility Infrastructure Technical Report: Water Report
	L.2	Utility Infrastructure Technical Report: Wastewater Report
	L.3	Water Supply Assessment Report

INITIAL STUDY

APPENDIX A: AIR QUALITY AND GREENHOUSE GAS DATA

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Echelon Studios

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	498.24	1000sqft	0.00	498,243.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	981.00	Space	5.18	392,400.00	0
Parking Lot	22.00	Space	0.00	8,800.00	0
High Turnover (Sit Down Restaurant)	12.38	1000sqft	0.00	12,378.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - 6-story building w/:109,957 SF of studio office space+388,286 SF of creative office space, 12,378 SF of restaurant, ~22 space ground floor parking lot, all on top of a 2-level, 981-space subterranean parking on 5.18 acres.

Construction Phase - Construction to start ~Jan 2023 and end ~Feb 2025.

Off-road Equipment - Added aerila lift

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - 2 Excavators added.

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Off-road Equipment - Added equipment for foundation work

Off-road Equipment - Only small parking lot to be paved.

Trips and VMT - 2 extra vendor trips added to demo and excavation to account for water trucks. Hauling to United Landfill in Irwindale ~25 miles.

Demolition - 98,352 SF building plus parking lot to be demo'd = 5,820.192 tons

Grading - Approx 251,000 CY to be exported.

Architectural Coating - Per SCAQMD Rule 1113, paints applied to buildings limited to 50g/L VOC content

Vehicle Trips - Per VMT data: 3,889 trips/day. Trip length = 7.00462843919 miles. Trip gen for Sat/Sun:8.91 trips/TSF for Studio and creative office uses, 53.64 trips/TSF for restaurant use (includes internal and transit reductions)

Area Coating - Per SCAQMD Rule 1113, paints applied to buildings limited to 50g/L VOC content

Construction Off-road Equipment Mitigation - Rubber tired dozers, tractor loader backhoes and excavators to be Tier 4

Area Mitigation - Per SCAQMD Rule 1113, paints applied to buildings limited to 50g/L VOC content

Water Mitigation - 20% reduction in indoor water use per CALGreen requirements. Water-efficient landscaping to be used on-site where applicable.

Waste Mitigation - At least 50% of waste to be diverted per AB 341 and City requirements.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblConstructionPhase	NumDays	20.00	99.00
tblConstructionPhase	NumDays	230.00	350.00
tblConstructionPhase	NumDays	10.00	100.00
tblConstructionPhase	NumDays	10.00	90.00
tblGrading	MaterialExported	0.00	251,000.00
tblLandUse	LandUseSquareFeet	498,240.00	498,243.00
tblLandUse	LandUseSquareFeet	12,380.00	12,378.00
tblLandUse	LotAcreage	11.44	0.00
tblLandUse	LotAcreage	8.83	5.18
tblLandUse	LotAcreage	0.20	0.00
tblLandUse	LotAcreage	0.28	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	HaulingTripLength	20.00	25.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	7.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	DV_TP	19.00	21.00
tblVehicleTrips	DV_TP	20.00	44.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PR_TP	77.00	79.00
tblVehicleTrips	PR_TP	37.00	56.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	8.91
tblVehicleTrips	ST_TR	122.40	53.64
tblVehicleTrips	SU_TR	0.70	8.91
tblVehicleTrips	SU_TR	142.64	53.64
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	3,889.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.4059	5.9803	4.1347	0.0193	1.5475	0.1634	1.7108	0.6500	0.1535	0.8035	0.0000	1,841.4035	1,841.4035	0.2016	0.1957	1,904.7677
2024	1.1879	2.7534	4.0206	0.0116	0.6261	0.0917	0.7178	0.1691	0.0863	0.2554	0.0000	1,064.5452	1,064.5452	0.0983	0.0601	1,084.8960
2025	0.4671	0.4006	0.6232	1.8000e-003	0.1016	0.0123	0.1139	0.0274	0.0116	0.0390	0.0000	164.5816	164.5816	0.0147	8.8600e-003	167.5897
Maximum	**1.1879**	**5.9803**	**4.1347**	**0.0193**	**1.5475**	**0.1634**	**1.7108**	**0.6500**	**0.1535**	**0.8035**	**0.0000**	**1,841.4035**	**1,841.4035**	**0.2016**	**0.1957**	**1,904.7677**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.4059	5.9803	4.1347	0.0193	0.9649	0.1634	1.1282	0.3658	0.1535	0.5193	0.0000	1,841.4029	1,841.4029	0.2016	0.1957	1,904.7671
2024	1.1879	2.7534	4.0206	0.0116	0.6261	0.0917	0.7178	0.1691	0.0863	0.2554	0.0000	1,064.5448	1,064.5448	0.0983	0.0601	1,084.8956
2025	0.4671	0.4006	0.6232	1.8000e-003	0.1016	0.0123	0.1139	0.0274	0.0116	0.0390	0.0000	164.5815	164.5815	0.0147	8.8600e-003	167.5896
Maximum	**1.1879**	**5.9803**	**4.1347**	**0.0193**	**0.9649**	**0.1634**	**1.1282**	**0.3658**	**0.1535**	**0.5193**	**0.0000**	**1,841.4029**	**1,841.4029**	**0.2016**	**0.1957**	**1,904.7671**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**25.61**	**0.00**	**22.92**	**33.57**	**0.00**	**25.88**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**1-3-2023**	**4-2-2023**	2.2016	2.2016
2	**4-3-2023**	**7-2-2023**	2.4701	2.4701
3	**7-3-2023**	**10-2-2023**	0.8432	0.8432
4	**10-3-2023**	**1-2-2024**	0.8022	0.8022
5	**1-3-2024**	**4-2-2024**	0.7432	0.7432
6	**4-3-2024**	**7-2-2024**	0.7302	0.7302
7	**7-3-2024**	**10-2-2024**	0.8072	0.8072
8	**10-3-2024**	**1-2-2025**	1.6450	1.6450
9	**1-3-2025**	**4-2-2025**	0.8255	0.8255
		Highest	2.4701	2.4701

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.9968	1.7000e-004	0.0193	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.0376	0.0376	1.0000e-004	0.0000	0.0400
Energy	0.0431	0.3916	0.3289	2.3500e-003		0.0298	0.0298		0.0298	0.0298	0.0000	3,220.1991	3,220.1991	0.1414	0.0240	3,230.8760
Mobile	1.9422	2.0752	18.9249	0.0404	4.3959	0.0299	4.4258	1.1728	0.0277	1.2005	0.0000	3,738.3936	3,738.3936	0.2699	0.1682	3,795.2533
Waste						0.0000	0.0000		0.0000	0.0000	123.9625	0.0000	123.9625	7.3260	0.0000	307.1119
Water						0.0000	0.0000		0.0000	0.0000	29.2863	567.3804	596.6667	3.0350	0.0743	694.6855
Total	**3.9820**	**2.4669**	**19.2731**	**0.0428**	**4.3959**	**0.0597**	**4.4556**	**1.1728**	**0.0576**	**1.2304**	**153.2488**	**7,526.0107**	**7,679.2595**	**10.7724**	**0.2664**	**8,027.9667**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.9968	1.7000e-004	0.0193	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.0376	0.0376	1.0000e-004	0.0000	0.0400
Energy	0.0431	0.3916	0.3289	2.3500e-003		0.0298	0.0298		0.0298	0.0298	0.0000	3,220.1991	3,220.1991	0.1414	0.0240	3,230.8760
Mobile	1.9422	2.0752	18.9249	0.0404	4.3959	0.0299	4.4258	1.1728	0.0277	1.2005	0.0000	3,738.3936	3,738.3936	0.2699	0.1682	3,795.2533
Waste						0.0000	0.0000		0.0000	0.0000	61.9813	0.0000	61.9813	3.6630	0.0000	153.5560
Water						0.0000	0.0000		0.0000	0.0000	23.4290	491.9249	515.3539	2.4298	0.0597	593.8798
Total	**3.9820**	**2.4669**	**19.2731**	**0.0428**	**4.3959**	**0.0597**	**4.4556**	**1.1728**	**0.0576**	**1.2304**	**85.4103**	**7,450.5552**	**7,535.9655**	**6.5042**	**0.2518**	**7,773.6051**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**44.27**	**1.00**	**1.87**	**39.62**	**5.49**	**3.17**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/3/2023	1/30/2023	5	20	
2	Excavation	Site Preparation	1/31/2023	6/19/2023	5	100	
3	Foundation	Site Preparation	6/20/2023	10/23/2023	5	90	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4	Building Construction	Building Construction	10/24/2023	2/24/2025	5	350	
5	Paving	Paving	8/19/2024	9/13/2024	5	20	
6	Architectural Coating	Architectural Coating	10/1/2024	2/14/2025	5	99	

Acres of Grading (Site Preparation Phase): 150

Acres of Grading (Grading Phase): 0

Acres of Paving: 5.18

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 765,932; Non-Residential Outdoor: 255,311; Striped Parking Area: 24,072 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Excavation	Excavators	2	8.00	158	0.38
Excavation	Rubber Tired Dozers	3	8.00	247	0.40
Excavation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Foundation	Aerial Lifts	2	8.00	63	0.31
Foundation	Bore/Drill Rigs	2	6.00	221	0.50
Foundation	Cranes	1	6.00	231	0.29
Foundation	Excavators	0		158	0.38
Foundation	Forklifts	4	8.00	89	0.20
Foundation	Graders	0		187	0.41
Foundation	Pumps	4	8.00	84	0.74
Foundation	Rubber Tired Dozers	0	0.00	247	0.40
Foundation	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Foundation	Welders	1	6.00	46	0.45
Building Construction	Cranes	1	7.00	231	0.29

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Aerial Lifts	1	6.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	2.00	575.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Excavation	9	23.00	2.00	31,375.00	14.70	6.90	25.00	LD_Mix	HDT_Mix	HHDT
Foundation	14	35.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	333.00	149.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	67.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0623	0.0000	0.0623	9.4300e-003	0.0000	9.4300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301
Total	**0.0227**	**0.2148**	**0.1964**	**3.9000e-004**	**0.0623**	**9.9800e-003**	**0.0723**	**9.4300e-003**	**9.2800e-003**	**0.0187**	**0.0000**	**33.9921**	**33.9921**	**9.5200e-003**	**0.0000**	**34.2301**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.8000e-004	0.0481	0.0115	2.1000e-004	6.1800e-003	3.0000e-004	6.4800e-003	1.7000e-003	2.8000e-004	1.9800e-003	0.0000	20.7774	20.7774	1.1500e-003	3.3000e-003	21.7894
Vendor	2.0000e-005	8.1000e-004	3.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.3636	0.3636	1.0000e-005	5.0000e-005	0.3795
Worker	4.8000e-004	3.8000e-004	5.1100e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3084	1.3084	3.0000e-005	3.0000e-005	1.3194
Total	**1.1800e-003**	**0.0493**	**0.0169**	**2.2000e-004**	**7.9500e-003**	**3.1000e-004**	**8.2600e-003**	**2.1800e-003**	**2.9000e-004**	**2.4700e-003**	**0.0000**	**22.4494**	**22.4494**	**1.1900e-003**	**3.3800e-003**	**23.4883**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0280	0.0000	0.0280	4.2400e-003	0.0000	4.2400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300
Total	**0.0227**	**0.2148**	**0.1964**	**3.9000e-004**	**0.0280**	**9.9800e-003**	**0.0380**	**4.2400e-003**	**9.2800e-003**	**0.0135**	**0.0000**	**33.9920**	**33.9920**	**9.5200e-003**	**0.0000**	**34.2300**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.8000e-004	0.0481	0.0115	2.1000e-004	6.1800e-003	3.0000e-004	6.4800e-003	1.7000e-003	2.8000e-004	1.9800e-003	0.0000	20.7774	20.7774	1.1500e-003	3.3000e-003	21.7894
Vendor	2.0000e-005	8.1000e-004	3.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.3636	0.3636	1.0000e-005	5.0000e-005	0.3795
Worker	4.8000e-004	3.8000e-004	5.1100e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3084	1.3084	3.0000e-005	3.0000e-005	1.3194
Total	**1.1800e-003**	**0.0493**	**0.0169**	**2.2000e-004**	**7.9500e-003**	**3.1000e-004**	**8.2600e-003**	**2.1800e-003**	**2.9000e-004**	**2.4700e-003**	**0.0000**	**22.4494**	**22.4494**	**1.1900e-003**	**3.3800e-003**	**23.4883**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.9970	0.0000	0.9970	0.5073	0.0000	0.5073	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1518	1.5311	1.2380	2.4200e-003		0.0709	0.0709		0.0652	0.0652	0.0000	212.6223	212.6223	0.0688	0.0000	214.3415
Total	**0.1518**	**1.5311**	**1.2380**	**2.4200e-003**	**0.9970**	**0.0709**	**1.0679**	**0.5073**	**0.0652**	**0.5725**	**0.0000**	**212.6223**	**212.6223**	**0.0688**	**0.0000**	**214.3415**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0374	2.6235	0.6274	0.0114	0.3373	0.0161	0.3534	0.0926	0.0154	0.1081	0.0000	1,133.7206	1,133.7206	0.0627	0.1801	1,188.9419
Vendor	1.1000e-004	4.0300e-003	1.5100e-003	2.0000e-005	6.3000e-004	2.0000e-005	6.5000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	1.8182	1.8182	6.0000e-005	2.6000e-004	1.8977
Worker	3.6500e-003	2.9000e-003	0.0392	1.1000e-004	0.0126	8.0000e-005	0.0127	3.3500e-003	7.0000e-005	3.4200e-003	0.0000	10.0308	10.0308	2.7000e-004	2.6000e-004	10.1153
Total	**0.0411**	**2.6305**	**0.6681**	**0.0115**	**0.3505**	**0.0162**	**0.3668**	**0.0962**	**0.0155**	**0.1117**	**0.0000**	**1,145.5697**	**1,145.5697**	**0.0630**	**0.1806**	**1,200.9549**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Excavation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.4487	0.0000	0.4487	0.2283	0.0000	0.2283	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1518	1.5311	1.2380	2.4200e-003		0.0709	0.0709		0.0652	0.0652	0.0000	212.6221	212.6221	0.0688	0.0000	214.3412
Total	**0.1518**	**1.5311**	**1.2380**	**2.4200e-003**	**0.4487**	**0.0709**	**0.5196**	**0.2283**	**0.0652**	**0.2935**	**0.0000**	**212.6221**	**212.6221**	**0.0688**	**0.0000**	**214.3412**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0374	2.6235	0.6274	0.0114	0.3373	0.0161	0.3534	0.0926	0.0154	0.1081	0.0000	1,133.7206	1,133.7206	0.0627	0.1801	1,188.9419
Vendor	1.1000e-004	4.0300e-003	1.5100e-003	2.0000e-005	6.3000e-004	2.0000e-005	6.5000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	1.8182	1.8182	6.0000e-005	2.6000e-004	1.8977
Worker	3.6500e-003	2.9000e-003	0.0392	1.1000e-004	0.0126	8.0000e-005	0.0127	3.3500e-003	7.0000e-005	3.4200e-003	0.0000	10.0308	10.0308	2.7000e-004	2.6000e-004	10.1153
Total	**0.0411**	**2.6305**	**0.6681**	**0.0115**	**0.3505**	**0.0162**	**0.3668**	**0.0962**	**0.0155**	**0.1117**	**0.0000**	**1,145.5697**	**1,145.5697**	**0.0630**	**0.1806**	**1,200.9549**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1156	1.0306	1.2307	2.5300e-003		0.0475	0.0475		0.0458	0.0458	0.0000	218.7039	218.7039	0.0411	0.0000	219.7320
Total	**0.1156**	**1.0306**	**1.2307**	**2.5300e-003**	**0.0000**	**0.0475**	**0.0475**	**0.0000**	**0.0458**	**0.0458**	**0.0000**	**218.7039**	**218.7039**	**0.0411**	**0.0000**	**219.7320**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-003	3.9700e-003	0.0537	1.5000e-004	0.0173	1.1000e-004	0.0174	4.5800e-003	1.0000e-004	4.6800e-003	0.0000	13.7378	13.7378	3.7000e-004	3.6000e-004	13.8535
Total	**5.0000e-003**	**3.9700e-003**	**0.0537**	**1.5000e-004**	**0.0173**	**1.1000e-004**	**0.0174**	**4.5800e-003**	**1.0000e-004**	**4.6800e-003**	**0.0000**	**13.7378**	**13.7378**	**3.7000e-004**	**3.6000e-004**	**13.8535**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Foundation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1156	1.0306	1.2307	2.5300e-003		0.0475	0.0475		0.0458	0.0458	0.0000	218.7037	218.7037	0.0411	0.0000	219.7317
Total	**0.1156**	**1.0306**	**1.2307**	**2.5300e-003**	**0.0000**	**0.0475**	**0.0475**	**0.0000**	**0.0458**	**0.0458**	**0.0000**	**218.7037**	**218.7037**	**0.0411**	**0.0000**	**219.7317**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-003	3.9700e-003	0.0537	1.5000e-004	0.0173	1.1000e-004	0.0174	4.5800e-003	1.0000e-004	4.6800e-003	0.0000	13.7378	13.7378	3.7000e-004	3.6000e-004	13.8535
Total	**5.0000e-003**	**3.9700e-003**	**0.0537**	**1.5000e-004**	**0.0173**	**1.1000e-004**	**0.0174**	**4.5800e-003**	**1.0000e-004**	**4.6800e-003**	**0.0000**	**13.7378**	**13.7378**	**3.7000e-004**	**3.6000e-004**	**13.8535**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0385	0.3524	0.3980	6.6000e-004		0.0171	0.0171		0.0161	0.0161	0.0000	56.7922	56.7922	0.0135	0.0000	57.1299
Total	**0.0385**	**0.3524**	**0.3980**	**6.6000e-004**		**0.0171**	**0.0171**		**0.0161**	**0.0161**	**0.0000**	**56.7922**	**56.7922**	**0.0135**	**0.0000**	**57.1299**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.1200e-003	0.1471	0.0551	6.8000e-004	0.0230	7.1000e-004	0.0237	6.6400e-003	6.8000e-004	7.3200e-003	0.0000	66.3742	66.3742	2.2200e-003	9.5500e-003	69.2762
Worker	0.0259	0.0206	0.2780	7.8000e-004	0.0894	5.5000e-004	0.0900	0.0237	5.1000e-004	0.0243	0.0000	71.1620	71.1620	1.8900e-003	1.8500e-003	71.7613
Total	**0.0300**	**0.1677**	**0.3330**	**1.4600e-003**	**0.1124**	**1.2600e-003**	**0.1137**	**0.0304**	**1.1900e-003**	**0.0316**	**0.0000**	**137.5362**	**137.5362**	**4.1100e-003**	**0.0114**	**141.0376**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0385	0.3524	0.3980	6.6000e-004		0.0171	0.0171		0.0161	0.0161	0.0000	56.7921	56.7921	0.0135	0.0000	57.1298
Total	**0.0385**	**0.3524**	**0.3980**	**6.6000e-004**		**0.0171**	**0.0171**		**0.0161**	**0.0161**	**0.0000**	**56.7921**	**56.7921**	**0.0135**	**0.0000**	**57.1298**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.1200e-003	0.1471	0.0551	6.8000e-004	0.0230	7.1000e-004	0.0237	6.6400e-003	6.8000e-004	7.3200e-003	0.0000	66.3742	66.3742	2.2200e-003	9.5500e-003	69.2762
Worker	0.0259	0.0206	0.2780	7.8000e-004	0.0894	5.5000e-004	0.0900	0.0237	5.1000e-004	0.0243	0.0000	71.1620	71.1620	1.8900e-003	1.8500e-003	71.7613
Total	**0.0300**	**0.1677**	**0.3330**	**1.4600e-003**	**0.1124**	**1.2600e-003**	**0.1137**	**0.0304**	**1.1900e-003**	**0.0316**	**0.0000**	**137.5362**	**137.5362**	**4.1100e-003**	**0.0114**	**141.0376**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7223**	**303.7223**	**0.0718**	**0.0000**	**305.5179**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0214	0.7882	0.2882	3.5800e-003	0.1230	3.8000e-003	0.1268	0.0355	3.6400e-003	0.0391	0.0000	349.5741	349.5741	0.0119	0.0504	364.8784
Worker	0.1291	0.0980	1.3821	4.0300e-003	0.4780	2.8100e-003	0.4808	0.1270	2.5800e-003	0.1296	0.0000	369.7404	369.7404	9.1600e-003	9.2100e-003	372.7129
Total	**0.1505**	**0.8862**	**1.6703**	**7.6100e-003**	**0.6010**	**6.6100e-003**	**0.6077**	**0.1625**	**6.2200e-003**	**0.1687**	**0.0000**	**719.3145**	**719.3145**	**0.0211**	**0.0596**	**737.5913**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7220**	**303.7220**	**0.0718**	**0.0000**	**305.5175**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0214	0.7882	0.2882	3.5800e-003	0.1230	3.8000e-003	0.1268	0.0355	3.6400e-003	0.0391	0.0000	349.5741	349.5741	0.0119	0.0504	364.8784
Worker	0.1291	0.0980	1.3821	4.0300e-003	0.4780	2.8100e-003	0.4808	0.1270	2.5800e-003	0.1296	0.0000	369.7404	369.7404	9.1600e-003	9.2100e-003	372.7129
Total	**0.1505**	**0.8862**	**1.6703**	**7.6100e-003**	**0.6010**	**6.6100e-003**	**0.6077**	**0.1625**	**6.2200e-003**	**0.1687**	**0.0000**	**719.3145**	**719.3145**	**0.0211**	**0.0596**	**737.5913**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0267	0.2432	0.3137	5.3000e-004		0.0103	0.0103		9.6800e-003	9.6800e-003	0.0000	45.2243	45.2243	0.0106	0.0000	45.4901
Total	**0.0267**	**0.2432**	**0.3137**	**5.3000e-004**		**0.0103**	**0.0103**		**9.6800e-003**	**9.6800e-003**	**0.0000**	**45.2243**	**45.2243**	**0.0106**	**0.0000**	**45.4901**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0900e-003	0.1168	0.0421	5.2000e-004	0.0183	5.7000e-004	0.0189	5.2900e-003	5.4000e-004	5.8300e-003	0.0000	51.0997	51.0997	1.7900e-003	7.3700e-003	53.3393
Worker	0.0180	0.0131	0.1915	5.8000e-004	0.0712	4.0000e-004	0.0716	0.0189	3.7000e-004	0.0193	0.0000	53.1675	53.1675	1.2300e-003	1.2800e-003	53.5795
Total	**0.0211**	**0.1299**	**0.2336**	**1.1000e-003**	**0.0895**	**9.7000e-004**	**0.0904**	**0.0242**	**9.1000e-004**	**0.0251**	**0.0000**	**104.2671**	**104.2671**	**3.0200e-003**	**8.6500e-003**	**106.9188**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0267	0.2432	0.3137	5.3000e-004		0.0103	0.0103		9.6800e-003	9.6800e-003	0.0000	45.2242	45.2242	0.0106	0.0000	45.4900
Total	**0.0267**	**0.2432**	**0.3137**	**5.3000e-004**		**0.0103**	**0.0103**		**9.6800e-003**	**9.6800e-003**	**0.0000**	**45.2242**	**45.2242**	**0.0106**	**0.0000**	**45.4900**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0900e-003	0.1168	0.0421	5.2000e-004	0.0183	5.7000e-004	0.0189	5.2900e-003	5.4000e-004	5.8300e-003	0.0000	51.0997	51.0997	1.7900e-003	7.3700e-003	53.3393
Worker	0.0180	0.0131	0.1915	5.8000e-004	0.0712	4.0000e-004	0.0716	0.0189	3.7000e-004	0.0193	0.0000	53.1675	53.1675	1.2300e-003	1.2800e-003	53.5795
Total	**0.0211**	**0.1299**	**0.2336**	**1.1000e-003**	**0.0895**	**9.7000e-004**	**0.0904**	**0.0242**	**9.1000e-004**	**0.0251**	**0.0000**	**104.2671**	**104.2671**	**3.0200e-003**	**8.6500e-003**	**106.9188**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9400e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9400e-003**	**0.0476**	**0.0731**	**1.1000e-004**		**2.3400e-003**	**2.3400e-003**		**2.1600e-003**	**2.1600e-003**	**0.0000**	**10.0133**	**10.0133**	**3.2400e-003**	**0.0000**	**10.0942**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	1.8000e-004	2.5300e-003	1.0000e-005	8.8000e-004	1.0000e-005	8.8000e-004	2.3000e-004	0.0000	2.4000e-004	0.0000	0.6781	0.6781	2.0000e-005	2.0000e-005	0.6835
Total	**2.4000e-004**	**1.8000e-004**	**2.5300e-003**	**1.0000e-005**	**8.8000e-004**	**1.0000e-005**	**8.8000e-004**	**2.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.6781**	**0.6781**	**2.0000e-005**	**2.0000e-005**	**0.6835**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9400e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9400e-003**	**0.0476**	**0.0731**	**1.1000e-004**		**2.3400e-003**	**2.3400e-003**		**2.1600e-003**	**2.1600e-003**	**0.0000**	**10.0133**	**10.0133**	**3.2400e-003**	**0.0000**	**10.0942**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	1.8000e-004	2.5300e-003	1.0000e-005	8.8000e-004	1.0000e-005	8.8000e-004	2.3000e-004	0.0000	2.4000e-004	0.0000	0.6781	0.6781	2.0000e-005	2.0000e-005	0.6835
Total	**2.4000e-004**	**1.8000e-004**	**2.5300e-003**	**1.0000e-005**	**8.8000e-004**	**1.0000e-005**	**8.8000e-004**	**2.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.6781**	**0.6781**	**2.0000e-005**	**2.0000e-005**	**0.6835**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8261					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8200e-003	0.0533	0.0868	1.4000e-004		2.2400e-003	2.2400e-003		2.2200e-003	2.2200e-003	0.0000	12.0770	12.0770	1.6600e-003	0.0000	12.1184
Total	**0.8329**	**0.0533**	**0.0868**	**1.4000e-004**		**2.2400e-003**	**2.2400e-003**		**2.2200e-003**	**2.2200e-003**	**0.0000**	**12.0770**	**12.0770**	**1.6600e-003**	**0.0000**	**12.1184**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.5400e-003	4.9700e-003	0.0701	2.0000e-004	0.0242	1.4000e-004	0.0244	6.4400e-003	1.3000e-004	6.5700e-003	0.0000	18.7400	18.7400	4.6000e-004	4.7000e-004	18.8907
Total	**6.5400e-003**	**4.9700e-003**	**0.0701**	**2.0000e-004**	**0.0242**	**1.4000e-004**	**0.0244**	**6.4400e-003**	**1.3000e-004**	**6.5700e-003**	**0.0000**	**18.7400**	**18.7400**	**4.6000e-004**	**4.7000e-004**	**18.8907**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8261					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8200e-003	0.0533	0.0868	1.4000e-004		2.2400e-003	2.2400e-003		2.2200e-003	2.2200e-003	0.0000	12.0770	12.0770	1.6600e-003	0.0000	12.1184
Total	**0.8329**	**0.0533**	**0.0868**	**1.4000e-004**		**2.2400e-003**	**2.2400e-003**		**2.2200e-003**	**2.2200e-003**	**0.0000**	**12.0770**	**12.0770**	**1.6600e-003**	**0.0000**	**12.1184**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.5400e-003	4.9700e-003	0.0701	2.0000e-004	0.0242	1.4000e-004	0.0244	6.4400e-003	1.3000e-004	6.5700e-003	0.0000	18.7400	18.7400	4.6000e-004	4.7000e-004	18.8907
Total	**6.5400e-003**	**4.9700e-003**	**0.0701**	**2.0000e-004**	**0.0242**	**1.4000e-004**	**0.0244**	**6.4400e-003**	**1.3000e-004**	**6.5700e-003**	**0.0000**	**18.7400**	**18.7400**	**4.6000e-004**	**4.7000e-004**	**18.8907**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2400e-003	0.0253	0.0434	7.0000e-005		9.6000e-004	9.6000e-004		9.5000e-004	9.5000e-004	0.0000	6.0385	6.0385	8.2000e-004	0.0000	6.0590
Total	**0.4163**	**0.0253**	**0.0434**	**7.0000e-005**		**9.6000e-004**	**9.6000e-004**		**9.5000e-004**	**9.5000e-004**	**0.0000**	**6.0385**	**6.0385**	**8.2000e-004**	**0.0000**	**6.0590**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0600e-003	2.2300e-003	0.0326	1.0000e-004	0.0121	7.0000e-005	0.0122	3.2200e-003	6.0000e-005	3.2800e-003	0.0000	9.0516	9.0516	2.1000e-004	2.2000e-004	9.1218
Total	**3.0600e-003**	**2.2300e-003**	**0.0326**	**1.0000e-004**	**0.0121**	**7.0000e-005**	**0.0122**	**3.2200e-003**	**6.0000e-005**	**3.2800e-003**	**0.0000**	**9.0516**	**9.0516**	**2.1000e-004**	**2.2000e-004**	**9.1218**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2400e-003	0.0253	0.0434	7.0000e-005		9.6000e-004	9.6000e-004		9.5000e-004	9.5000e-004	0.0000	6.0385	6.0385	8.2000e-004	0.0000	6.0590
Total	**0.4163**	**0.0253**	**0.0434**	**7.0000e-005**		**9.6000e-004**	**9.6000e-004**		**9.5000e-004**	**9.5000e-004**	**0.0000**	**6.0385**	**6.0385**	**8.2000e-004**	**0.0000**	**6.0590**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0600e-003	2.2300e-003	0.0326	1.0000e-004	0.0121	7.0000e-005	0.0122	3.2200e-003	6.0000e-005	3.2800e-003	0.0000	9.0516	9.0516	2.1000e-004	2.2000e-004	9.1218
Total	**3.0600e-003**	**2.2300e-003**	**0.0326**	**1.0000e-004**	**0.0121**	**7.0000e-005**	**0.0122**	**3.2200e-003**	**6.0000e-005**	**3.2800e-003**	**0.0000**	**9.0516**	**9.0516**	**2.1000e-004**	**2.2000e-004**	**9.1218**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.9422	2.0752	18.9249	0.0404	4.3959	0.0299	4.4258	1.1728	0.0277	1.2005	0.0000	3,738.3936	3,738.3936	0.2699	0.1682	3,795.2533
Unmitigated	1.9422	2.0752	18.9249	0.0404	4.3959	0.0299	4.4258	1.1728	0.0277	1.2005	0.0000	3,738.3936	3,738.3936	0.2699	0.1682	3,795.2533

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	4,439.32	4439.32	4,209,078	4,209,078
High Turnover (Sit Down Restaurant)	0.00	664.06	664.06	407,748	407,748
Parking Lot	0.00	0.00	0.00		
User Defined Commercial	3,889.00	0.00	0.00	7,082,660	7,082,660
Total	3,889.00	5,103.38	5,103.38	11,699,486	11,699,486

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	79	21	0

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	56	44	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Commercial	7.00	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
High Turnover (Sit Down Restaurant)	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
Parking Lot	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
User Defined Commercial	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Echelon Studios - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,793.9338	2,793.9338	0.1332	0.0162	2,802.0777
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,793.9338	2,793.9338	0.1332	0.0162	2,802.0777
NaturalGas Mitigated	0.0431	0.3916	0.3289	2.3500e-003		0.0298	0.0298		0.0298	0.0298	0.0000	426.2653	426.2653	8.1700e-003	7.8100e-003	428.7984
NaturalGas Unmitigated	0.0431	0.3916	0.3289	2.3500e-003		0.0298	0.0298		0.0298	0.0298	0.0000	426.2653	426.2653	8.1700e-003	7.8100e-003	428.7984

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	5.13689e+006	0.0277	0.2518	0.2115	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	274.1238	274.1238	5.2500e-003	5.0300e-003	275.7527
High Turnover (Sit Down Restaurant)	2.85102e+006	0.0154	0.1398	0.1174	8.4000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	152.1415	152.1415	2.9200e-003	2.7900e-003	153.0456
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0431**	**0.3916**	**0.3289**	**2.3500e-003**		**0.0298**	**0.0298**		**0.0298**	**0.0298**	**0.0000**	**426.2653**	**426.2653**	**8.1700e-003**	**7.8200e-003**	**428.7984**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	5.13689e+006	0.0277	0.2518	0.2115	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	274.1238	274.1238	5.2500e-003	5.0300e-003	275.7527
High Turnover (Sit Down Restaurant)	2.85102e+006	0.0154	0.1398	0.1174	8.4000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	152.1415	152.1415	2.9200e-003	2.7900e-003	153.0456
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0431**	**0.3916**	**0.3289**	**2.3500e-003**		**0.0298**	**0.0298**		**0.0298**	**0.0298**	**0.0000**	**426.2653**	**426.2653**	**8.1700e-003**	**7.8200e-003**	**428.7984**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	2.13466e+006	670.0191	0.0320	3.8700e-003	671.9721
General Office Building	6.22804e+006	1,954.8368	0.0932	0.0113	1,960.5348
High Turnover (Sit Down Restaurant)	535596	168.1112	8.0200e-003	9.7000e-004	168.6012
Parking Lot	3080	0.9667	5.0000e-005	1.0000e-005	0.9696
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,793.9338**	**0.1332**	**0.0162**	**2,802.0777**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	2.13466e+006	670.0191	0.0320	3.8700e-003	671.9721
General Office Building	6.22804e+006	1,954.8368	0.0932	0.0113	1,960.5348
High Turnover (Sit Down Restaurant)	535596	168.1112	8.0200e-003	9.7000e-004	168.6012
Parking Lot	3080	0.9667	5.0000e-005	1.0000e-005	0.9696
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**2,793.9338**	**0.1332**	**0.0162**	**2,802.0777**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.9968	1.7000e-004	0.0193	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.0376	0.0376	1.0000e-004	0.0000	0.0400
Unmitigated	1.9968	1.7000e-004	0.0193	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.0376	0.0376	1.0000e-004	0.0000	0.0400

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1239					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8711					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.7800e-003	1.7000e-004	0.0193	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.0376	0.0376	1.0000e-004	0.0000	0.0400
Total	**1.9968**	**1.7000e-004**	**0.0193**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**	**0.0000**	**0.0376**	**0.0376**	**1.0000e-004**	**0.0000**	**0.0400**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1239					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8711					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.7800e-003	1.7000e-004	0.0193	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.0376	0.0376	1.0000e-004	0.0000	0.0400
Total	**1.9968**	**1.7000e-004**	**0.0193**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**	**0.0000**	**0.0376**	**0.0376**	**1.0000e-004**	**0.0000**	**0.0400**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	515.3539	2.4298	0.0597	593.8798
Unmitigated	596.6667	3.0350	0.0743	694.6855

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	88.5541 / 54.2751	579.2802	2.9118	0.0713	673.3291
High Turnover (Sit Down Restaurant)	3.75775 / 0.239856	17.3865	0.1232	2.9800e-003	21.3564
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**596.6667**	**3.0350**	**0.0743**	**694.6855**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	70.8433 / 54.2751	501.2775	2.3313	0.0573	576.6269
High Turnover (Sit Down Restaurant)	3.0062 / 0.239856	14.0765	0.0986	2.3900e-003	17.2529
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**515.3539**	**2.4298**	**0.0597**	**593.8798**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	61.9813	3.6630	0.0000	153.5560
Unmitigated	123.9625	7.3260	0.0000	307.1119

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	463.36	94.0579	5.5587	0.0000	233.0245
High Turnover (Sit Down Restaurant)	147.32	29.9046	1.7673	0.0000	74.0875
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**123.9625**	**7.3260**	**0.0000**	**307.1119**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	231.68	47.0290	2.7793	0.0000	116.5122
High Turnover (Sit Down Restaurant)	73.66	14.9523	0.8837	0.0000	37.0437
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**61.9813**	**3.6630**	**0.0000**	**153.5560**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

INITIAL STUDY

APPENDIX B: TREE REPORT

Paul Lewis Landscape Architect
13351-D Riverside Drive #445
Sherman Oaks, CA 91423
Licensed Landscape Architect #3620 Exp. 2/28/25
Registered Consulting Arborist #800

April 17, 2023

Tracy Chu
DLA PIPER LLP.
550 S. Hope St. Suite 2400
Los Angeles, CA 90071-2678

Re: 5601 Santa Monica Blvd. Los Angeles, CA 90038

Dear Tracy,

This letter is regarding the property at 5601 Santa Monica Blvd. Los Angeles, CA 90038. On April 17, 2023, we visited the site to evaluate the trees on the property.

EXISTING SITE CONDITIONS

On the property, there is currently an abandoned commercial building and adjoining parking lot.

There are no significant trees inside of the property. There are 15 street trees, plus two sucker growth trees at the site of previous street trees.

Trees #5 and #14 are the result of sucker growth and while they have a trunk diameter over 1" they are not in the form of a street tree as one is low branching and the other is multi-branched. Furthermore, as they are sucker growth from the previous street trees, there is also a chance that should they grow larger, they could fail and cause injury. Both should not be considered street trees but were included for documentation because of the size of the trunks.

There are no native trees that are protected by the LAMC Protected Tree Ordinance No. 177404 (There are no California native oaks, Western sycamore/ *Platanus racemosa*, California black walnut/ *Juglans californica*, or California bay/ *Umbellularia californica*) on the property or on adjacent properties. There are no *Sambucus Mexicana* / Mexican elderberry or *Heteromeles arbutifolia* / Toyon on this site per LAMC Ordinance 186,873.

ADJACENT PROPERTIES

No trees on adjacent properties will be impacted by construction on this site.

Should you have any questions, please feel free to contact me at 818-788-9382.

Sincerely yours,



Paul Lewis

Tree Report [TR] for *5601 Santa Monica Blvd. Los Angeles, CA 90038*

1-"Tree Expert" as per Los Angeles Municipal Code (LAMC) Section 17.02
Tree Expert – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or ***(b) a landscape architect*** or (c) a registered consulting arborist with the American Society of Consulting Arborists. **(Amended by Ord. No. 177,404, Eff. 4/23/06.)**

Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/25

2-By whom the TR is prepared: Paul Lewis

3-For whom the TR is prepared: DLA Piper LLP.

4-TR location address with short geographic description:
The property is in a primarily commercial area on Santa Monica Boulevard between Wilton Place and St. Andrews Place. The site is a relatively flat parking lot with an abandoned building at the southeast corner.

5- Date TR is prepared: April 17, 2023

6- Date of TR field inspection: April 17, 2023.

7- TR purpose: To review tree inventory on this property to clear condition on permit application for a new development.

11 – Field observations: There are 15 street trees surrounding the property. The landscape plan identifies street trees that were previously removed and are not currently present so they are not reflected in this report.

Trees #5 and #14 are the result of sucker growth and while they have a trunk diameter over 1" they are not in the form of a street tree as one is low branching and the other is multi-branched. Furthermore, as they are sucker growth from the previous street trees, there is also a chance that should they grow larger, they could fail and cause injury. Both should not be considered street trees but were included for documentation because of the size of the trunks.

There are no protected trees/shrubs on site. There are no trees with a trunk greater than 8" diameter on the site.

12 – Findings: All 15 street trees will be removed for proposed driveways and street improvements. This requires 30 replacement street trees to be planted based on 2:1 replacement. The project landscape architect has proposed 42 new street trees for the 15 street trees to be removed.

Project Address ___5601 Santa Monica Blvd._____ Date _04/17/2023

Inspector __PL_____

TREE#	TAGGED [Y/N]	SPECIES	APPEARANCE	HEALTH	MEASUREMENTS:	Height	Canopy [w]	Diam. of Trunk	No. of Trunks	VIGOR:	Chlorosis	Deadwood	Mainstem Dieback(Major)	Thinning of Crown	Twig Dieback (Minor)	Wilt	DISEASES:	Cankers	Exfoliation	Exudations	Marg. Leaf Scorch	ENVIRONMENT:	Poor Drainage	Soil Build-up	Undermining Erosion	STRUCTURE:	Broken Branches	Cavit. - Branch	Cavit. - Trunk	Decay/Rot	Excess Horiz. Growth	Hazardous Conditions	Lopsided Canopy	Low Branching	Mechanical Injury	Poor Pruning	Roots Exposed	Sharp Branch Angle	Torn Branch Scars	Water Trap	Wire/Nails/ Staples	PESTS:	Ants	Bees	Borers/Termites	Galls	Girdles	Oak Moth	Pit-Scale	Plant Parasites	Witches Broom	Woodpeckers
1	ST	Lagerstroemia indica	B+	A		16	10'	5.5"	1																																		X									
2	ST	Lagerstroemia indica	B+	A		18'	10'	6.5	1																																		X									
3	ST	Lagerstroemia indica	B+	A		18'	10'	6.5	1																																		X									
4	ST	Lagerstroemia indica	B+	A		16	10'	5.5"	1																																											
5	ST	Lagerstroemia indica	C	B		8'	6'	2"	1			STUMP GROWTH FROM PREVIOUS TREE - LOW BRANCHING/NOT STREET TREE FORM																																								
6	ST	Lagerstroemia indica	B+	A		20'	9'	6.5	1																																											
7	ST	Lagerstroemia indica	B+	A		15'	8'	5	1																																											
8	ST	Pistacia chinensis	B+	A		25'	20'	10"	1																																											
9	ST	Pistacia chinensis	B+	A		25	20	13	1																																											
10	ST	Pistacia chinensis	B+	A		25'	20'	14	1																																											
11	ST	Tristania conferta	B	B		26'	10'	10.5	1																									X																			
12	ST	Tristania conferta	B	B		25'	15'	11"	1																																											
13	ST	Tristania conferta	B	B		30'	16'	13"	1																																											
14	ST	Tristania conferta	B	B		8'	4'	4"	3			STUMP GROWTH FROM PREVIOUS TREE - MULTI-BRANCHING/NOT STREET TREE FORM																																								
15	ST	Tristania conferta	B	B		25'	15'	8.5'	1																																											
16	ST	Ulmus parvifolia	B+	A-		30'	25'	13	1																																											
17	ST	Ulmus parvifolia	B+	A-		30'	25'	13"	1																																											
18	ST																																																			
19	ST																																					X															
20																																																				

Project Address _____ Date _____

Inspector ___ PL

_____ _____ _____

5601 Santa Monica Blvd. Tree Inventory

1 (Street Tree)– Lagerstroemia indica



2 (Street Tree)– Lagerstroemia indica



5601 Santa Monica Blvd. Tree Inventory

3 (Street Tree)– Lagerstroemia indica



4 (Street Tree)– Lagerstroemia indica



5601 Santa Monica Blvd. Tree Inventory

5 (Street Tree)– Lagerstroemia indica



6 (Street Tree)– Lagerstroemia indica



5601 Santa Monica Blvd. Tree Inventory

7 (Street Tree)– Lagerstroemia indica



8 (Street Tree)– Pistacia chinensis



5601 Santa Monica Blvd. Tree Inventory

9 (Street Tree) – Pistacia chinensis



10 (Street Tree)— Pistacia chinensis



5601 Santa Monica Blvd. Tree Inventory

11 (Street Tree)– Tristania conferta



12 (Street Tree)– Tristania conferta



13 (Street Tree)– Tristania conferta



14 (Street Tree)– Tristania conferta



5601 Santa Monica Blvd. Tree Inventory

15 (Street Tree)– Tristania conferta



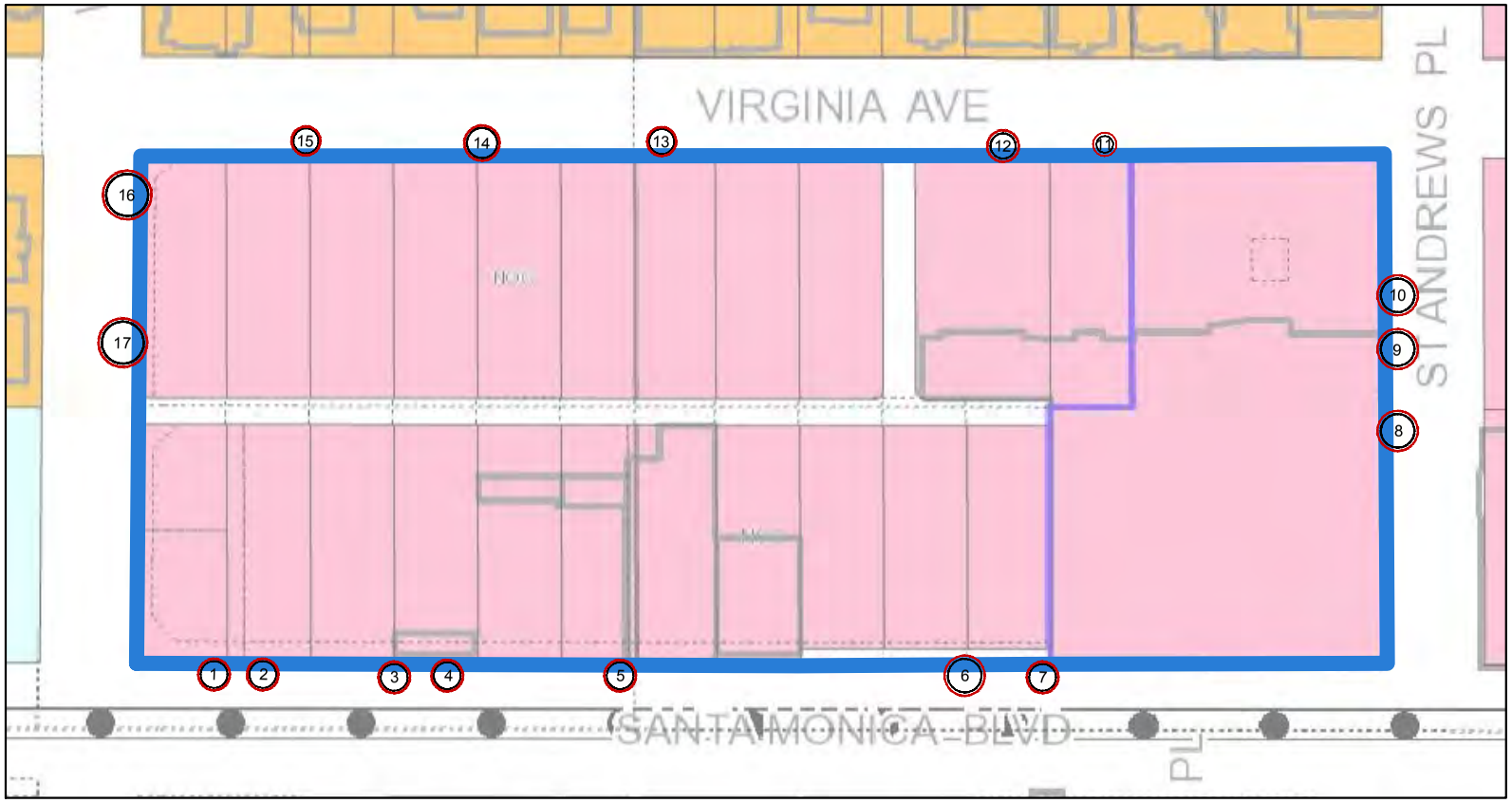
16 (Street Tree)– Ulmus parvifolia



5601 Santa Monica Blvd. Tree Inventory

17 (Street Tree)– Ulmus parvifolia





EXISTING TO BE REMOVED

SCALE: 1/32" = 1'-0"

0 16 32 64'

LANDSCAPE
COURT LAND STUDIO
ARCHITECTURE

COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-768-9382
F: 818-768-3217
License Landscape Architect #6421

Architect:

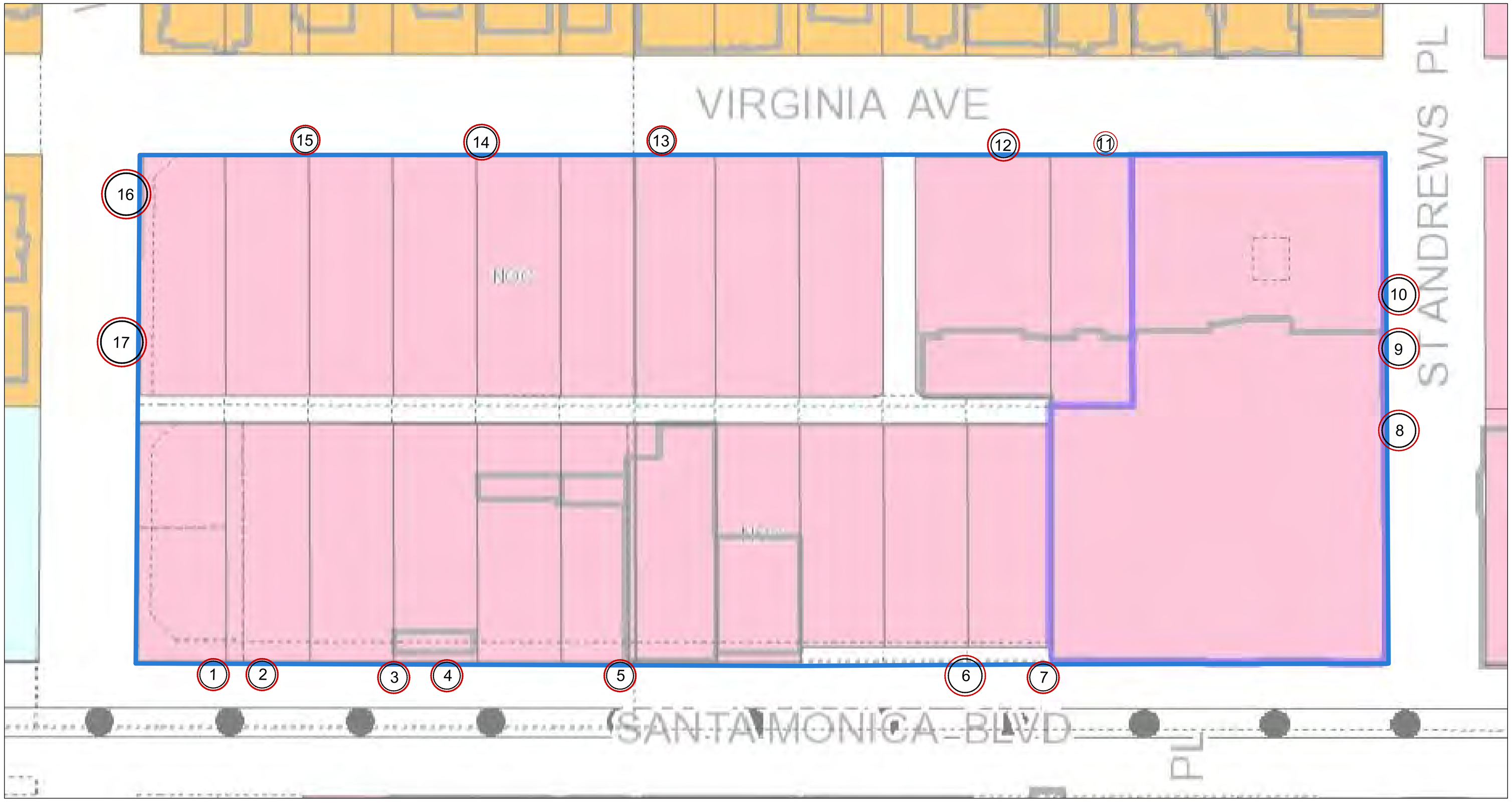
Client:

Project location:
5601 Santa Monica Blvd.
Los Angeles, CA 90038

TREE LOCATION PLAN

Scale:

Date:



EXISTING TO BE REMOVED

SCALE: 1/32" = 1'-0"
0' 16' 32' 64'

LANDSCAPE COURT LAND STUDIO ARCHITECTURE
COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #3620

Architect:

Client:

Project location:
5601 Santa Monica Blvd.
Los Angeles, CA 90038

TREE LOCATION PLAN

Scale:
Date:

INITIAL STUDY

APPENDIX C: HISTORICAL RESOURCES TECHNICAL REPORT

HISTORIC RESOURCES GROUP

HISTORICAL RESOURCE TECHNICAL REPORT
ECHELON STUDIOS, LOS ANGELES

NOVEMBER 2022



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Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

prepared for

DLA Piper LLP

c/o Jerold B. Neuman
DLA Piper LLP
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Los Angeles, CA 90067-4704

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1.0 EXECUTIVE SUMMARY

Bardas Investment Group (the Applicant) is proposing a new mixed-use development that includes film and television production studios, creative offices, restaurants, and accessory related uses (the Project) at 5601-5673 West Santa Monica Boulevard, 5612-5666 West Virginia Avenue, and 1110-1118 North Wilton Place in the City of Los Angeles (the Project Site); these addresses form a single parcel (APN 5536-012-017) that occupies the entire city block bounded by Santa Monica Boulevard to the south, Wilton Place to the west, Virginia Avenue to the north, and St. Andrews Place to the east. The purpose of this report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)[1] are present on or in the vicinity of the Project Site and, if so, to identify potential impacts to historical resources caused by the Project. This report is intended to inform environmental review of the Project.

The Project Site is located in the Hollywood Redevelopment Project Area, within the Hollywood Community Plan Area (CPA) in the City of Los Angeles. The Hollywood Redevelopment Project Area was surveyed in 2009, concurrent with but independent of SurveyLA, on behalf of the Community Redevelopment Agency (CRA). The CRA was dissolved in 2012 and administration of the Hollywood Redevelopment Project Area was transferred to the CRA/LA, a Designated Local Authority and successor to the CRA. In 2020 the Hollywood Redevelopment Project Area was re-surveyed utilizing SurveyLA technology and methodology to ensure that the findings were consistent with those of the rest of the Hollywood CPA and elsewhere within the City of Los Angeles.[2]

There is one building located on the Project Site, a three-story commercial building at 5601-5609 West Santa Monica Boulevard. The building was originally constructed in 1928 for Sears, Roebuck and Company as a branch department store. It was designed by architect George C. Nimmons and originally reflected features of the Mediterranean Revival architectural style; however, the building has been substantially altered since its original construction. It was not identified as individually eligible for historic designation in either the 2010 or 2020 surveys, and it is not located within a designated or potential historic district.

The former Sears Department Store at 5601 West Santa Monica Boulevard is re-evaluated in this report to clarify the site development history, document alterations to the building, and confirm whether it meets eligibility standards for historic designation. Based on visual observation of the building, a review of primary and secondary sources, and an analysis of the eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument, the previous survey findings are confirmed. 5601 West Santa Monica Boulevard does not meet the required integrity thresholds to convey any potential historic significance that would qualify it for listing at the federal, state, or local levels. Therefore, it is not considered a historical resource as defined by CEQA.

For purposes of this report, a Study Area that includes historical resources in the vicinity of the Project Site has been identified. The Study Area includes historical resources that are located in proximity to the Project Site that have a reasonable potential to be impacted by the Project,

[1] California PRC, Section 21084.1.

[2] CRA/LA, a Designated Local Authority, "Historic Resources Survey Report, Hollywood Redevelopment Plan Area," January 28, 2020, 1.

either through direct impacts as a result of construction activity or indirectly due to changes in the setting. There are six previously identified historical resources in the Study Area. The Santa Monica Boulevard Elementary School (now Santa Monica Boulevard Community Charter School) at 1022 North Van Ness Avenue was determined eligible for listing in the National Register by consensus through Section 106 process and was listed in the California Register in 1994. It is a mandatory historical resource as defined by CEQA. The properties at 5622 Santa Monica Boulevard, 5638 Santa Monica Boulevard, 5511 West Sierra Vista Avenue, 5517-5519 West Sierra Vista Avenue, and 5623 Virginia Avenue were identified as eligible through survey evaluation. Therefore, these properties are treated as potentially eligible historical resources for purposes of the CEQA analysis in this report.

The Project proposes to demolish the former Sears Department Store building and surface parking lot on the Project Site and redevelop the block with 551,258 square feet of commercial development containing production studios (four sound stages and a flex stage), offices, retail and restaurant spaces, and accessory related uses. The former Sears Department Store at 5601 West Santa Monica Boulevard is not a historical resource for purposes of CEQA; therefore, its demolition would not result in a significant adverse impact to a historical resource. Further, the Project would not demolish, destroy, relocate, or alter the properties at 1022 North Van Ness Avenue, 5622 Santa Monica Boulevard, 5638 Santa Monica Boulevard, 5511 West Sierra Vista Avenue, 5517-5519 West Sierra Vista Avenue, or 5623 Virginia Avenue and thus would not impair the historical significance of any historical resources in the Study Area. Although the Project would alter the *setting* of immediately adjacent designated and potential historical resources, this change would not affect these nearby resources' eligibility for designation at the federal, state, or local levels. Therefore, the Project would not result in a substantial adverse change in the significance of any designated or potential historical resource and would not have a significant effect on the environment as defined by CEQA.

2.0 PROJECT SUMMARY

Project Location

The Project Site is situated in the southern portion of the Hollywood Community Plan Area (CPA), within the boundaries of the Hollywood Redevelopment Project Area, which is generally bounded by Franklin Avenue on the north, Serrano Avenue on the east, Santa Monica Boulevard and Fountain Avenue on the south, and La Brea Avenue on the west.

The Project Site (APN 5536-012-017) occupies the entire city block bounded by West Virginia Avenue to the north, North St. Andrews Place to the east, West Santa Monica Boulevard to the south, and North Wilton Place to the west. A three-story commercial retail building is located in the southeast corner of the Project Site at 5601-5609 West Santa Monica Boulevard, at the northwest corner of the intersection of West Santa Monica Boulevard and North St. Andrews Place. The remainder of the block is improved with a surface parking lot.

A location map is included in Figure 1, below.

Project Description

The Project proposes to demolish the former Sears Department Store building and surface parking lot on the Project Site and redevelop the block with 551,258 square feet of commercial development containing production studios (four sound stages and a flex stage), offices, retail and restaurant spaces, and accessory related uses with 1,081 spaces of automobile parking provided onsite in a three-level subterranean parking garage, a ground level soundstage parking and loading area ("Basecamp"), and 156 short term and long term bicycle parking spaces. The Project is designed with two contemporary six-story office towers fronting Wilton Place along the west property line, and St Andrews Place along the east property line. The two office towers would be approximately 93 feet in height. Four soundstages and a flex stage are proposed between the two offices towers. The production sound stages would have a maximum height of 63 feet, and the flex stage located at the center of the Project along Santa Monica Boulevard, would have a lower height of approximately 37 feet. Office bungalows are proposed on the third and fourth floors along Virginia Avenue with maximum heights of approximately 63 feet. The Project also proposes outdoor landscaped terraces on the third floor, and private office balconies on the fourth through the sixth floors. A restaurant and a retail space are proposed along Santa Monica with ground floor pedestrian accesses and outdoor seating areas. An additional parklet with a green wall backdrop is proposed near the center of the city block on Santa Monica Boulevard.

Project information is included in Appendix C.

FIGURE 1: LOCATION MAP



3.0 METHODOLOGY

The former Sears Department Store building at 5601 West Santa Monica Boulevard was evaluated in the 2010 and 2020 historic resources surveys of the Hollywood Redevelopment Project Area and was determined ineligible for historic designation. This report re-evaluates the property for potential eligibility for designation at the federal, state, and local levels. The field methods and analysis are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Los Angeles Office of Historic Resources for evaluating potential historical resources.

Additional research was conducted to confirm the property's development history. Sources consulted for this report include primary and secondary literature regarding the history of commercial development in Hollywood, the development of the Sears, Roebuck and Company, and the development history of 5601 West Santa Monica Boulevard. A site visit was conducted by HRG staff on July 26, 2022. The following sources were consulted:

- Building permits
- Sanborn Map Company fire insurance maps
- Historical newspaper articles
- Archival photographs
- Other primary and secondary sources relevant to the history and development of the property and surrounding area
- 2020 Hollywood Community Redevelopment Project Area Survey Report and survey findings

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; John LoCascio, AIA, Principal Architect; Heather Goers, Senior Architectural Historian; Alexandra Madsen, Senior Architectural Historian; and Robby Aranguren, Planning Associate/GIS Specialist, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields. See Appendix D for resumes of contributing authors.

4.0 REGULATORY FRAMEWORK

Historical Resources Under CEQA

The California Environmental Quality Act ("CEQA") is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws and other documents governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Los Angeles General Plan;
- The City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.171);
- The City of Los Angeles Historic Preservation Overlay Zone Ordinance (Los Angeles Municipal Code [LAMC], Section 12.20.3); and
- The City of Los Angeles Historic Resources Survey (SurveyLA).

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment."[3] The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.[4] Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.[5]

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.[6] A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered "historic property" under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- **A.** Are associated with events that have made a significant contribution to the broad patterns of our history;
- **B.** Are associated with the lives of persons significant in our past;
- **C.** Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

[3] 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed August 2022).
[4] The identification of archaeological sites and traditional cultural properties is outside the scope of this report.
[5] United States Department of the Interior, National Park Service, "National Historic Landmarks: Frequently Asked Questions," https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm. (accessed August 2022).
[6] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

D. Have yielded, or may be likely to yield, information important in prehistory or history.[7]

Context
To be eligible for listing in the National Register, a property must be significant within a historic context. National Register Bulletin #15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific…property or site is understood and its meaning… is made clear."[8] A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity
In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as "the ability of a property to convey its significance."[9] The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[10]

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected,

[7] National Register Bulletin #15, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

[8] National Register Bulletin #15, 7-8.
[9] National Register Bulletin #15, 44.
[10] National Register Bulletin #15, 44-45.

to the extent prudent and feasible, from substantial adverse change."[11] The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.[12] Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
B. It is associated with the lives of persons important to local, California or national history; or
C. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.[13]

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register. Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,

[11] California Public Resources Code, Section 5024.1[a]. http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed August 2022).
[12] California Public Resources Code, Section 5024.1[b] http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed August 2022).
[13] Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS (HCM)

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and most recently amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission (CHC) and criteria for designating a Historic-Cultural Monument (HCM). The CHC is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The City of Los Angeles Cultural Heritage Ordinance states that an HCM designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature and meet one of the following criteria:

A. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
B. The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history; or
C. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.[14]

Unlike the National and California Registers, the Cultural Heritage Ordinance makes no mention of concepts such as physical integrity or period of significance. However, in practice, the seven aspects of integrity from the National Register and California Register are applied similarly and the threshold of integrity for individual eligibility is similar. It is common for the CHC to consider alterations to nominated properties in making its recommendations on designations. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs. In addition, the LAMC Section 91.106.4.5 states that the Los Angeles Department of Building and Safety "shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of HCMs, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the CEQA Initial Study and Check List, as specified in Section 19.05 of the LAMC. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure."[15]

[14] City of Los Angeles, Los Angeles Administrative Code, Section 22.171.7.

[15] City of Los Angeles, Los Angeles Municipal Code, Section 91.106.4.5.1.

5.0 SUMMARY OF PREVIOUS EVALUATIONS

Community Redevelopment Agency Survey

The Community Redevelopment Agency of the City of Los Angeles (CRA) was established in 1948 to revitalize economically underserved areas within the City of Los Angeles by increasing the supply of low-income housing, providing infrastructure for commercial and industrial development, and creating employment opportunities.[16] To carry out these goals, the CRA adopts comprehensive plans for each Redevelopment Project Area. Some areas also include a historical resources survey that documents all of the historical resources--individual and districts--within the Redevelopment Project Area. These CRA surveys were done independent of the City's SurveyLA effort, though some of the more recent surveys may have used the same methodology and technology that was used in SurveyLA. SurveyLA did not survey areas already surveyed by the CRA. Currently, there are 32 Redevelopment Project Areas throughout Los Angeles. On September 30, 2019, the Los Angeles City Council voted to adopt Ordinance No. 186325 to effectuate the transfer of land use related plans and functions of the CRA to the City of Los Angeles. As a result, the Department of City Planning has jurisdiction over review of properties located within Redevelopment Project Areas as of November 11, 2019.

The Project Site is located within the Hollywood Redevelopment Project Area, which is generally bounded by Franklin Avenue to the north, Fountain Avenue and Santa Monica Boulevard to the south, Serrano Avenue to the east, and La Brea Avenue to the west. The Redevelopment Project Area is located within the Hollywood Community Plan Area (CPA) and was established by the CRA in 1984 to encourage revitalization within central Hollywood. The CRA was dissolved on February 6, 2012, and administration of the Hollywood Redevelopment Project Area was transferred to the CRA/LA, a Designated Local Authority (DLA) and successor to the CRA. The administration was then transferred to the City Planning Department in 2019.[17]

As part of its responsibilities in implementing the Hollywood Redevelopment Plan, the CRA compiled historic survey data on properties within the Hollywood Redevelopment Project Area. Property evaluations from historic surveys in 1986, 1997, and 2003 were compiled in a data table that was made available on the CRA website. An intensive-level survey of the Hollywood Redevelopment Project Area was conducted in 2010.[18] After the CRA was dissolved and transferred to the City, the City continued this effort with an additional intensive-level survey completed in 2020.[19] These historic resources surveys provide relevant information regarding the status of properties within the redevelopment area and are used by agencies and the community to identify potential historical resources.[20]

[16] Community Redevelopment Agency of the City of Los Angeles. "Who we Are." http://www.crala.org/internet-site/About/who_we_are.cfm (accessed August 2022).
[17] City of Los Angeles Ordinance No. 186325, September 20, 2019.
[18] Community Redevelopment Agency of the City of Los Angeles, *Historic Resources Survey Hollywood Redevelopment Area*, prepared by Chattel Architecture, Planning & Preservation, February 2010.
[19] Architectural Resources Group, GPA Consulting, and Historic Resources Group, *Historic Resources Survey Report, Hollywood Redevelopment Plan Area,* prepared for CRA/LA, January 28, 2020.
[20] The 2020 Hollywood Redevelopment Project Area Survey results can be viewed on the SurveyLA Findings and Reports website at http://preservation.lacity.org/surveyla-findings-and-reports#Hollywood (accessed August 2022).

5601 West Santa Monica Boulevard was not identified as a potential historical resource in the 1986, 1997, 2003, or 2010 historic resources surveys of the Hollywood Redevelopment Project Area.

The 2020 Hollywood Redevelopment Project Area survey update, which was conducted according to the methodology and eligibility standards developed for SurveyLA, the City of Los Angeles' citywide historic resources survey, concurred with the previous survey findings that the former Sears Department Store at 5601 West Santa Monica is not eligible for historic designation at the federal, state, or local levels.

SANTA MONICA-WESTERN PLANNING DISTRICT

The 2020 survey update did identify a potential planning district called the Santa Monica-Western Planning District, which comprised the "parcels on the north side of Santa Monica Boulevard between St. Andrews Place and Oxford Avenue, and both sides of Western Avenue between Santa Monica Boulevard and Western Avenue."[21] 5601 West Santa Monica Boulevard is located within the boundaries of the Santa Monica-Western Planning District.

As defined by SurveyLA, planning districts are:

> …geographically defined areas that do not meet eligibility standards for designation but that merit consideration in local planning. These areas generally have consistent planning concepts and features such as height, massing, setbacks, and street trees. The determination is used to inform the Community Plans and other policy documents. In some cases, the Planning District concept is used to identify a boundary identified for Historic Preservation Overlay Zone (HPOZ or local historic district) consideration through community input but not through SurveyLA field surveys. These areas require additional analysis and field work for HPOZ determination.[22]

In short, potential planning districts identified by SurveyLA or other survey efforts are not eligible for historic designation under established criteria for listing in the National Register, California Register, or as City of Los Angeles Historic Preservation Overlay Zones. Potential planning districts consist of collections of properties that specifically do not meet eligibility standards, and a property's location within a planning district is not considered evidence of eligibility for historic designation.

In documenting the Santa Monica-Western Commercial Planning District, the 2020 survey update noted that the area contains a "significant concentration of streetcar-oriented commercial buildings," but also noted:

> While this area retains a sense of time and place, it is not eligible as a historic district. Most of its buildings have been altered to varying degrees; common alterations include

[21] "2020 Appendix C – Historic Districts and Planning Districts," in "Historic Resources Survey: Hollywood Redevelopment Project Area," https://planning.lacity.org/odocument/f7332ceb-ffe0-4ede-a1cd-ab8ca0342ea3/Appx_C_Districts.pdf (accessed February 2022).

[22] SurveyLA Los Angeles Historic Resources Survey, "Field Survey Results Master Report," August 2016, https://planning.lacity.org/odocument/c118f301-cc39-4ede-af5a-3e5ec901e7be/SurveyLA_Master_Report.pdf (accessed August 2022).

> the replacement of original doors and windows; the infill of original upper- story windows; and extensive modifications to storefronts and ground-level fenestration. There are also some examples of incompatible infill development that interrupt the district's pedestrian scale and orientation. The cumulative impact of these alterations has compromised the integrity of the district as a whole. Thus, the area does not meet eligibility standards as a historic district, although it may merit special consideration in the planning process.[23]

Planning districts are assigned a status code of 6LQ ("Not eligible; property identified through SurveyLA as ineligible for National Register, California Register or Historic-Cultural Monument designation; neighborhood or area may warrant special consideration for local planning"). The status code was developed in collaboration with the California Office of Historic Preservation for the purposes of SurveyLA; the SurveyLA status codes were also utilized in the 2020 Hollywood Redevelopment Project Area survey update. Properties identified within a potential planning district are assigned a status code of 6L ("Not eligible; property identified through SurveyLA as ineligible for National Register, California Register or Historic-Cultural Monument designation; neighborhood or area may warrant special consideration for local planning").[24] Planning districts and their associated components are not considered historical resources for purposes of CEQA, and the City of Los Angeles Cultural Heritage Ordinance does not include a mechanism for designating or regulating planning districts. Therefore, the finding is noted here for reference purposes only.

SurveyLA

SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation, and overseen by the City's Office of Historic Resources. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments and Historic Preservation Overlay Zones.

Some parts of Los Angeles were surveyed concurrent with SurveyLA under the direction of the Community Redevelopment Agency and were not reevaluated by SurveyLA. The Hollywood Redevelopment Project Area, surveyed by the CRA in 2010, was therefore not examined as part of SurveyLA. However, as noted above, this area was resurveyed in 2020 when responsibility for the CRA transferred to the City of Los Angeles. 5601 West Santa Monica Boulevard was not found eligible in SurveyLA for designation at the national, state, or local levels.

Built Environment Resources Directory (BERD)

The California Office of Historic Preservation (OHP) maintains the Built Environment Resources Directory (BERD), a database of previously evaluated resources throughout the state.[25] The BERD

[23] "2020 Appendix C – Historic Districts and Planning Districts."
[24] City of Los Angeles, "California Historical Resource Status Codes and Additional SurveyLA Status Codes," http://historicplacesla.lacity.org/about_codes (accessed August 2022).
[25] Description of the scope of the California BERD has been excerpted from the Built Environment Resource Directory (BERD), California Office of Historic Preservation, https://ohp.parks.ca.gov/?page_id=30338 (accessed August 2022).

contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs.

The former Sears Department Store at 5601 West Santa Monica Boulevard is not listed in the BERD. However, the following addresses that are within the boundaries of the APN that includes 5601 West Santa Monica Boulevard are listed in the BERD:

- 5637 Santa Monica Boulevard was assigned a status code of 7N, or "Needs to be reevaluated – formerly coded as may become [National Register] eligible with restoration or other specific conditions."[26] However, demolition permits were filed for this address in 2007 and 2016,[27] and the property is currently improved with a surface parking lot. Therefore, it appears that this evaluation corresponds to a building that has since been demolished.

- 5643 Santa Monica Boulevard was assigned a status code of 5D2, or "Contributor to a multi-component resource that is eligible for local listing or designation."[28] However, demolition permits were filed for this address in 2007 and 2016,[29] and the property is currently improved with a surface parking lot. Therefore, it appears that this evaluation corresponds to a building that has since been demolished.

[26] California Office of Historic Preservation, "California Historical Resource Status Codes, Current as of 3/1/2020," https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf (accessed August 2022).
[27] See permits #07019-10000-01588 and #16019-10000-00431.
[28] California Office of Historic Preservation, "California Historical Resource Status Codes, Current as of 3/1/2020."
[29] See permits #07019-10000-01589 and #16019-10000-00431.

6.0 HISTORY & DESCRIPTION OF THE SURROUNDING AREA

Description of the Surrounding Area

The Project Site is located in the southern portion of the Hollywood CPA, within the boundaries of the Hollywood Redevelopment Project Area.[30] Located approximately six miles to the northwest of Downtown Los Angeles, the Hollywood Redevelopment Project Area encompasses 1,107 acres and is irregular in shape. Its boundaries are generally defined by Franklin Avenue on the north, Fountain Avenue and Santa Monica Boulevard on the south, Serrano Avenue on the east, and La Brea Avenue on the west.

The area is generally flat, but several of the streets along its north end exhibit some modest changes in elevation as they begin their ascent into the Hollywood Hills. Since the area is heavily urbanized, there are no natural features of note. Rather, the area is shaped and defined by human-made features. Notably, the area is bisected by the Hollywood Freeway/US 101, which generally runs north-south but charts a somewhat meandering course through the area, a result of its routing through previously established neighborhoods. The freeway includes a combination of above-grade and below-grade sections, and its associated overpasses, underpasses, and ramps create visual impacts on adjacent neighborhoods and a discernible division between east and west. The area is also served by the B (Red) Line, a heavy rail subway that is operated by the Metropolitan Transportation Authority (MTA, or Metro). The B (Red) Line operates entirely below ground. Infrastructure associated with its operation is found adjacent to the station stops at Hollywood/Western, Hollywood/Vine, and Hollywood/Highland.

Various land uses and associated property types are represented within the area. In general, commercial development is concentrated in the center of the area and along major vehicular thoroughfares, while residential uses are located on the periphery. The majority of commercial development is located along the Hollywood and Sunset Boulevard corridors, and also along most of the major north-south streets that intersect them. Hollywood Boulevard has historically served as the community's preeminent shopping and entertainment district; Hollywood Boulevard between Argyle and Sycamore avenues, is a National Register-designated historic district. There has also been a considerable amount of new, high-rise commercial development in the interstitial zone between Hollywood and Sunset boulevards, particularly along Selma Avenue and Vine Street, that has changed the overall scale and character of the community's commercial core. Smaller, neighborhood-oriented commercial nodes are strung along Santa Monica Boulevard, Western Avenue, and other major streets that were historically serviced by streetcar routes in the first half of the twentieth century.

The blocks to the north of the Hollywood Boulevard commercial corridor are primarily developed with multi-family residences that were constructed at various points between the 1920s and the present-day. Given their adjacency to the affluent neighborhoods of the Hollywood Hills, many of these multi-family dwellings were developed for upper-middle-income households, and many are

[30] Description of the surrounding area has been excerpted and adapted from "Historic Resources Survey Report: Hollywood Redevelopment Plan Area."

visually prominent edifices that are a testament to the glamour and allure of Hollywood during its heyday. The blocks to the south of Sunset Boulevard, and in the eastern section of the Hollywood Redevelopment Project Area, are also residential in character, but the dwellings in this area are generally smaller and more modestly appointed than those located to the north. These southern and eastern neighborhoods are developed with an eclectic mix of small, one-story bungalows; low-density multi-family properties including duplexes, fourplexes, bungalow courts, and courtyard apartments; the occasional multi-story apartment house; and a limited amount of post-World War II infill development. Four of these residential neighborhoods (Afton Square, Selma-La Baig, Serrano, Vista del Mar-Carlos) are listed in the California Register.

Public and private institutional uses include churches, schools, and government facilities and are interspersed throughout the area. There is a locus of government buildings, including the Hollywood Community City Hall and police and fire services, near the intersection of Wilcox and Fountain avenues. Small pocket parks are located at various points throughout the area, but this portion of Hollywood is very heavily urbanized and has a dearth of open space compared to other areas within the City of Los Angeles. There is also a very limited amount of industrial development in the area, which typically bear some association with the entertainment industry. Two large industrial properties that are used for motion picture, television, and radio production are located in the center of the area, along Sunset Boulevard (Sunset Bronson Studios, Sunset Gower Studios). Other industrial uses can be found on, and adjacent to, the Santa Monica Boulevard corridor, in an area that was historically developed with various back-of-house support facilities for the entertainment industry.

Circulation within Hollywood generally adheres to the rectilinear grid along which the flat portions of Hollywood are oriented. However, there are some irregularities in the street grid across individual neighborhoods, a result of the patchwork of individual subdivisions that were platted and developed in the area over time. Some streets that once carried through traffic now abruptly terminate in cul-de-sacs where they meet the Hollywood Freeway. Yucca Street, once a through street, features traffic calming devices that impede the flow of through traffic.

Major east-west streets within Hollywood are (from north to south): Franklin Avenue, Hollywood Boulevard, Sunset Boulevard, Fountain Avenue, and Santa Monica Boulevard. Major north-south streets within the Hollywood Redevelopment Project Area are (from east to west): Western Avenue, Wilton Place, Bronson Avenue, Gower Street, Vine Street, Cahuenga Boulevard, Highland Avenue, and La Brea Avenue.

History of Hollywood

The central area of Hollywood encompasses some of the earliest residential neighborhoods in Hollywood, as well as Hollywood's commercial core, centered along Hollywood Boulevard.[31] While it is generally acknowledged that Hollywood came of age with the dawn of motion pictures, the community was well established and flourishing prior to the establishment of its most famous industry. However, the arrival of several filmmakers who were entranced by Hollywood's bucolic setting and pastoral character signaled the transformation of the town into a bustling hub of

[31] Discussion of the history of the surrounding area has been excerpted and adapted from "Historic Resources Survey Report: Hollywood Redevelopment Plan Area."

commercial and industrial activity which most of its original settlers would scarcely recognize. As film historian John Bengtson has observed, "Hollywood's agricultural economy succumbed almost irresistibly to urban encroachment, hastened in part by the construction of [Charlie] Chaplin's own studio upon a former lemon grove."

It was the construction of such studios that would eventually come to define the character of Hollywood as it is understood today. The motion picture industry played – and continues to play – a significant role in the economic and cultural development of Hollywood and Los Angeles. Indeed, it is difficult to overstate the impact of the industry's advancement on the concurrent development of Hollywood. An examination of the contemporaneous development of towns in Southern California that were initially settled during the same period as Hollywood, illustrates that the establishment of the motion picture industry in this location played a critical role in the rise of Hollywood as a singular community, one with an identity that encompasses both a place and a concept.

As the birthplace of one of the most popular and widely disseminated forms of entertainment, Hollywood became more than the sum of its parts. It transcended the conventional identity of an industry town as a geographic concentration of similar physical facilities to become a tangible symbol of the collective cultural impact of entertainment. For many Americans, their first glimpse of Southern California came from the silver screen. Consequently, motion pictures – and even the publicity that surrounded them – played an influential role in shaping the American public's perception of Southern California and in defining the character and identity of Hollywood and Los Angeles. With so many motion picture companies filming in Los Angeles, and with each company producing such a high volume of pictures, Los Angeles soon became – as film historian Kevin Brownlow once declared – "the most photographed town in the world."

The widespread exposure and favorable promotion the City received through its repeated appearances on film contributed to the growth of the local motion picture industry, to be sure, but it also contributed to the growth of Los Angeles as a whole. Indeed, for all the boosterism of the Los Angeles Times and the City's Chamber of Commerce, there was no greater promoter of the city than the medium Hollywood had helped to create. Film succeeded where promotional pamphlets fell short, displaying the beauty of the Southern California landscape in all its natural glory to audiences all over the country. At the same time, the accompanying publicity surrounding the industry's newfound stars and how they lived, worked, and played became synonymous with what it meant to live a successful "Hollywood" lifestyle, and symbolized what living in Los Angeles could be like if one were lucky enough to "make it big." Audiences responded, and soon moviegoers and moviemakers alike were flocking to Los Angeles. The City's economy, population, and tourism were all defined by its continued presence on the silver screen – which originated in Hollywood, right in the City's own backyard.

In many ways and through many mediums, the development of the entertainment industry in Hollywood has contributed significantly to the development of Southern California, with both tangible and intangible results: to the built environment of Los Angeles, as well as to the perception of the City's character and identity. Historian John Chase has described the relationship between "Hollywood, the concept, and Los Angeles, the place," as a "symbiotic" one. "There is no such thing as a simple, direct cause-and-effect with regard to movies and Los

Angeles," Chase writes. "Rather the two are involved in a continuous dialogue in which each shapes the other."

Over the course of the twentieth century, other new forms of entertainment which were then in their infancy also found their footing in Hollywood and flourished; film, radio, television, and sound recording all evolved into major forms of nationwide communication and entertainment under the Southern California sun. In doing so, these endeavors transformed the landscape of Los Angeles, and Hollywood in particular, from a sea of citrus groves into a bustling hub of commercial and industrial activity related to the entertainment industry. These new mediums also transformed the identity of Southern California from that of a bucolic agricultural region set within the rugged environs of the "Wild West" to that of an influential incubator of popular culture.

EARLY DEVELOPMENT

The area that would become Hollywood was originally part of two Spanish land grants: Rancho La Brea and Rancho Los Feliz. The ranchos were strategically oriented along the Cahuenga Pass to the north, and the growing city of Los Angeles to the south. The Cahuenga Pass, a major transportation corridor, encompassed part of the Camino Real del Rey, the principal coastal passageway, which had been used continuously as a trail facilitating commerce, livestock transport, and travel since the earliest Spanish exploration.

In 1886, real estate developer Harvey Henderson Wilcox combined acreage from four adjoining parcels to create a 120-acre tract that he subdivided into lots for agricultural, residential, and commercial development. The new community that Wilcox dubbed "Hollywood" is located within the Hollywood CRA area and was bounded by present-day Sunset Boulevard to the south, Whitley Avenue to the west, Franklin Avenue and Hollywood Boulevard to the north, and Gower Street to the east. Wilcox and his wife, Daeida, became prominent citizens of the fledgling community; Daeida Wilcox was one of the driving forces of commercial and institutional development in Hollywood following Harvey Wilcox's death in 1891.

In the nineteenth and early twentieth centuries, Hollywood was principally characterized by expansive fields and orchards, sporadically interrupted by large homes built by wealthy landowners, accessed by unpaved streets. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. A freight rail line was first constructed in 1887-1888, linking Hollywood and the neighboring community of Colegrove to downtown Los Angeles. The Sackett Hotel, Hollywood's first hotel, was constructed in 1888 at the southwest corner of Hollywood and Cahuenga Boulevards. In addition to eighteen hotel rooms on the second floor, the hotel also contained a ground-floor general store, parlor, and kitchen. The intersection would become an early Hollywood commercial center.

In 1900, the Cahuenga Valley Improvement Association was established to guide real estate development in the area, just as the first electric train track was completed along Prospect Avenue (present-day Hollywood Boulevard). Other streetcar lines soon followed, including along La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, and Fountain Avenue. Development during this period included the two-story George Hoover residence (1901; demolished) at the northwest corner of Hollywood Boulevard and Vine Street,

and the H.J. Bartlett residence at the southeast corner of Argyle Avenue and Larquier Avenue (Yucca Street; demolished). In 1901, Colonel Robert Northram purchased a grove of orange trees south of Hollywood Boulevard between Vine Street and Ivar Street and constructed a Mission Revival-style home surrounded by extensive gardens (demolished). A Methodist Church (1903; demolished) was constructed on the southeast corner of Hollywood Boulevard and Vine Street.

In 1903, the City of Hollywood incorporated with a population of 700 people. In 1904, gas lines were laid, the streets were numbered, and a single track of the Los Angeles Pacific Railroad was placed perpendicular to the electric track already on Prospect Avenue. As the area became increasingly developed, churches, clubs, and schools were built in proximity to the grand single-family residences lining Hollywood Boulevard and nearby streets. By 1909, like many neighboring communities, Hollywood had experienced immense growth, and by 1909 the population had reached 4,000 people.

Though dwarfed by the neighboring city of Los Angeles, Hollywood quickly began to experience water shortages, drainage issues, and sewage problems due to its rapid growth. Additionally, the taxes required to support Hollywood's public schools were much higher than those imposed on residents of Los Angeles. Less than ten years after incorporation, Hollywood reconsidered its status as an independent city. In February 1910, Hollywood was consolidated into the City of Los Angeles to take advantage the City's established sewer system and the anticipated new water supply created by the Los Angeles Aqueduct, then under construction.

Consolidation with Los Angeles spurred modest growth, although Hollywood remained a relatively distant and sleepy outpost of the more urbanized Los Angeles. Overall, the area remained low-density, with much of the land undeveloped. Although now formally part of the City of Los Angeles, Hollywood continued to maintain its own identity, which would soon be inextricably linked to the growth of the motion picture industry. Hollywood was no longer a small independent city struggling to deal with infrastructural problems, but a thriving suburb with a rapidly growing population.

COMMERCIAL DEVELOPMENT

Beginning in the mid-1890s the city's streetcar system experienced two changes that greatly extended its reach.[32] The first was the perfection of an electrically-driven streetcar, making use of overhead wires that fed the car's motors through the use of a top-mounted pole, or trolley. As these electric cars, or trolleys as they were popularly known, became more dependable, they replaced the earlier horse-drawn and cable cars, and gave the city a device that allowed for faster and cleaner mass transit. The second change was the consolidation of the streetcar lines into a coordinated network. Through a number of changes in ownership, the various routes by 1911 had become two complementary companies. The narrow-gauge Los Angeles Railway extended into all parts of the city except for the northwest. The standard-gauge Pacific Electric, primarily an interurban system, served the northwest part of the city via Glendale Boulevard to Echo Park and via Sunset to Santa Monica and Hollywood Boulevards. The Los Angeles Railway, or LARY,

[32] Discussion of neighborhood commercial development and streetcar-related commercial growth excerpted from City of Los Angeles, Office of Historic Resources, "Los Angeles Citywide Historic Context: Neighborhood Commercial Development, 1880-1980," August 2017.

carried almost ninety percent of the riders within the city limits. The Pacific Electric, or PE, transported the remainder. By 1914 the development of the network was basically complete.

The expansion of the streetcar network led to increased commercial development outside of downtown Los Angeles, and the continued growth of neighborhood commercial centers. By 1920, there were at least ten outlying commercial districts, each containing eighty or more businesses. Commercial growth in the 1920s saw the development of fewer multi-story blocks and more single-story storefront rows. Perhaps the most important change, in terms of tenants, was the growing prevalence of chains, particularly drug and grocery stores. Although these neighborhood commercial districts were primarily located along streetcar lines, by the end of the 1920s, they had begun to give way to business districts dependent instead upon the automobile.

In Hollywood during the early twentieth century, it was decided that Hollywood Boulevard would be reborn as a first-class shopping and business district. The local Hollywood Chamber of Commerce was formed, and quickly boasted 2,517 members. Activities focused on bringing major businesses including bank branches and upscale retailers to Hollywood. To further that goal, better street connections to the more established communities south of Hollywood were required. A group of Hollywood landowners and businessmen quickly formed the "Vine Street Improvement District" to widen, grade, and pave Vine Street between Hollywood and Wilshire Boulevards. Vine Street opened as a major avenue in 1922 and the intersection of Hollywood and Vine became a nexus of commercial development.

New development followed at a breathtaking pace as developers competed to maximize the potential of their property holdings. A 1905 ordinance (amended in 1911) prohibited the construction of buildings in Los Angeles taller than 150 feet, though an exception allowed for uninhabited rooftop elements. A single permitted variance for the construction of Los Angeles City Hall in 1926 ensured that 454-foot City Hall would dominate Los Angeles downtown skyline for decades. Hollywood developers competed to maximize the potential of their property holdings with building constructed to the allowable height. The result was collection of "limit- height" buildings punctuating central Hollywood, with a majority clustering at the intersection of Hollywood and Vine. Examples include the Security Trust and Savings Building (1921; National Register, Historic-Cultural Monument No. 334)) at the northeast corner of Hollywood and Cahuenga boulevards; the Knickerbocker Hotel (1923) on the east side of Ivar Avenue just north of Hollywood Boulevard; the Guaranty Building (1923; National Register) at the northeast corner of Hollywood Boulevard and Ivar Avenue; the Taft Building (1923; Historic-Cultural Monument No. 666) at the southeast corner of Hollywood Boulevard and Vine Street; the Hollywood Plaza Hotel (1924) on the west side of Vine Street south of Hollywood Boulevard; and the B.H. Dyas Department Store (later the Broadway Department Store; Historic-Cultural Monument No. 664) constructed in 1927 at the southwest corner of Hollywood and Vine.

By the mid-1920s, Hollywood Boulevard had transformed into a tightly developed commercial corridor with most blocks containing one- and two-story storefront buildings with taller, more impressive buildings located at corners. Two of the more distinctive and fanciful examples of construction along Hollywood Boulevard during this period include the Egyptian Theatre (6706-6712 Hollywood Boulevard, Los Angeles Historic-Cultural Monument No. 584), which opened in 1922, and the Chinese Theatre (6911-6927 Hollywood Boulevard, Los Angeles Historic-Cultural

Monument No. 55), which opened in 1927. Both were developed by theater impresario Sid Grauman and represent excellent examples of the Exotic Revival styles of architecture which were popularized during the 1920s.

By the end of the 1920s, Vine Street at its intersection with Hollywood Boulevard became concentrated with buildings constructed to the height limit. In 1929, the *Los Angeles Times* reported that, "Skyscraper construction at the Hollywood Boulevard-Vine Street intersection and immediately adjacent thereto, in the past five years, has exceeded that of any similar area in Los Angeles and has surpassed the limit-height building record of any district of its size outside of metropolitan areas in the United States." A road improvement project, championed by the Hollywood Chamber of Commerce, was implemented for street upgrades in key locations to move traffic more efficiently throughout Hollywood. Dubbed the "Five-Finger Plan," street improvements included widening, grading, and paving for key street locations, with an emphasis on further developing Vine Street. G.R. Dexter, President of the Bank of Hollywood, noted the "...completion of the street widening and opening involved in the project will develop Vine Street into the most heavily traveled thoroughfare in Los Angeles. With Yucca Street converted into a major artery leading into Cahuenga Avenue, the traffic between the San Fernando Valley cities and Los Angeles will be routed through Vine Street increasing the thoroughfare's daily traffic to record figures."

The focus on increasing traffic to Vine Street via Yucca Street spurred development interest in extending the commercial core of Hollywood and Vine north to include Yucca. The most impressive project that was realized was a height-limit office tower (today referred to as the Yucca-Vine Tower) constructed for Mountain States Life Insurance at the northwest corner of Yucca and Vine streets. Constructed in 1928, the Art Deco building was designed by architects H.L. Gogerty and Carl Jules Weyl, who were also responsible for designing the Hollywood Playhouse just south on Vine Street. Two modest commercial buildings, also designed by H.L. Gogerty in an Art Deco style, were constructed near Yucca and Vine. These were a two-story commercial building (1930), today referred to as the "Gogerty Building," at the southeast corner of Yucca Street and Vine Street; and a two-story commercial building constructed in 1932 on the south side of Yucca Street between Vine Street and Ivar Avenue. By the time the second building on Yucca Street was completed, however, the country was mired in an economic depression. Gogerty's early 1930s designs marked the end of commercial expansion to Yucca as development in Hollywood slowed to a crawl.

During the Great Depression, the glamorous image of Hollywood as a national fashion and entertainment destination began to fade. This was compounded by a problem that first emerged in the 1920s: a lack of parking options. Between the 1920s and 1940, Hollywood's commercial district experienced little in the way of physical growth, but much in the way of increased activity, reinforcing Hollywood's role as a hub between Los Angeles and adjacent communities.

Although parking was an increasing problem, Hollywood was not entirely abandoned as a retail center. Retailers instead attempted to refashion the district into a more modern shopping district. As a result, many stores along Hollywood Boulevard were remodeled in the 1930s. However, as wealthy residents left the area, many of Hollywood's upscale retail establishments followed.

In 1939, the east-west axis along portions of Sunset and Santa Monica Boulevards became increasingly important with the extension of Route 66 from downtown Los Angeles to the Pacific Ocean. With increased traffic came the potential for increased revenue, but only if the more parking could be provided. In 1940, the Chamber of Commerce introduced “The Hollywood Plan,” which proposed developing parking lots south of Hollywood Boulevard between Gower Street and Highland Avenue. Although the plan was published in Architectural Record and may have influenced parking schemes elsewhere, it was never implemented beyond its first phase, which allowed for three hours of free parking in any existing lot with a one-dollar purchase at any store on Hollywood Boulevard. The lack of parking became a major factor in the erosion of Hollywood’s economic vitality by the 1950s.

7.0 DESCRIPTION OF THE PROJECT SITE



L: Sears Hollywood, 1928. (Source: Calisphere, Los Angeles Public Library Photo Collection). R: Sears Hollywood, 2022. (Source: Historic Resources Group).

Architectural Description

5601 West Santa Monica Boulevard is located on the northwest corner of the intersection of Santa Monica Boulevard and North St. Andrews Place. The parcel is bounded by Virginia Avenue to the north, St. Andrews Place to the east, Santa Monica Boulevard to the south, and a surface parking lot to the west which occupies the remainder of the city block. The building occupies the southeast corner of the parcel. The rear (northern) half of the lot is improved with a surface parking lot.

The three-story commercial building is set flush to the sidewalk on Santa Monica Boulevard and St. Andrews Place. It has a rectangular plan, simple massing, and asymmetrical composition. It has a flat built-up roof with a parapet; a false mansard with clay tile roofing wrapping the south and east facades; and a five-story tower with a pyramidal clay barrel tile roof, eave cornice, and decorative medallions. The exterior walls are of brick veneer laid vertically at the ground floor and reinforced concrete and plaster panels at the upper floors. Fenestration is limited to the tower and north façade of the building, and primarily consists of single fixed metal windows with divided lights, some with obscured glass. The primary entrance is centrally located on the south façade and consists of a projecting cement plaster bay with an arched opening. The doors are concealed from view from the public right-of-way by a temporary perimeter wall.

Alterations

Site observation and a review of building permits indicate that 5601 West Santa Monica Boulevard has been extensively altered since its original construction in 1928. Additions to the building began in 1930 when the auto tire service building relocated on the lot and a ten-feet-square addition was constructed to house it.[33] In 1936, several additions followed including the construction of a 10 feet by 52 feet building for a pottery sales room[34] and a 20 feet by 77 feet tire

[33] City of Los Angeles Building Permit #1930LA10130. May 2, 1930.

[34] City of Los Angeles Building Permit#1936LA33621. November 27, 1936.

& battery sales building.[35] In 1942, an 18 feet by 35 feet green house building was constructed on the property.[36] In 1947, the existing flooring was removed and replaced due to sagging. As a result, the entrance doors were also replaced.[37] In 1952, the auto service building was altered, and a carport was added to the building.[38] The following year, the existing floor between the first and second stories was removed to install escalators.[39] In 1958, a 14 feet by 30 feet lath house building was constructed.[40] In 1959, a portion of the existing curtain wall and plaster was demolished.[41] In 1972, the entire building exterior was remodeled with new façades, and a one-story addition was constructed at the north (rear) façade.[42] There were interior alterations completed throughout the building's history.

The 1972 exterior alterations changed the building's overall form; covered character-defining features including all windows, doors, and decorative features except the tower; and completely obscured the building's original design and architectural character.

Additional existing condition photographs are included below. See Appendix A for a list of selected building permits. Historic and aerial photographs are included in Appendix B.

[35] City of Los Angeles Building Permit #1936LA32956, November 27, 1936.
[36] City of Los Angeles Building Permit #1942LA07709. 1942.
[37] City of Los Angeles Building Permit #1947LA15026. 1947.
[38] City of Los Angeles Building Permit #1952LA33204. May 6, 1952.
[39] City of Los Angeles Building Permit #1953LA61972. June 6, 1953.
[40] City of Los Angeles Building Permit #1958LA09498. August 18, 1958.
[41] City of Los Angeles Building Permit #1959LA24161. February 10, 1959.
[42] City of Los Angeles Building Permit #1972LA49108. April 18, 1972.

Existing Conditions Photographs

Historic Resources Group, July 2022



South and east façades, view facing northwest.



South (primary) façade, view facing northeast.



East façade, view facing northwest.



North (rear) façade, view facing southwest.



West façade, view facing northeast.



Tower detail, view facing northeast.

8.0 SITE HISTORY

Development History

The block that includes 5601 West Santa Monica Boulevard was first recorded in April 1904 as part of the La Paloma Tract (MB 005-080) by owner Peter Haack. The La Paloma Tract, which extended from Fountain Avenue south to Santa Monica Boulevard, consisted of nine blocks, each composed of eighteen or nineteen 50'x150' lots laid out for residential development. 5601 West Santa Monica Boulevard is located in Block 8 of this tract.

The western portion of the block was subsequently subdivided as part of the Lemona Tract (MB 005-131a) in July 1904 by owners W. C. Fry and William Beesemyer. Under this subdivision, the land retained its original platting as residential lots, and by 1919, eleven of these twelve lots were improved with single-family residences.

The northern lots in the eastern portion of the block were also largely improved with single-family residences by 1919, but the southern lots fronting Santa Monica Boulevard remained mostly undeveloped. In December 1928, the eastern portion of the block was subsequently subdivided as Tract No. 9834 (MB 169-007) in December 1928 by Sears, Roebuck and Company. Under this subdivision, ten lots of the La Paloma Tract were combined to create three larger lots. Lot 1 of this tract represents the location of the commercial building occupying the subject property. Building permit records reveal that the existing residences that occupied these lots when Sears subdivided the land were relocated off-site in 1927 and 1928.

In July 1928, Sears, Roebuck and Company commissioned architect George C. Nimmons and Associates to design a three-story department store building at 5601 West Santa Monica Boulevard in Hollywood.[43] At the time the building was constructed, much of the surrounding area was residential with a mix of single- and multi-family properties. There were only a handful of commercial buildings along this stretch of Santa Monica Boulevard, and most served as mixed-use properties with commercial on the ground floor or front of the property and residences on the second floor or rear of the property. The building was also in proximity to the streetcar line located at Santa Monica Boulevard and Western Avenue.

Over the next ten years, Sears expanded their property, occupying almost half of the block along Santa Monica Boulevard. Numerous additions were constructed in the 1930s including a pottery sales building and a tire and battery building.

In the 1940s and 1950s, Santa Monica Boulevard became a commercial corridor serving the neighborhoods to the north and south. At that time, Sears expanded the Santa Monica Boulevard store with the construction of a greenhouse and a display cottage, and the expansion of their tire and sales building to accommodate an auto service station. Through the 1960s, there were no new additions added to the parcel. Most of the work took place on the interior of the building. In 1972, a new one-story addition was constructed, and a new exterior was applied.

[43] City of Los Angeles Building Permit #1928LA19064, July 7, 1928.

No substantial alterations were made to the building from the 1980s through the early 2000s. In 2008, Sears closed the Santa Monica store. Over the next eight years, several other businesses on the block closed, and by 2016, multiple nearby buildings had been demolished. Between 2016 and 2018, buildings at the rear of the subject parcel were demolished. Currently, the former Sears Department Store at 5601 West Santa Monica Boulevard is vacant, and the rest of the property is occupied by surface parking.

DEVELOPMENT OF SEARS, ROEBUCK AND COMPANY

Sears, Roebuck and Company originated in Minnesota in 1886. It was started by Richard W. Sears as the R.W. Sears Watch Company. In 1887, Sears was joined by fellow watchmaker Alvah C. Roebuck, and in 1893, the firm was renamed Sears, Roebuck and Company. Sears, Roebuck and Company went on to become the largest general mail order catalog company in America, and according to Smithsonian, "played a key role in the diffusion of mass consumer culture and commercial values."[44] The first catalog was printed in 1896. By then the firm had moved beyond watches, offering a variety of merchandise including shoes, women's clothing, hats, wagons, fishing tackle, stoves, furniture, china, saddles, buggies, firearms, and glassware. The business was focused primarily on rural America, where people had limited access to retailers and merchandise. Sears' business model relied on the railroads and the Rural Free Delivery Act of 1896 that expanded mail routes in rural areas. In the early twentieth century, the company became famous for its mail-order catalog "Sears Modern Homes," or "kit homes" for which customers could mail-order the blueprints and pre-cut components and have them delivered. The company motto, "Shop at Sears and Save," firmly established the company's value proposition as a merchandiser for the common man. The company vision was to bring quality goods to the American people one doorstep at a time.[45]

By 1925, Sears, Roebuck and Company was publicly traded and was operating under the leadership of Robert E. Wood, who had previously worked for competitor Montgomery Ward and Company. Wood called for a shift in the overall business strategy from catalog to retail sales and advocated for building new stores away from downtown areas caused by the rise in ownership of automobiles. During this period, Wood initiated a rapid expansion outside of urban centers.[46] The expansion was swift and successful: Sears built sixteen large retail stores by the end of 1927 and more than 50 by the end of 1929.[47] These stores were categorized by Sears as "A," "B," or "C" stores. "A" or "lone wolf" stores tended to be located away from public transportation and were generally large freestanding retail stores displaying new merchandise. "B" and "C" stores were usually integrated into existing commercial areas and carried limited merchandise.[48]

During the Great Depression, the pace of expansion slowed. Between 1932 and 1942 only 16 new "A stores" opened nationwide; however, three of them were in the Los Angeles area.[49] The three

[44] Sears Archive, http://searsarchives.com/, archived from the original at https://web.archive.org/web/20220619070032/http://www.searsarchives.com/ (captured June 19, 2022; accessed August 2022).
[44] Vicki Howard, "The Rise and Fall of Sears," Smithsonian.com, July 25, 2007, https://www.smithsonianmag.com/history/rise-and-fall-sears-180964181/ (accessed June 18, 2018).
[45] "Sears History – 1940s to 1970s," Sears Archive, http://searsarchives.com/history/history1940s.htm, archived from the original at https://web.archive.org/web/20220619070032/http://www.searsarchives.com/ (captured June 19, 2022; accessed August 2022).
[46] Howard, "The Rise and Fall of Sears."
[47] Howard, "The Rise and Fall of Sears."
[48] Richard Longstreth, "Sears, Roebuck and The Remaking of the Department Store, 1924-42," *Journal of the Society of Architectural Historians*, Vol. 65, No.2 (June 2006).
[49] Longstreth, "Sears, Roebuck and The Remaking of the Department Store," 256.

that opened in Los Angeles were in Westwood, Glendale, and near the Lafayette Square neighborhood. During that time, there was a major shift in the marketing philosophy. Instead of trying to fit everything into one building like a storage unit, the building was now used as a large display case built around the merchandise.[50] They also began to integrate full automobile service stations with their tire and auto accessories sales. It was something that most department stores would not even consider.[51]

The years following World War II were marked by unprecedented growth for Sears. Between 1946 and 1955, 11 new stores were added in existing markets and 114 others were constructed in new cities.[52] Sears opened three Los Angeles-area stores in 1947: Inglewood, Santa Monica, and Compton. In February 1948, the board of directors arrived in Los Angeles via private plane to inspect the recently opened stores and conduct their first west-coast meeting in eight years.[53]

During the mid-1940s, H. W. Kingsley was Sears Vice President in charge of the company's west coast territory, and Austin T. Cushman (c. 1902-1978) was manager of Sears operations in the Los Angeles district. When Kingsley retired in 1949, the mantle was passed to Cushman. The company regarded Los Angeles as "a hot spot" for the company, and the Santa Monica store was a key part of its expansion strategy.[54] Cushman eventually rose to CEO and Chairman of Sears.[55]

After the war, Sears continued to favor the "lone wolf" stores which had even more space for parking. However, the company shifted architectural strategies: the in-house Store Design and Display Department remained responsible for internal programmatic development, but regional/local architects now prepared the plans. The architectural firms were chosen for their commercial expertise.[56]

During this period, Sears became synonymous with the Craftsman brand of tools and Kenmore appliances, both of which originally launched in the 1920s. The retailer and its choice of merchandise reinforced Sears' reputation as the store for the common man. New labor-saving appliances such as washing machines changed the nature of household chores. Family-oriented merchandise lines such as Barbie and Winnie The Pooh children's clothing attracted millions of postwar American families and helped further the idea of postwar consumerism and the family shopping excursion.

In September 1951, the company abandoned the lone wolf location strategy in Southern California in favor of the creation of anchor stores in shopping centers and regional malls. The first of these was the Valley Plaza Sears (Stiles Clements, 1951). This new strategy was part of the suburbanization of postwar America epitomized by the growth of the shopping mall. By 1970, there were twelve new anchor store locations in malls around Southern California.[57]

[50] "Sears History – 1940s to 1970s," Sears Archive, http://searsarchives.com/history/history1940s.htm, archived from the original at https://web.archive.org/web/20220619070032/http://www.searsarchives.com/ (captured June 19, 2022; accessed August 2022).
[51] Longstreth, "Sears, Roebuck and The Remaking of the Department Store," 261.
[52] *Ibid*., 266.
[53] "Gen Wood, Sears Head, Expects No Depression," *Los Angeles Times*, February 5, 1948, 2.
[54] "Sears Roebuck Names Angeleno as Coast Chief," *Los Angeles Times*, January 11, 1949, A2.
[55] Cushman retired from active management at Sears in 1967.
[56] The Inglewood and Compton stores were designed by Los Angeles-based architects Stiles Clements Associates.
[57] Locations included Buena Park, Canoga Park, Covina, El Monte, Orange, Pomona, Santa Ana, Santa Fe Springs, South Coast Plaza, Thousand Oaks, Torrance, Valley Plaza, and Upland/Montclair.

In the postwar era, Sears expanded its operations internationally, establishing stores in Mexico and Canada. In 1969, at the height of its success, Sears announced plans for the construction of the iconic Sears Tower in Chicago, designed by Skidmore, Owings and Merrill and completed in 1973.

In 1980, Sears, Roebuck and Company announced the formation of a corporate office and plans for major restructuring. This resulted in renaming the retail business the Sears Merchandise Group and the insurance business Allstate Insurance Group in early 1981. Sears followed the 1980s business trends of merger, acquisition and diversification with the purchase of several financial services companies, officially rebranding as Sears World Trade and launching new products such as the Discover credit card.

During the 1990s, the Sears Merchandise Group, reorganized around its apparel, home and automotive businesses, and closed many of its under-performing retail locations including some mall-based stores. Its unprofitable general catalog operations ceased in 1993, leaving a smaller, but successful, direct-response business.[58]

At the close of its 2000 fiscal year, Sears operated 863 mall-based retail stores, most with Sears Auto Centers; an additional 1,200 retail locations including hardware, outlet, tire, and battery stores; as well as independently owned stores, primarily in smaller and rural markets. Growing pressure from mass retailers such as Walmart, which offered variety and low prices, eroded Sears' market share. Big box retailers, such as Home Depot, usurped the market for hardware and appliances. The acquisition of another troubled retailer, K-Mart, helped hasten Sears' decline.

The rise of e-commerce at the beginning of the twenty-first century proved too much for the global retail giant. Ironically, the company that had invented mail-order goods failed to compete effectively in the online space. The company re-focused all of its investment in e-commerce — allowing its stores to fall into disrepair, accelerating the loss of foot traffic, and resulting in store closures.

GEORGE C. NIMMONS, FAIA (1865-1947)

The former Sears Department Store at 5601 West Santa Monica Boulevard was designed by architect George Croll Nimmons, FAIA. George C. Nimmons was born in 1865 in Wooster, Ohio, to John and Rebecca Nimmons. George's father worked as a traveling salesman while his mother tended to the house and children. After studying at the local academy, Nimmons left for Europe where he began his professional training in architecture. In 1885, Nimmons returned to the United States and was living in Chicago, Illinois, where he continued his education at the Art Institute of Chicago. In 1887, he was hired by the architectural firm of Burnham & Root as a draftsman. He worked at the company for ten years.

In 1897, he partnered with William K. Fellows, forming Nimmons & Fellows. During the firm's early years, they primarily worked on residential buildings, along with a few industrial buildings. In 1900, Nimmons & Fellows received their first commission from Sears, Roebuck and Company,

[58] "Sears History – 1980s to today," Sears Archive, http://searsarchives.com/history/history1980s.htm, archived from the original at https://web.archive.org/web/20220619070032/http://www.searsarchives.com/ (captured June 19, 2022; accessed August 2022).

who hired the firm to construct an addition to an existing eight-story building including a basement, subbasement office and warehouse building for their headquarters.[59] This commission established the firm's portfolio for large commercial and industrial designs, and Nimmons' relationship with Sears, Roebuck would continue for another forty years. Over the next nine years, their success would continue on projects like the Railway Terminal and Warehouse building in Chicago, then one of the largest warehouse buildings in the world.[60] In 1910, the firm dissolved and Nimmons formed his own practice under the name of George C. Nimmons & Company. During that time, Nimmons was extremely busy with numerous commissions throughout Chicago and out of state including Georgia, Missouri, and California. His modern designs for manufacturing and mercantile plants led Chicago to become one of the leading pioneers of this building type.[61] In Missouri, Nimmons was again commissioned by Sears, Roebuck & Co. to construct another company building in 1912.[62] In 1914, he constructed one of his most noted works, the Reid Murdoch Building in Chicago. In 1919, he was asked to build a paint shop and shoe plant for Sears in Chicago.[63] Over the next nine years, some of his best work done including the Sears Building in Atlanta (1926) and the American Furniture Mart in Chicago (1926). In 1928, Sears commissioned him to construct a three-story department store building at 5601 West Santa Monica Boulevard.[64] He continued to practice alone until 1933, when he formed a new firm with some of his employees, which was known as Nimmons, Carr & Wright. The firm continued to work with Sears, Roebuck & Co. until Nimmons retired in 1945. During that time, they constructed the Glendale Sears location, a large monolithic structure built around the company's merchandising needs. Nimmons died in 1947.

MEDITERRANEAN REVIVAL ARCHITECTURE[65]

Based on historic photographs of the former Sears Department Store at 5601 West Santa Monica Boulevard, it appears that the building originally reflected stylistic elements of the Mediterranean Revival architectural style. Mediterranean Revival architecture was popular between the two World Wars. Its origin is Italy, and while it shares many features with the Spanish Colonial Revival style, there are identifiable differences. The composition of the Mediterranean Revival is less picturesque, with uniformly horizontal roof lines and little emphasis on separate massing. Along with this comes increasing formality, approaching axial symmetry in many cases. Perhaps the most apparent difference is the roof. Both employ low pitches and clay tiles, but that of the Mediterranean Revival is typically hipped, while that of the Spanish Colonial Revival is gabled. Most resources mixed elements, as was admitted by architect Rexford Newcomb in his 1928 book *Mediterranean Domestic Architecture in the United States*. He noted that "Called upon to do 'Spanish' work, many of our men versed in the Italian, unconsciously allowed the Italian to modify their less well understood Spanish forms so that something that was neither Spanish nor Italian resulted."[66] Nonetheless an examination of predominantly Mediterranean Revival resources

[59] "Chicago Real Estate: Saw-tooth Roof Warehouse of Sears, Roebuck & Co." *Chicago Tribune*, January 27, 1901.
[60] "Chicago to Have One of the Largest Warehouse Buildings in the World," *Chicago Tribune*, June 20, 1909.
[61] "Expert Explains Mission of the Modern Plant," *Chicago Tribune*, August 14, 1910.
[62] "New $425,000 Plan for Sears, Roebuck & Co.," *Chicago Tribune*, November 17, 1912.
[63] "Business Site Sales Herald New Factories: Sears, Roebuck & Co. to Build Paint Shop; Shoe Plant Proposed," *Chicago Tribune,* July 20, 1919.
[64] City of Los Angeles Building Permit #1928LA19064, July 7, 1928.
[65] Discussion of Mediterranean Revival architecture excerpted from City of Los Angeles, Office of Historic Resources, "Los Angeles Citywide Historic Context: Mediterranean & Indigenous Revival Architecture, 1893-1948," November 2018.
[66] Rexford Newcomb, *Mediterranean Domestic Architecture in the United States* (New York: Acanthus Press, 1999), 3.

illustrates an overall difference that is primarily a feeling of quiet formality in contrast to picturesque exuberance.

9.0 HISTORIC CONTEXT: SURVEYLA CONTEXTS & THEMES

Los Angeles' Citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historical resources surveys in the City of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service for use in nominating properties to the National Register. This format provided a consistent framework for evaluating historical resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs. The HCS used Eligibility Standards to identify the character defining, associative features and integrity aspects a property must retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of the Eligibility Standards in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant under the National Register, California Register or City of Los Angeles HCM eligibility criteria.

The 2020 Hollywood CRA Survey Update was conducted using the field methodology and HCS framework established for SurveyLA. SurveyLA and CRA survey findings are subject to change over time as properties age, additional information is uncovered, and more detailed analyses are completed. Resources identified through historic resources surveys are not designated resources. Designation by the City of Los Angeles and nominations to the California or National Registers are separate processes that include property owner notification and public hearings.

Based on the subject property's date of construction and location on a former streetcar line along Santa Monica Boulevard in Hollywood, the former Sears Department Store at 5601 West Santa Monica Boulevard is re-evaluated for potential significance within the context of the history and development of the Sears, Roebuck and Company, and within the following context/theme/property type combination (CTP) developed for SurveyLA:

Commercial Development, 1859-1980

Context: Commercial Development, 1859-1980
Theme: Neighborhood Commercial Development, 1880-1980
Sub-Theme: Streetcar Commercial Development, 1880-1934

Summary Statement of Significance: Neighborhood commercial resources are those which contained purveyors of goods and services that satisfied the everyday needs of nearby residents. Convenience of location was more important than range or quality of the goods or services offered. The defining characteristic of neighborhood resources associated with streetcar commercial development is their relationship to this specific mode of transportation. Resources related to streetcar commercial development may be significant in the areas of Commerce, Community Planning and Development, and/or Architecture. They illustrate how neighborhood commercial areas evolved throughout Los Angeles as a means of providing convenient access to

and from the streetcar. Buildings reflect design and layout features to accommodate streetcar access as well as the architectural styles of the day. They illustrate how community life was conducted within a pedestrian setting based on proximity of residents to local business and public transportation. Some examples are also significant for their association with the earliest phases of commercial development in areas of the city. Streetcar-related commercial properties include individual buildings and historic districts, both of which are now rare.

Period of Significance: 1880-1934

Period of Significance Justification: The period of significance begins in 1908, the origin of the motion picture industry in Los Angeles (though resources from this period associated with the entertainment industry are rare), and ends in 1980, the end date for SurveyLA. The end date may be extended over time.

Criteria: NR A/C; CR 1/3; Local 1/3

Associated Property Type: Commercial/Retail

Property Type Description: Streetcar commercial property types include the one-story retail building, consisting of one or more storefronts, and the multistory mixed-use building, consisting of a storefront or storefronts on the ground floor and offices, meeting space, or residential units above. One-story buildings were often called storefront blocks while the multi-story mixed use buildings containing offices or meeting spaces were commonly known as commercial or business blocks. Those with residential units, particularly single bay entities, were early versions of today's live/work buildings, with the upper floor often inhabited by the proprietor of the business below. Buildings may be individual resources and/or contributing features of a historic district.

Eligibility Standards:

- Was constructed/developed during the period of significance
- Located on or within two city blocks of a historic streetcar route
- Represents an important example of a one-story, mixed use, or intact grouping (historic district) of commercial properties oriented to streetcar or interurban service
- Demonstrates a lack of designed automobile accommodations
- Contains design and site layout features that reflect trends in neighborhood commercial design and a pedestrian orientation as was typical of streetcar-dependent commercial development

Character-Defining/Associative Features:

- Retains most of the essential character defining features from the period of significance
- May accommodate one or multiple tenants
- Typically, one to four stories in height
- Set to the sidewalk limit
- May be located on a prominent corner
- Lack of dedicated parking as part of the original design
- One or multiple storefronts which open directly to the sidewalk
- Storefronts with large display windows; may have awnings or arcades

- Associated with activities typical of neighborhood economic and social life

Integrity Considerations:

- Should retain integrity of Location, Design, Materials, Feeling, and Association
- Window and storefront openings remain intact
- Applied decoration is mostly intact; some decoration may be missing
- Relationship to sidewalk is maintained
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Storefront signage may have changed

10.0 IDENTIFICATION OF HISTORICAL RESOURCES

Historical Resources on the Project Site

5601 West Santa Monica Boulevard is re-evaluated in this report for potential historical significance. It is evaluated against the relevant contexts and themes as outlined above, and according to established criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument.

EVALUATION OF SIGNIFICANCE

Criterion NR A/CR 1/Local 1 (Association with Events)
According to the National Park Service, in order for a property to be considered significant under Criterion A, it must be associated with a specific event marking an important moment in national, state, or local history or prehistory; or a pattern of events or a historic trend that made a significant contribution to the development of a community, state, or the nation; or both. Furthermore, mere association with historic events or trends is not sufficient, in and of itself, to qualify under this criterion; the property's specific association must be considered important as well.[67]

This investigation did not identify any associations of 5601 West Santa Monica Boulevard with important historical events or trends that have made a significant contribution to social, historic, or cultural heritage at the national, state, or local level, and there is no evidence to indicate that the building is significant under Criterion A/1/1. While the former Sears building was constructed during the period of significance for streetcar-related commercial development, its completion in 1928 occurred nearly at the close of the period, and at a time when automobiles were swiftly replacing public transit as the most common method of transportation. As a result, the property does not reflect the trends and patterns of commercial construction influenced by streetcar development was at its peak. While the building was indeed developed along a major streetcar line, its siting and the accompanying development of an adjacent surface parking lot prioritized the growing popularity of the automobile.

At the same time, research does not demonstrate that the property represented a particularly meaningful or important milestone in the development of Sears, Roebuck and Company's retail operations. The company had constructed more than fifty retail stores by 1929; this location represents one of many outlets developed in Los Angeles during this period following the opening of the first Sears store in the city earlier in 1928, and it does not reflect a prominent or otherwise singular role in the company's plans for retail expansion. In addition, as demonstrated in the integrity analysis below, the building has been substantially altered and would not convey any such association due to lack of integrity. National Park Service guidance states that if a property's exterior is covered by a non-historic false front, it is not eligible under Criteria A, B, or C because it does not retain the visual quality necessary to convey historic or architectural significance.[68]

[67] National Register Bulletin #15.

[68] National Register Bulletin #15.

For these reasons, 5601 West Santa Monica Boulevard is not eligible for listing as a historic resource under National Register Criterion A, California Register Criterion 1, or City of Los Angeles Criterion 1.

Criterion NR B/CA 2/Local 2 (Association with Important People)
According to the National Park Service, in order for a property to be considered significant under Criterion B, it must be associated with the life of an individual whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.[69]

This investigation did not identify any associations with the lives of individuals or groups important to national, state, or local history to suggest that the building at 5601 West Santa Monica Boulevard is significant under Criterion B/2/2. Research conducted as part of this investigation uncovered no evidence that any employees of the Sears, Roebuck store at this location achieved successful or prominent careers as individual merchants outside of their work with the company, and the property does not represent the site of prominent or influential operations on their parts such that the property is distinguished for its association with an individual's management or operation of the site. And, as demonstrated in the integrity analysis below, the building would not reflect any such association since it has been completely altered and lacks historic integrity. National Park Service guidance states that if a property's exterior is covered by a non-historic false front, it is not eligible under Criteria A, B, or C because it does not retain the visual quality necessary to convey historic or architectural significance.[70]

For these reasons, 5601 West Santa Monica Boulevard is not eligible for listing as a historic resource under National Register Criterion B, California Register Criterion 2, or City of Los Angeles Criterion 2.

Criterion NR C/CR 3/Local 3 (Architectural Merit)
According to the National Park Service, in order for a property to be considered significant under Criterion C, it must embody the distinctive characteristics of a type, style, period, or method of construction; or represent the work of a master architect, builder or designer; or possess high artistic values. Distinctive characteristics are those physical features or traits that commonly recur in individual types, styles, periods, or methods of construction. To be eligible, a property must clearly display sufficient characteristics to be considered a true representative example. A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable by its characteristic style or quality. A property is not eligible simply because it was designed by a prominent architect, but rather must express a particular phase, aspect, idea or theme in his or her craft. To be eligible for high artistic values, a property must express aesthetic ideals or design concepts more fully than typical properties of the type.[71]

[69] National Register Bulletin #15.
[70] National Register Bulletin #15.
[71] National Register Bulletin #15.

The building at 5601 West Santa Monica Boulevard is not a distinctive example of a type, period, or method of construction, and it does not possess high artistic values; therefore, it is not significant under Criterion C/3/3. According to National Park Service guidance, a building with some applied detailing of a particular architectural style is not eligible under Criterion C if that detailing was added as an afterthought and not fully integrated with the overall lines and massing typical of the style. As originally designed and constructed, the former Sears building was a fairly standard and simple example of an early 20th century department store type with some relatively modest Mediterranean Revival architectural features applied to its two street façades. The building's overall form, composition, and massing did not reflect the characteristics of Mediterranean Revival architecture. In addition, the building has since been subject to extensive and substantial alterations, including the wholesale remodeling of all four of the building's façades during the second half of the 20th century. National Park Service guidance states that if a property's exterior is covered by a non-historic false front, it is not eligible under Criteria A, B, or C because it does not retain the visual quality necessary to convey historic or architectural significance.[72] Therefore, the former Sears building is no longer able to convey its identity as a 1920s commercial building.

Architect George C. Nimmons was an accomplished practitioner who designed several notable buildings in Chicago, but his work in Southern California appears to have been limited primarily to commissions for Sears, Roebuck stores. Consequently, Nimmons' body of work in Southern California does not reflect a significant or influential contribution to the local built environment. Further, the National Park Service emphasizes that a property is not eligible simply because it was designed by a prominent architect; rather, the building must express a particular phase, aspect, idea, or theme in his or her craft.[73] The subject property is not representative of the most distinctive and imposing buildings conceived during the most productive or recognized period of Nimmons' career, and does not exemplify the architectural merit that has been recognized in other examples of his work outside Southern California. For these reasons, 5601 West Santa Monica Boulevard is not eligible for listing as a historic resource under National Register Criterion C, California Register Criterion 3, or City of Los Angeles Criterion 3.

Criterion NR D/CA 4 (Potential to Yield Important Information)

Criterion D/4 most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question.[74] As this evaluation applies only to built resources, the subject property was not evaluated for potential eligibility under National Register Criterion D or California Register Criterion 4.

[72] National Register Bulletin #15.
[73] National Register Bulletin #15.
[74] National Register Bulletin #15.

EVALUATION OF INTEGRITY

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[75] The National Park Service defines seven aspects of historic integrity for historic resources: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of 5601 West Santa Monica Boulevard is evaluated below based on these seven aspects.

- **Location:** The former Sears building remains in its original location at 5601 West Santa Monica Boulevard. Therefore, the property retains integrity of *location*.

- **Design:** The former Sears building has been substantially altered over time and does not retain the features associated with its original design. The building has been expanded with a number of additions, which have modified the building's original footprint, and all of the building's façades have been completely remodeled. Alterations made over time have included the removal of the building's original sculpted parapet; the replacement and/or covering of original cladding with incompatible materials; the remodeling of the building's primary entrance on the south façade; the removal of a secondary entrance on the east façade; the removal and/or enclosure of all fenestration on the primary (south), east, and west façades; and the removal and/or covering of all exterior decorative elements. The only element of the building's original construction that remains visible today is the upper story of the penthouse tower. Therefore, the property does not retain integrity of *design*.

- **Setting:** The area immediately surrounding the former Sears property within the block bounded by Virginia Avenue to the north, St. Andrews Place to the east, Santa Monica Boulevard to the south, and Wilton Place to the west has been completely demolished with the exception of the former Sears building itself. At the time of the building's initial construction, it shared the block with a number of single-family residences which have since been removed, leaving no evidence of the building's original surroundings. In addition, a number of the residential properties to the north have been redeveloped with multi-family residences, and commercial development along the Santa Monica Boulevard corridor generally reflects more recent construction. Therefore, the property does not retain integrity of *setting*.

- **Materials:** As noted above, the building has undergone substantial alterations resulting in the loss of most of its original materials, including its original cladding, entrance doors, most fenestration, and decorative elements. Therefore, the property does not retain integrity of *materials*.

- **Workmanship:** The building does not retain integrity of *design* or *materials* and thus no longer reflects the construction techniques, finishes, and design elements that

[75] U. S. Department of the Interior, National Park Service, "National Register Bulletin 16A: How to Complete the National Register Nomination Form," (Washington, DC: 1997), 4.

characterized it as a 1920s department store building. Therefore, the property does not retain integrity of *workmanship*.

- **Feeling:** The former Sears building does not retain integrity of *design*, *setting*, *materials*, or *workmanship*. As a result, the building lacks the essential physical elements to convey the aesthetic and historic sense of a 1920s Sears, Roebuck department store. Therefore, the property does not retain integrity of *feeling*.

- **Association:** Because the property does not retain integrity of *design*, *setting*, *materials*, *workmanship*, or *feeling*, it cannot convey any potential direct links with important historic events or persons. Therefore, the property does not retain integrity of *association*.

In summary, while the former Sears building at 5601 West Santa Monica Boulevard retains integrity of *location*, it does not retain the other six aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. Therefore, it does not retain historic integrity and is not eligible for designation as an historical resource.

Historical Resources in the Project Vicinity

The Project Site is located on Santa Monica Boulevard in the southernmost region of the Hollywood Redevelopment Project Area, which is within the larger Hollywood CPA. While the Project is located in the Hollywood Redevelopment Project Area, most resources in its vicinity are south or east of the Project Site, which is within the larger Hollywood CPA. The Hollywood CPA is located northwest of Downtown Los Angeles, and east of the San Fernando Valley. The area contains a combination of commercial and residential uses. The Hollywood CPA was surveyed by SurveyLA between June 2010 and August 2011 and revised in 2015. There are a number previously identified potential historical resources in the Project vicinity.

For purposes of this report, a Study Area of historical resources in the vicinity of the Project Site has been identified. The Study Area includes designated and potential historical resources in proximity to the Project Site that have a reasonable potential to be impacted by the Project, either through direct impacts as a result of construction activity or indirectly due to changes in the setting. Historical resources directly adjacent to the Project Site are more likely to be adversely impacted by the Project, specifically by alteration to the immediate setting of the resources in the vicinity, or by construction activities that have the potential to de-stabilize adjacent properties. Historical resources that are physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

The Study Area includes six (6) previously identified individual properties. One of the properties is listed in the California Register, and therefore is a mandatory historical resource for purposes of CEQA. The other individual properties were identified as potentially eligible by historic resources surveys that meet the requirements of PRC Section 5024.1(g); therefore, they are considered to be potentially eligible historical resources as defined by CEQA for purposes of this report. The previous designations and survey findings for these properties are accepted, and these properties are not re-evaluated in this report.

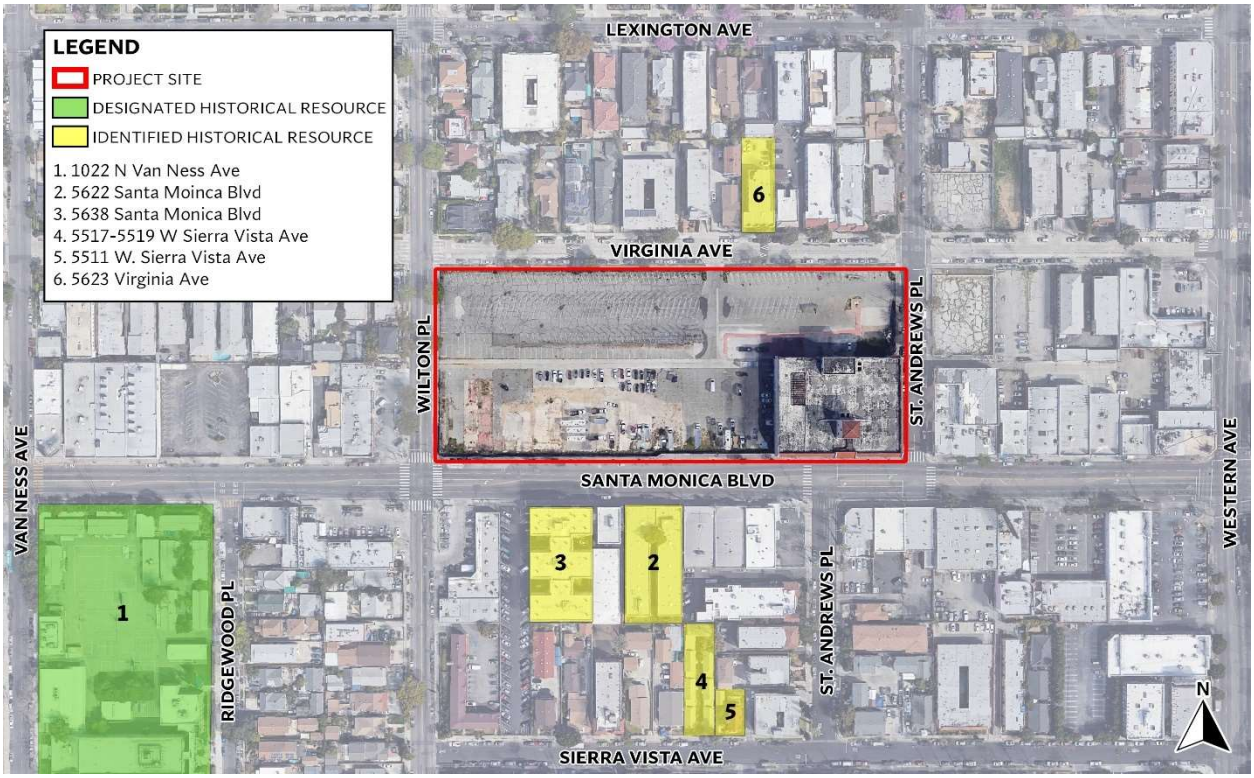
Survey data and the previous evaluations for the listed resource and the potentially eligible historical resources are summarized in Table 5; the Study Area and location of each previously identified property is shown in the map in Figure 2.

TABLE 5. SUMMARY OF HISTORICAL RESOURCES IN THE STUDY AREA

MAP REF	ADDRESS/NAME	DATE CONSTRUCTED	PREVIOUS EVALUATION (DATE)
1	1022 N. Van Ness Avenue/Santa Monica Boulevard Elementary School	1937	2S2 (1994) Determined eligible for the National Register by consensus through Section 106 process. Listed in the California Register.
2	5622 W. Santa Monica Blvd	1924	3S; 3CS; 5S3[76] (SurveyLA, 2015) Excellent and rare example of early commercial development located along a former streetcar line in Hollywood; most examples from this period do not retain integrity.
3	5638 W. Santa Monica Blvd	1929	3S; 3CS; 5S3 (SurveyLA, 2015) Excellent example of a 1920s apartment house in Hollywood.
4	5517-5519 W. Sierra Vista Ave- Sierra Vista Ave Bungalow Court	1917	3S; 3CS; 5S3 (SurveyLA, 2015) Excellent and rare example of a 1917 bungalow court in Hollywood. Bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry. This is one of the earlier examples.
5	5511 W. Sierra Vista Ave	1903	3S; 3CS; 5S3 (SurveyLA, 2015) Excellent and rare example of early residential development in Hollywood; residence appears to predate surrounding development by a decade or more.
6	5623 Virginia Ave	1932	3CS; 5S3 (Hollywood CRA Survey Update, 2020) Excellent example of Art Deco residential architecture in Hollywood. Due to alterations, including window replacement, the building may not retain sufficient integrity for listing in the National Register.

[76] California Historical Resource Status Codes defined as follows: 3S, "Appears eligible for NR as an individual property through survey evaluation;" 3CS, "Appears eligible for CR as an individual property through survey evaluation;" 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation." Definition of all status codes found here: https://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf.

FIGURE 2: HISTORICAL RESOURCES IN THE STUDY AREA



DESCRIPTION OF HISTORICAL RESOURCES IN THE STUDY AREA

1022 North Van Ness Avenue (Map Ref. 1)
Santa Monica Boulevard Elementary School (now Santa Monica Boulevard Community Charter School) is located on the south side of Santa Monica Boulevard between Van Ness Avenue and Ridgewood Place. Initial construction on the campus dates to 1937.


1022 North Van Ness Avenue, 2022. Source: Google maps.

Santa Monica Boulevard Elementary is significant as an excellent example of an LAUSD elementary school representing the post-1933 Long Beach earthquake period of school construction. In 1994, it was determined eligible for listing in the National Register by consensus through Section 106 process and was accordingly listed in the California Register. Therefore, it is a mandatory historical resource as defined by CEQA.

5622 W. Santa Monica Boulevard (Map Ref. 2)
The two-story commercial building at 5622 West Santa Monica Boulevard is located on the south side of Santa Monica Boulevard between North Wilton Place and North St. Andrews Place. It was constructed in 1924.


5622 W. Santa Monica Boulevard, 2010. Source: Page & Turnbull.

5622 West Santa Monica Boulevard was identified by SurveyLA in the 2015 Hollywood CPA survey as an excellent and rare example of early commercial development located along a former streetcar line in Hollywood; most examples from this period do not retain integrity. It was found eligible for individual listing in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource for purposes of the CEQA analysis in this report.

5638 W. Santa Monica Boulevard (Map Ref. 3)
The four-story apartment building at 5638 West Santa Monica Boulevard is located along the south side of Santa Monica Boulevard between North Wilton Place and North St. Andrews Place. It was constructed in 1929.


5638 W. Santa Monica Boulevard, 2010. Source: Page & Turnbull.

5638 West Santa Monica Boulevard was identified by SurveyLA in the 2015 Hollywood CPA survey as an excellent example of a 1920s apartment house in Hollywood and was found eligible for individual listing

in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource for purposes of the CEQA analysis in this report.

5511 W. Sierra Vista Avenue (Map Ref. 4)
The Dutch Colonial Revival-style single-family residence at 5511 West Sierra Vista Avenue is located on the north side of Sierra Vista Avenue between North Wilton Place and North St. Andrews Place. It was constructed in 1903.


5511 W. Sierra Vista Avenue, 2010. Source: Page & Turnbull.

5511 West Sierra Vista Avenue was identified by SurveyLA in the 2015 Hollywood CPA survey as an excellent and rare example of early residential development in Hollywood. It was noted that the residence appears to predate surrounding development by a decade or more. The property was found eligible for individual listing in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource for purposes of the CEQA analysis in this report.

5517-5519 Sierra Vista Ave Bungalow Court (Map Ref. 5)
The Craftsman style bungalow court at 5517-5519 Sierra Vista Avenue is located on the north side of Sierra Vista Avenue between North Wilton Place and North St. Andrews Place and is composed of seven semi-detached buildings oriented around a landscaped courtyard. It was constructed in 1917.


5517-5519 Sierra Vista Ave Bungalow Court, 2015. Source: Historic Resources Group.

5517-5519 Sierra Vista Avenue was identified by SurveyLA in the 2015 Hollywood CPA survey as an excellent and rare example of the property type in Hollywood. Bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry. This is one of the earlier examples. It was found eligible for listing in the National Register, California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource for purposes of the CEQA analysis in this report.

5623 Virginia Ave (Map Ref. 6)
The Art Deco apartment house at 5623 Virginia Avenue is located on the north side of Virginia Avenue between North Wilton Place and North St. Andrews Place. It was constructed in 1932.

5623 Virginia Avenue was identified in the 2020 Hollywood CRA Survey update as an excellent example of Art Deco residential architecture in Hollywood. It was found eligible for individual listing in the California Register, and for designation as a City of Los Angeles HCM. Therefore, it is considered a potentially eligible historical resource for purposes of the CEQA analysis in this report.



5623 Virginia Ave, 2019. Source: Architectural Resources Group.

11.0 ANALYSIS OF POTENTIAL IMPACTS

Significance Threshold

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."[77] According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

According to CEQA Guidelines Section 15064(d)(1-3), in evaluating the significance of the potential environmental effect of a project on historical resources, both direct physical changes to the environment and reasonably foreseeable indirect physical changes are considered:

1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
2. An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
3. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.[78]

As applied to the evaluation of potential impacts to historical resources, direct impacts are those that may occur during construction and would include the demolition, material alteration, relocation, or conversion of a historical resource and/or its important character-defining features. Direct impacts may also involve potential damage related to adjacent underground excavation and general construction activities that could undermine the stability of a historical resource. Indirect impacts may involve new construction that results in the alteration of the surroundings of a historical resource that could remove part or all of the associated setting of an historical resource,

[77] State CEQA Guidelines, Section 15064.5(b)(1).
[78] State CEQA Guidelines, Section 15064(d)(1-3).

remove character-defining features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

The Project would construct a new commercial development including five production studios and two, six-story office towers over three levels of subterranean parking, on a parcel that is currently occupied by a three-story commercial building and a surface parking lot. Potential impacts are therefore considered both for historical resources on the Project Site and within the identified Study Area. Historical resources that immediately border the Project Site are more likely to be adversely impacted, specifically by construction activities that have the potential to de-stabilize adjacent properties or by alteration to the immediate setting of the resources in the vicinity. Resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

Evaluation of Potential Impacts

POTENTIAL IMPACTS TO HISTORICAL RESOURCES ON THE PROJECT SITE

There are no historical resources on the Project Site. The Project proposes to demolish the former Sears department store building on the Project Site. The building was not identified as a potential historical resource in the 1986, 1997, 2003, or 2010 historic resources surveys of the Hollywood Redevelopment Project Area; nor in the 2020 Hollywood Redevelopment Project Area survey update, which was conducted according to the methodology and eligibility standards developed for SurveyLA. This report re-evaluated the former Sears building and confirmed the previous findings that it is not eligible for historic designation at the federal, state, or local levels. Therefore, it is not a historical resource as defined by CEQA, and its demolition has no potential to result in impacts to historical resources on the Project Site.

POTENTIAL IMPACTS TO HISTORICAL RESOURCES IN THE STUDY AREA

A Study Area was established to evaluate potential impacts to historical resources immediately adjacent to, and in the wider vicinity of, the Project Site. The Study Area includes those properties that could be directly or indirectly affected by the Project.

According to CEQA Guidelines Section 15064(d)(1-3), in evaluating the significance of the potential environmental effect of a project on historical resources, both direct physical changes to the environment and reasonably foreseeable indirect physical changes are considered. A direct physical change in the environment is caused by and immediately related to the project, whereas an indirect physical change in the environment is not immediately related to the project, but which is caused indirectly by it. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.[79]

Previously identified historical resources directly adjacent to the Project Site are more likely to be adversely impacted by the Project, specifically by alteration to the immediate setting of the resources in the vicinity, or by construction activities that have the potential to de-stabilize adjacent properties. Previously identified historical resources that are physically separated from

[79] State CEQA Guidelines, Section 15064(d)(1-3).

the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

Potential Direct Impacts
The historical resources included within the Study Area are physically separated from the Project Site by streets, other buildings, or both. This separation effectively buffers these resources from potential direct impacts associated with construction activities on the Project Site, including the excavation for subterranean parking.[80] Therefore, there would be no potential direct impacts to historical resources in the Study Area.

Potential Indirect Impacts
The Project would construct a new mixed-use development that includes film and television production studios, creative offices, restaurants, and accessory related uses in buildings up to six stories in height over three levels of subterranean parking, on parcels currently occupied by a three-story commercial building and a surface parking lot. The Project would introduce substantial new construction that will alter the surroundings of historical resources in the immediate vicinity of the Project Site. It therefore has the potential to result in indirect impacts to those resources by altering their associated setting.

As noted above, a Study Area was established to evaluate potential indirect impacts to historical resources in the Project vicinity. The Study Area includes one (1) designated historical resource and four (4) potential historical resources identified in previous surveys of the area. All are located on the opposite side of Santa Monica Boulevard, or further, from the Project Site. As noted above, resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

The Project would not materially alter any of the historical resources in the Study Area. All four resources would remain intact in their current locations; therefore, all would retain the existing physical characteristics that convey their historic significance, and would retain integrity of *location*, *design*, *materials*, *workmanship*, *feeling*, and *association*. The only aspect of their integrity that would be affected by the Project is *setting*. The Project would construct a mixed-use development on a parcel currently occupied by one commercial building and a surface parking lot; therefore, the immediate environs of the nearby historical resources would be considerably altered by the increased height and density on the Project Site.

1022 North Van Ness Avenue

The Santa Monica Boulevard Elementary School at 1022 North Van Ness Avenue has been identified as an example of a post-1933 Long Beach earthquake LAUSD elementary school. The significance of the property is expressed through its physical features, which would not be altered by the Project; it would still convey its significance despite the change to its integrity of *setting*. Therefore, the Project would not alter the setting in an adverse manner such that the physical characteristics of the Santa Monica Boulevard Elementary School would no longer convey its historic significance.

[80] Pending results of the Noise and Vibration Study.

5622 West Santa Monica Boulevard

5622 West Santa Monica Boulevard has been identified as a rare example of early commercial development located along a former streetcar line in Hollywood. The potential eligibility of the property is expressed through its physical features, which would not be altered by the Project; it would still convey its potential eligibility for listing despite the change to its integrity of *setting*. Therefore, the Project would not alter the setting in an adverse manner such that the physical characteristics of 5622 West Santa Monica Boulevard would no longer convey its potential eligibility for listing as a historic resource.

5638 West Santa Monica Boulevard

5638 West Santa Monica Boulevard has been identified as an excellent example of a 1920s apartment house in Hollywood. The potential eligibility of the property is expressed through its physical features, which would not be altered by the Project; it would still convey its potential eligibility for listing despite the change to its integrity of *setting*. Therefore, the Project would not alter the setting in an adverse manner such that the physical characteristics of 5638 West Santa Monica Boulevard would no longer convey its potential eligibility for listing as a historic resource.

5511 West Sierra Vista Avenue

5511 West Sierra Vista Avenue has been identified as an excellent and rare example of early residential development in Hollywood. The potential eligibility of the property is expressed through its physical features, which would not be altered by the Project; it would still convey its potential eligibility for listing despite the change to its wider setting. Therefore, the Project would not alter the setting in an adverse manner such that the physical characteristics of 5511 West Sierra Vista Avenue would no longer convey its potential eligibility for listing as a historic resource.

5517-5519 West Sierra Vista Avenue

The Sierra Vista Bungalow Court at 5517-5519 West Sierra Vista Avenue has been identified as an excellent and rare example of a bungalow court, a property type which has particular significance in Hollywood. The potential eligibility of the property is expressed through its physical features, which would not be altered by the Project; it would still convey its potential eligibility despite the changes to its wider setting. Therefore, the Project would not alter the setting in an adverse manner such that the physical characteristics of 5517-5519 West Sierra Vista Avenue would no longer convey its potential eligibility for listing as a historic resource.

5623 Virginia Avenue

The Art Deco apartment house at 5623 Virginia Avenue has been identified as an excellent example of Art Deco residential architecture in Hollywood. The potential eligibility of the property is expressed through its physical features, which would not be altered by the Project; it would still convey its potential eligibility for listing despite the changes to its wider setting. Therefore, the Project would not alter the setting in an adverse manner such that the physical characteristics of 5623 Virginia Avenue would no longer convey its potential eligibility for listing as a historic resource.

Summary of Project Impacts

Analysis of the potential for the Project to create direct and indirect impacts to historical resources on the Project Site and in the identified Study Area reveals the following:

1. The former Sears department store building at 5601 West Santa Monica Boulevard is not a historical resource; therefore, its demolition would not result in significant adverse impacts to historical resources on the Project Site.
2. The Project would not result in significant adverse impacts to either the listed historical resource or to the potentially eligible historical resources in the Study Area as a result of construction activity or changes to the setting resulting from the Project.

12.0 CONCLUSION

The Project proposes to demolish the existing building on the Project Site and redevelop the parcel with a new mixed-use development that includes film and television production studios, creative offices, restaurants, and accessory related uses. There are no historical resources on the Project Site. The existing building at 5601 West Santa Monica Boulevard was constructed for Sears, Roebuck and Company in 1928. It was designed by architect George C. Nimmons and originally reflected features of the Mediterranean Revival architectural style but has been completely altered. The building was not identified as individually eligible for historic designation in any previous survey, and it is not located within a designated or potential historic district.

This report re-evaluated the building at 5601 West Santa Monica Boulevard. Based on observation of the building, a review of primary and secondary sources, and an analysis of the eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument, the previous survey findings are confirmed. 5601 West Santa Monica Boulevard is not significant under Criteria A/1/1, B/2/2, or C/3/3, and does not meet the required integrity thresholds to convey any potential historic significance that would qualify it for listing at the federal, state, or local levels. Therefore, it is not considered a historical resource as defined by CEQA, and its demolition would not have a significant effect on the environment.

The Project would not demolish, destroy, relocate, or alter any other nearby historical resources, and thus would not impair the historical significance of any other designated or potential historical resources in the Study Area. Although the Project would alter the *setting* of immediately adjacent historical resources, this change would not affect nearby resources' eligibility for designation at the federal, state, or local levels. Therefore, the Project would not result in a substantial adverse change to historical resources in the Project vicinity.

13.0 REFERENCES

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APPENDIX A

SELECTED PERMIT HISTORY

PERMIT NO.	DATE	DESCRIPTION OF WORK	OWNER	ARCHITECT / ENGINEER
LA17339	1928-06-18	Construct retail store building (155' x 134 ½')	Sears Roebuck	Geo. C. Nimmons/ Scofield-Twaits Co. (Contractor)
LA19064	1928-07-07	[REVISED] Construct retail store building (155' x 163'-2")	Sears Roebuck	Geo. C. Nimmons/Scofield-Twaits Co. (Contractor)
LA21761	1928-08-03	Details of Fire Escapes – Showing revised location on north elevation	Sears Roebuck Co	Geo. C. Nimmons/Scofield-Twaits Co. (Contractor)
LA26249	1928-09-20	To erect a canopy on a loading platform in the rear of the bldg. now under construction under building permit #19064	Sears Roebuck Co	Geo. C. Nimmons/Scofield-Twaits Co. (Contractor)
LA26669	1928-09-25	Construct tire changing building (30' x 20')	Sears Roebuck Co	Nimmons, Carr & Wright/ Scofield-Twaits Co. (Contractor)
LA21726	1929-08-23	Build brick incinerator in boiler room of present bldg. adjacent to present boiler	Sears Roebuck Co.	Martin Schwab/Hareity Co. (Contractor)
LA10130	1930-05-02	Present bldg. to be moved on same lot. 2 ell[sic] additions 10' x 10' to be added	Sears Roebuck and Co.	N/A
LA08156	1934-06-25	Strengthen tower; swing joints on sprinkler; tension springs around sprinkler	Sears Roebuck and Co	Oliver S. Brown (Engineer)/Lindgren & Swinerton Inc. (Contractor)
LA02556	1936-02-04	Foundation only	Sears Roebuck & Co.	[OWNER]/O. G. Bowen (Engineer)/Ford J. Twaits Co. (Contractor)
LA06337	1936-03-19	Addition to present bldg.	Sears, Roebuck & Co.	O. G. Bowen (Engineer)/Ford J. Twaits Co. (Contractor)
LA33621	1936-11-27	Sales room for pottery – Construct 10' x 52' building	Sears Roebuck Co.	Nigg Engr. Corp (Contractor)

PERMIT NO.	DATE	DESCRIPTION OF WORK	OWNER	ARCHITECT / ENGINEER
LA33622	1936-11-27	Tire & battery sales – Construct new 20' x 77' building	Sears Roebuck	Nigg. Engr. Corp (Contractor)
LA32956	1937-10-05	Erect tire rack & enlarge battery storage space – install two ventilating fans.	Sears Roebuck & Co.	Hal McGren (Contractor)
LA07709	1942-??-??	Green House – construct 18' x 35' building	Sears, Roebuck and Co.	Murray Erick (Engineer)
LA15026	1947-??-13	Remove & replace existing flooring (200' approx.) where sleepers have dry rotted. Sag in floor has caused entrance doors to sag & operate poorly. These doors are to be removed and replaced along with Pixon hinges for same.	Sears Roebuck & Co.	Pozzo Constr. Co. (Contractor)
LA17979	1947-07-28	Display cottage with 2 rooms – construct 20' x 20' building	Sears Roebuck & Co.	Calif. Pre-fab. Co. (Contractor)
LA28369	1952—02-18	Signage – (4) metal signs, wall; (20) transformers – each sign approx. 500 lbs.	Sears, Roebuck & Co.	Electrical Prod. Corp. (Contractor)
LA30935	1952-06-02	Signage – (2) metal signs, projecting & wall; (6) transformers – approx. 75lbs and 250lbs.	Sears, Roebuck & Co.	Electrical Prod. Corp. (Contractor)
LA33204	1952-05-06	Auto Service Bldg. - It is proposed to add carport & alter interior of exist. bldg. (20' x 124')	Sears, Roebuck & Co.	Pozzo Const. Co. (Contractor)
LA61972	1953-06-02	Cut exist. floor 1st & 2nd floor – reframe and install 2 floors of escalators [all interior work]	Sears, Roebuck & Co.	Stiles Clements
LA63185	1953-06-18	Change footings under Cols from 5'-0" to combined footing 11'-3" x 4'-6"	Sears, Roebuck & Co.	Stiles Clements
LA43879	1956-05-23	Addition of cooling tower & compressor room	Sears, Roebuck & Co.	Donald Douglas (Engineer)/ F. B.

PERMIT NO.	DATE	DESCRIPTION OF WORK	OWNER	ARCHITECT / ENGINEER
				Gardner Co. (Contractor)
LA75675	1957-06-27	Remove cast stone coping adj. to street and exit courts	Sears, Roebuck & Co.	Williams Waterproofing Co. (Contractor)
LA09498	1958-08-18	Lath House – construct new 14' x 30' building	Sears Roebuck & Co..	C. F. Knowlton (Engineer)/Airflow Aluminum Awning (Contractor)
LA24161	1959-02-10	Demolish portion of exist. curtain wall & plas. Vert face of soffit	Sears, Roebuck & Co.	Bibb-Remen & Bibb (Contractor)
LA31764	1959-05-11	Employee's cafeteria & lunch rm within existing bldg. – 3rd flr	Sears, Roebuck & Co.	[OWNER]
LA60321	1960-05-11	Addition to snack bar. Close in with glass, new counters, etc. (8' x 47' addition)	Sears, Roebuck & Co.	Joseph Halferer (Engineer)
LA47786	1963-09-17	Replace wood doors w/ alum.	Sear's Roebuck & Co.	E & T Constructors (Contractor)
LA49108	1972-04-18	New exterior & one-story addition	Sears, Roebuck & Co.	Lott-Collins & Assoc./Steinbrugge & Moon Inc. (Engineer)/E & T Constructors (Contractor)
LA52896	1972-06-19	Northwest wall wet sandblast for re-stucco	Sears, Roebuck & Co.	Ace Sand Blast Co. (Contractor)
LA54315	1972-07-14	Wall sign (Individual letters)	Sears, Roebuck & Co.	Lott. Collins & Associates/Rich Signs Co. (Contractor)
LA25641	1976-05-05	Roof sign	Sears	Barry Baron/Alert Signs (Contractor)

APPENDIX B

HISTORIC PHOTOGRAPHS AND AERIALS



Sears Hollywood, 1928. (Source: Calisphere, Los Angeles Public Library Photo Collection)



Historic aerial of 5601 W. Santa Monica Boulevard, 1928. The Sears Department Store is outlined in red. (Source: UCSB Fairchild Aerials)



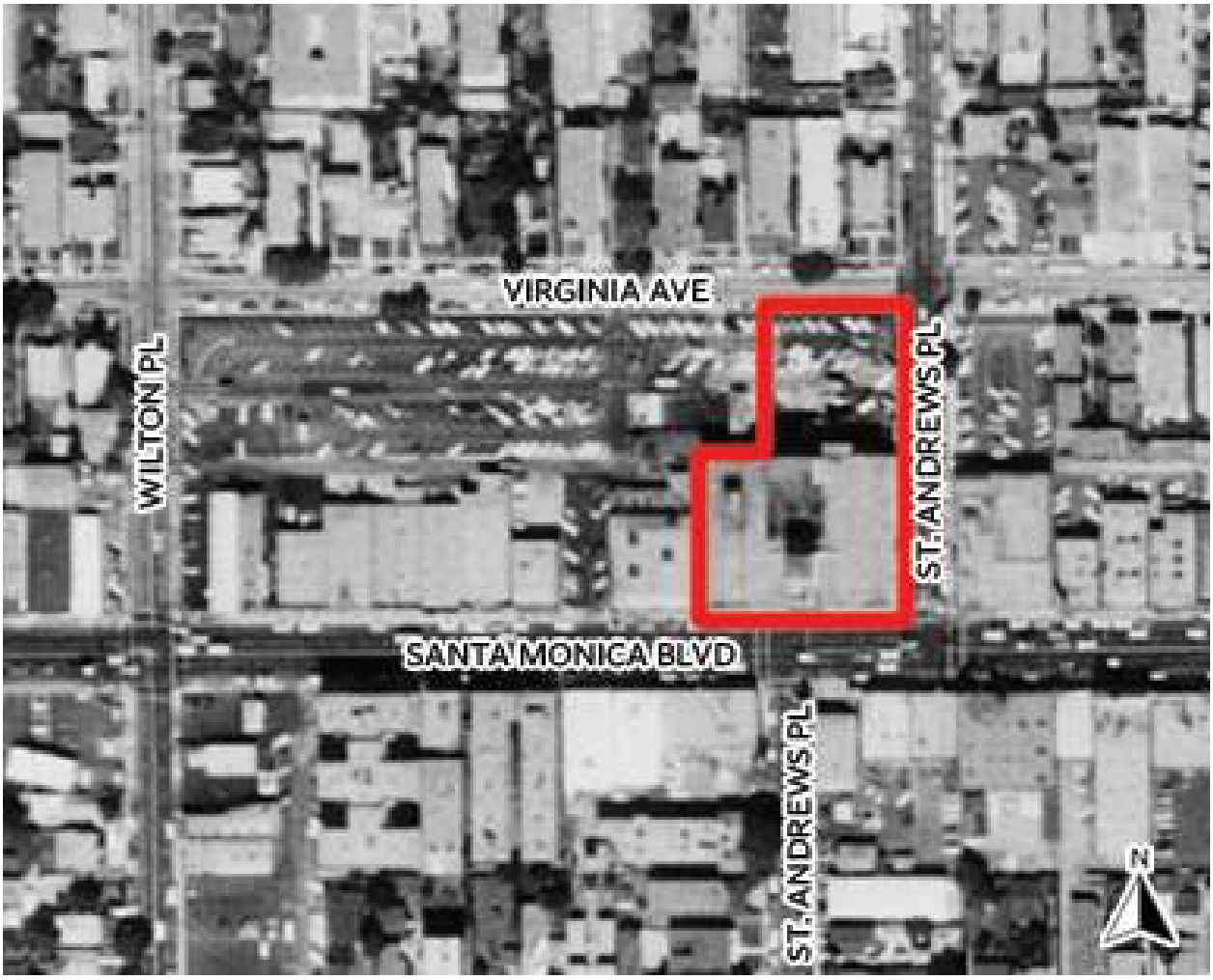
Historic aerial of 5601 W. Santa Monica Boulevard, 1938. The Sears Department Store is outlined in red. (Source: UCSB Fairchild Aerials)



Historic aerial of 5601 W. Santa Monica Boulevard, 1952. The Sears Department Store is outlined in red. (Source: UCSB Fairchild Aerials)



Historic aerial of 5601 W. Santa Monica Boulevard, 1960. The Sears Department Store is outlined in red. (Source: UCSB Fairchild Aerials)



Historic aerial of 5601 W. Santa Monica Boulevard, 1965. The Sears Department Store is outlined in red. (Source: UCSB Fairchild Aerials)

APPENDIX C

PROJECT INFORMATION



5601 W. SANTA MONICA BLVD.
ENTITLEMENT SUBMITTAL - REVISED FEBRUARY 9, 2022

ECHELON STUDIOS

DEVELOPED BY BARDAS INVESTMENT GROUP

HRA House & Robertson ARCHITECTS

RIOS

ECHELON STUDIOS

5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

NOT FOR CONSTRUCTION



SEATING / ALCOHOL

1/A5.01 EAST BUILDING F&B

INDOOR AREA	4,885 SF
OUTDOOR AREA	2,665 SF
TOTAL AREA	7,550 SF
INDOOR SEATS	166
OUTDOOR SEATS	185
TOTAL SEATS	351
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

2/A5.01 WEST BUILDING F&B

INDOOR AREA	1,308 SF
OUTDOOR AREA	437 SF
TOTAL AREA	1,745 SF
INDOOR SEATS	61
OUTDOOR SEATS	54
TOTAL SEATS	115
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

3/A5.01 LEVEL 03 TENANT AMENITY

INDOOR AREA	1,979 SF
OUTDOOR AREA	1,104 SF
TOTAL AREA	3,083 SF
INDOOR SEATS	87
OUTDOOR SEATS	72
TOTAL SEATS	159
ALCOHOL TYPE	BEER & WINE
HOURS OF OPERATION	7:30AM - 9PM

TOTAL AREA

INDOOR AREA	8,172 SF SF
OUTDOOR AREA	4,206 SF
TOTAL AREA	12,378 SF

TOTAL SEATS

INDOOR SEATS	314
OUTDOOR SEATS	311
TOTAL SEATS	625

VICINITY MAP



RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT# **20283**

CONSULTANT

NOT FOR CONSTRUCTION

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RIOS
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PROJECT MANAGEMENT
NAME
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T:
Contacts:
e-mail:

GENERAL CONTRACTOR
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Address Line 2
T:
Contacts:
e-mail:

EXPEDITOR
NAME
Address
Address Line 2
T:
Contact:
e-mail:

GEOTECHNICAL ENGINEER
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

CIVIL ENGINEER
NAME
Address
Address Line 2
T:
Contact:
e-mail:

STRUCTURAL
NAME
Address
Address Line 2
T:
Contact:
e-mail:

MECHANICAL, ELECTRICAL PLUMBING ENGINEER
NAME
Address
Address Line 2
T:
Contact:
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GEOTECHNICAL ENGINEER
NAME
Address
Address Line 2
T:
Contact:
e-mail:

IRRIGATION CONSULTANT
NAME
Address
Address Line 2
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SURVEYOR
NAME
Address
Address Line 2
T:
Contacts:
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TITLE 24 ENERGY CONSULTANT
NAME
Address
Address Line 2
T:
Contacts:
e-mail:

PROJECT DATA

PROJECT DESCRIPTION

The project proposes the construction of approximately 510,621 sf development consisting of production studios, offices, retail, and related accessory uses.

The project includes approximately 110,074 sf of production studios and related support space; 388,286 sf of creative office; 12,378 sf of restaurant; within one interconnected building up to 94' ft in height.

The project includes approximately 981 automobile parking spaces provided on-site in a subterranean three-level parking garage and 162 bicycle parking spaces.

SITE ADDRESS

5601 - 5673 W. Santa Monica Blvd.;
5612 - 5666 W. Virginia Ave.;
1110 - 1118 N. Wilton Pl.
Los Angeles, CA 90038

LEGAL INFORMATION

APN: 5536-012-017

LOT AREA: 225,747.5 SF (212,556.86 SF per ZIMAS)

LEGAL DESCRIPTION: Lots FR1 to FR12, Block 9 of Lemona Tract, Lots 7 to 14, Block 8 of La Paloma Tract, and Lots 1 to 3 of Tract TR 9834

ZONING SUMMARY

EXISTING ZONING: (T)(Q)RAS4-2D per Ord 179,284
UNDERLYING ZONING: R4-1VL and C3-1VL
REQUESTING ZONE CHANGE TO: C4-2D

FAR ALLOWED PER (T)(Q)RAS4-2D: 3.84 : 1
FAR ALLOWED PER C4-2D: 6 : 1
FAR PROPOSED: 2.44 : 1

FLOOR AREA PROPOSED: 551,258 SF

BUILDING HEIGHT LIMIT PER C4-2D: UNLIMITED
BUILDING HEIGHT PROPOSED: 92' - 11" (6 STORIES) TOWERS
63' - 0" (1 STORY) SOUNDSTAGES
60' - 0" (2 STORIES OVER PARKING) BUNGALOWS

SETBACKS: NO SETBACKS REQUIRED
SETBACKS PROPOSED: N WILTON PL: 0' - 0"
VIRGINIA AVE: 0' - 0"
SANTA MONICA BLVD: 0' - 0"
ST ANDREWS PL: 0' - 0"

PROJECT DATA

PARKING TOTALS

PARKING REQUIRED per LAMC 12.21-A.4(x)(3): 1,012 SPACES AT 2/1,000 SF
Parking stalls replaced at a 1:4 ratio by bicycle parking per LAMC 12.21-A.4: 40 spaces

NET PARKING REQUIRED: 981 SPACES
PARKING SPACES PROVIDED: 981 SPACES

PARKING BREAKDOWN

STANDARD SPACES: 665
COMPACT SPACES: 296
ADA SPACES: 20
TOTAL: 981

Parking includes tandem parking.

ADDITIONAL PARKING REQUIREMENTS : EV AND LOW-EMITTING VEHICLES

EV CHARGING REQUIRED AND PROVIDED:
EV CHARGING SPACES (INCLUSIVE OF EV-READY SPACES AND EV CHARGING STATIONS): 295 (30% OF TOTAL per LAMC 99.05.106.5.3.3.)
EV CHARGING STATIONS: 99 (10% OF TOTAL per LAMC 99.05.106.5.3.3)
EV-READY SPACES: 196

ADA EV CHARGING STATIONS REQUIRED (per CBC 11B-228.3.2.1) AND PROVIDED:
ADA VAN EVCS: 1
ADA STANDARD EVCS: 3
AMBULATORY EVCS: 3

LOW-EMITTING VEHICLE PARKING REQUIRED (per CCR Title 24 5.106.5.2) AND PROVIDED:
TOTAL SPACES PROVIDED 79 (8% OF TOTAL PARKING PROVIDED)

BICYCLE PARKING AND SHOWERS/LOCKERS

BICYCLE PARKING REQUIRED (per LAMC 12.21-A.16(a)(2)) AND PROVIDED:

USE	AREA	LT RATIO	LT BIKES	ST RATIO	ST BIKES
OFFICE/STUDIO	498,243 SF	1:5,000	99.6	1:10,000	49.8
RESTAURANT	12,378 SF	1:2,000	6.2	1:2,000	6.2
		TOTAL	105.8 LT		56.0 ST

BICYCLE PARKING PROVIDED:

LONG TERM (LT): 106
SHORT TERM (ST): 56
TOTAL: 162

LOCKERS AND SHOWERS REQUIRED (per LAMC 91.6307) AND PROVIDED:

LOCKERS REQUIRED AND PROVIDED: 162 TOTAL
SHOWERS REQUIRED AND PROVIDED: 5 PER GENDER

OPEN SPACE PROVIDED

TOTAL OPEN SPACE PROVIDED:
COMMON: 34,204 SF
PRIVATE: 12,088 SF
TOTAL: 46,292 SF

FLOOR AREA ANALYSIS

FLOOR AREA PER LAMC 12.03:
"The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas."

FLOOR AREA BY LEVEL

LEVEL P1

OFFICE	18,470
AREA - SUBTOTAL	18,470 SF

LEVEL 01

OFFICE	15,109
RESTAURANT	9,295
PRODUCTION	91,870
PRODUCTION SUP.	18,087
AREA - SUBTOTAL	134,361 SF

LEVEL 02

OFFICE	52,246
AREA - SUBTOTAL	52,246 SF

LEVEL 03

OFFICE	100,674
RESTAURANT	3,083
AREA - SUBTOTAL	103,757 SF

LEVEL 04

OFFICE	84,718
AREA - SUBTOTAL	84,718 SF

LEVEL 05

OFFICE	60,129
AREA - SUBTOTAL	60,129 SF

LEVEL 06

OFFICE	56,940
AREA - SUBTOTAL	56,940 SF

FLOOR AREA - TOTAL 510,621 SF

FLOOR AREA BY USE

USE TOTAL

OFFICE	388,286
RESTAURANT	12,378
PRODUCTION	91,870
PRODUCTION SUP.	18,087

FLOOR AREA - TOTAL 510,621 SF

BUILDING CONSTRUCTION

OCCUPANCY: B

CONSTRUCTION TYPE: TYPE 1A

STORIES: 6 STORIES

SPRINKLERS: FULLY SPRINKLERED PER NFPA 903.3.1.1

APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA CODE OF REGULATIONS (CCR): TITLE 24 BUILDING STANDARDS
CALIFORNIA CODE OF REGULATIONS (CCR): TITLE 22 & TITLE 17, CALIFORNIA HEALTH LAWS RELATED TO RECYCLED WATER
ALL w/ LOS ANGELES AMENDMENTS

SHEET INDEX

SHEET LIST ARCHITECTURAL

ARCHITECTURAL

SHEET NO.	SHEET NAME	ENTITLEMENT 05.01.21	REV 1 09.01.21	REV 2 02.09.22
A0.00	COVER PAGE	•	•	•
A0.01	INDEX, PROJECT DATA, & NOTES	•	•	•
A0.02	GENERAL NOTES & ABBR	•	•	•
A1.01	PLOT PLAN	•	•	•
A2.02	PARKING PLAN - P3	•	•	•
A2.03	PARKING PLAN - P2	•	•	•
A2.04	PARKING PLAN - P1	•	•	•
A2.05	FLOOR PLAN - LEVEL 1	•	•	•
A2.06	FLOOR PLAN - LEVEL 2	•	•	•
A2.07	FLOOR PLAN - LEVEL 3	•	•	•
A2.08	FLOOR PLAN - LEVEL 4	•	•	•
A2.09	FLOOR PLAN - LEVEL 5	•	•	•
A2.10	FLOOR PLAN - LEVEL 6	•	•	•
A3.01	EXT ELEVATIONS - SOUTH	•	•	•
A3.02	EXT ELEVATIONS - EAST & WEST	•	•	•
A3.03	EXT ELEVATIONS - NORTH	•	•	•
A4.01	SECTIONS	•	•	•
A4.02	SECTIONS	•	•	•
A4.03	SECTIONS	•	•	•
A5.01	ENLARGED PLAN	•	•	•
A10.01	RENDERING	•	•	•
A10.02	RENDERING	•	•	•
A10.03	RENDERING	•	•	•
A10.04	RENDERING	•	•	•
A10.05	MATERIAL PALETTE			•

SHEET LIST LANDSCAPE

LANDSCAPE

SHEET NO.	SHEET NAME	ENTITLEMENT 05.01.21	REV 1 09.01.21	REV 2 02.09.22
L0.01	EXISTING TREE PLAN	•	•	•
L0.02	EXISTING TREE PLAN EAST	•	•	•
L1.01	GROUND PLANE WEST	•	•	•
L1.02	GROUND PLANE EAST	•	•	•
L1.03	LEVEL 3 WEST	•	•	•
L1.04	LEVEL 3 EAST	•	•	•
L1.05	LEVEL 4 WEST	•	•	•
L1.06	LEVEL 4 EAST	•	•	•
L1.07	LEVEL 5 WEST	•	•	•
L1.08	LEVEL 5 EAST	•	•	•
L1.09	LEVEL 6 WEST	•	•	•
L1.10	LEVEL 6 EAST	•	•	•
L5.08	HARDSCAPE PALETTE			•

ECHELON STUDIOS
5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

REVISIONS
1 **09.01.21 REVISED SUBMITTAL**
2 **02.09.22 REVISED SUBMITTAL**

ISSUED
05.01.21 ENTITLEMENT SUBMITTAL
09.01.21 REVISED SUBMITTAL
02.09.22 REVISED SUBMITTAL

FILENAME [TYPE FILE NAME]

DRAWING TITLE
INDEX, PROJECT DATA, & NOTES

DATE **02.09.22**

SCALE As indicated [WHEN PRINTED ON 30"X42" SHEET]

DRAWING NO. **A0.01**

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Published: 4/1/2021 2:27:30 PM

POWER & COMMUNICATION GRAPHIC SYMBOLS CONT.

- WALL MOUNTED DUPLEX
- WALL MOUNTED FOURPLEX
- WALL MOUNTED DEDICATED DUPLEX
- WALL MOUNTED SEPARATE DUPLEX
- WALL MOUNTED DEDICATED FOURPLEX
- WALL MOUNTED HALF DEDICATED FOURPLEX
- WALL MOUNTED SPECIAL OUTLET
- WALL MOUNTED TELEPHONE RECEPTACLE
- WALL MOUNTED TELE/DATA RECEPTACLE
- WALL MOUNTED DATA RECEPTACLE
- AVT — WALL MOUNTED A/V TROUGH
- AV — WALL MOUNTED A/V RECEPTACLE
- CTV — WALL MOUNTED CABLE TV RECEPTACLE
- WALL MOUNTED VOICE/DATA JUNCTION BOX
- J — WALL MOUNTED ELECTRICAL JUNCTION BOX
- V — WALL MOUNTED SYSTEMS PANEL VOICE/DATA INFEED
- P — WALL MOUNTED SYSTEMS PANEL POWER INFEED
- PP — POWER POLE
- ELECTRIC PIGTAIL
- MS — DOOR RELEASE MOTION SENSOR
- ML — ELECTRO-MAGNETIC LOCK
- CR — CARD READER
- EH — ELECTRIC HINGE
- EL — ELECTRIC LOCKSET
- ES — ELECTRIC STRIKE
- DR — DOOR RELEASE
- DC — DOOR MONITOR CONTACT
- KS — KEY SWITCH
- H — DOOR HOLD OPEN
- IC — INTERCOM
- B — BELL PUSH BUTTON
- DDC — DOUBLE DOOR MONITOR CONTACT
- ADO — AUTOMATIC DOOR OPENER
- DR — REMOTE DOOR RELEASE BUTTON
- IA — INTRUSION ALARM
- B — DOOR BELL

REFLECTED CEILING GRAPHIC SYMBOLS

- ACOUSTICAL CEILING AND GRID
- MAIN RUNNER
- FLUORESCENT LIGHT FIXTURE
- NIGHT LIGHT/24 HR. CIRCUIT
- EXISTING TO BE REMOVED
- UNDER CABINET FLUORESCENT FIXTURE
- FLUORESCENT STRIP FIXTURE
- FLUORESCENT PENDANT FIXTURE
- X'-X" / X'-X" — CEILING HEIGHT CHANGE
- XX' - XX' — DIMENSION OF CEILING ABOVE FINISH FLOOR
- XXX — LIGHT FIXTURE TYPE
- ? — CEILING FINISH
- CEILING MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S) AND DIRECTION OF ARROW(S)
- EXHAUST FAN
- SD — SMOKE DETECTOR
- ST — STROBE
- FIRE SPRINKLER
- S — SPEAKER
- MOTION DETECTOR
- ACCESS DOOR
- C — SECURITY CAMERA
- T — THERMOSTAT
- LIGHT SWITCH
- DIMMER SWITCH
- PROJECTION SCREEN
- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING, RELOCATED FIXTURE

POWER & COMMUNICATIONS GRAPHIC SYMBOLS

- P — FLUSH FLOOR SYSTEMS PANEL POWER INFEED
- FLUSH FLOOR DUPLEX/VOICE/DATA
- FLUSH FLOOR DEDICATED DUPLEX/VOICE/DATA
- FLUSH FLOOR SEPARATE DUPLEX/VOICE/DATA
- FLUSH FLOOR FOURPLEX/VOICE/DATA
- AV — FLUSH FLOOR DEDICATED FOURPLEX/VOICE/DATA
- FLUSH FLOOR HALF DEDICATED FOURPLEX/VOICE/DATA
- AV — FLUSH FLOOR DUPLEX/AV/VOICE/DATA
- AV — FLUSH FLOOR FOURPLEX/AV/VOICE/DATA
- FLUSH FLOOR QUADPLEX/ VOICE/DATA
- AV — FLUSH FLOOR QUADPLEX/ AV/ VOICE/DATA

- FLUSH FLOOR POKE THRU DUPLEX
- FLUSH FLOOR POKE THRU FOURPLEX
- FLUSH FLOOR POKE THRU DEDICATED DUPLEX
- FLUSH FLOOR POKE THRU SEPARATE DUPLEX
- FLUSH FLOOR POKE THRU DEDICATED FOURPLEX
- FLUSH FLOOR POKE THRU HALF DEDICATED FOURPLEX
- FLUSH FLOOR POKE THRU TELEPHONE OUTLET
- FLUSH FLOOR POKE THRU TELE/DATA RECEPTACLE
- FLUSH FLOOR POKE THRU DATA RECEPTACLE
- AV — FLUSH FLOOR POKE THRU A/V RECEPTACLE
- V — FLUSH FLOOR POKE THRU SYSTEMS PANEL VOICE/DATA INFEED
- P — FLUSH FLOOR POKE THRU SYSTEMS PANEL POWER INFEED
- FLUSH FLOOR POKE THRU DUPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU DEDICATED DUPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU SEPARATE DUPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU FOURPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU DEDICATED FOURPLEX/VOICE/DATA
- FLUSH FLOOR POKE THRU HALF DEDICATED FOURPLEX/VOICE/DATA
- AV — FLUSH FLOOR POKE THRU DUPLEX/AV/VOICE/DATA
- AV — FLUSH FLOOR POKE THRU FOURPLEX/AV/VOICE/DATA

- SURFACE MOUNTED FLOOR DUPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR FOURPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR DEDICATED DUPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR SEPARATE DUPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR DEDICATED FOURPLEX/VOICE/DATA
- SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX/VOICE/DATA
- AV — SURFACE MOUNTED FLOOR DUPLEX/AV/VOICE/DATA
- AV — SURFACE MOUNTED FLOOR FOURPLEX/AV/VOICE/DATA
- SURFACE MOUNTED FLOOR POKE THRU DUPLEX
- SURFACE MOUNTED FLOOR POKE THRU FOURPLEX
- SURFACE MOUNTED FLOOR POKE THRU DEDICATED DUPLEX
- SURFACE MOUNTED FLOOR POKE THRU SEPARATE DUPLEX
- SURFACE MOUNTED FLOOR POKE THRU DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR POKE THRU HALF DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR POKE THRU TELEPHONE OUTLET
- SURFACE MOUNTED FLOOR POKE THRU TELE/DATA RECEPTACLE
- SURFACE MOUNTED FLOOR POKE THRU DATA RECEPTACLE
- AV — SURFACE MOUNTED FLOOR POKE THRU A/V RECEPTACLE
- V — SURFACE MOUNTED FLOOR SYSTEMS PANEL VOICE/DATA INFEED
- P — SURFACE MOUNTED FLOOR SYSTEMS PANEL POWER INFEED
- AV — SURFACE MOUNTED FLOOR POKE THRU DUPLEX/AV/VOICE/DATA
- AV — SURFACE MOUNTED FLOOR POKE THRU FOURPLEX/AV/VOICE/DATA

- FLUSH FLOOR DUPLEX
- FLUSH FLOOR FOURPLEX
- FLUSH FLOOR DEDICATED DUPLEX
- FLUSH FLOOR SEPARATE DUPLEX
- FLUSH FLOOR DEDICATED FOURPLEX
- FLUSH FLOOR HALF DEDICATED FOURPLEX
- FLUSH FLOOR TELEPHONE OUTLET
- FLUSH FLOOR TELE/DATA RECEPTACLE
- FLUSH FLOOR DATA RECEPTACLE
- AV — FLUSH FLOOR A/V RECEPTACLE
- V — FLUSH FLOOR SYSTEMS PANEL VOICE/DATA INFEED

- SURFACE MOUNTED FLOOR DUPLEX
- SURFACE MOUNTED FLOOR FOURPLEX
- SURFACE MOUNTED FLOOR DEDICATED DUPLEX
- SURFACE MOUNTED FLOOR SEPARATE DUPLEX
- SURFACE MOUNTED FLOOR DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX
- SURFACE MOUNTED FLOOR TELEPHONE OUTLET
- SURFACE MOUNTED FLOOR TELE/DATA RECEPTACLE
- SURFACE MOUNTED FLOOR DATA RECEPTACLE
- AV — SURFACE MOUNTED FLOOR A/V RECEPTACLE
- V — SURFACE MOUNTED FLOOR SYSTEMS PANEL VOICE/DATA INFEED
- P — SURFACE MOUNTED FLOOR SYSTEMS PANEL POWER INFEED

FIRE PROTECTION GRAPHIC SYMBOLS

- FHC — FIRE HOSE CABINET
- FE — FIRE EXTINGUISHER WITHOUT CABINET
- FEC — FIRE EXTINGUISHER CABINET
- FV — FIRE VALVE WITHOUT CABINET
- FVC — FIRE VALVE CABINET
- FA — FIRE ALARM PULL

SYMBOLS

CONSTRUCTION

- XX / XX — COLUMN GRID
- Name / Elevation — LEVEL HEAD
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- A9A — REFERENCE TO PARTITION TYPE
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- X'-X" / X'-X" — ELEVATION TRANSITION
- ELEVATION DATUM POINT
- CENTERLINE
- ROOM NAME / 101 / 999.999 — ROOM NAME, ROOM NUMBER, ROOM AREA
- XXXX — DOOR NUMBER (WITH SCHEDULE)
- XXX — WINDOW NUMBER (WITH SCHEDULE)
- ALIGN — ALIGN WITH ESTABLISHED SURFACES
- 1 — SHEET NOTE
- XX — REVISION REFERENCE
- 1 / AXX.XX — EXTERIOR ELEVATION DIRECTION, LOCATION ON ROW WHERE SHOWN, SHEET WHERE SHOWN
- 1 / 1 A101 1 / 1 — INTERIOR ELEVATION DIRECTION, LOCATION ON ROW WHERE SHOWN, SHEET WHERE SHOWN
- XX / AXX.XX — SIM — DESCRIPTION OF SIMILAR, DETAIL NUMBER, SHEET WHERE SHOWN
- AREA TO BE DETAILED
- 1 / AXX.XX — SIM — BUILDING SECTION, DETAIL NUMBER, SHEET WHERE SHOWN
- 1 / AXX.XX — SIM — WALL SECTION, DETAIL NUMBER, SHEET WHERE SHOWN
- 1 / AXX.XX — SIM — DETAIL SECTION, DETAIL NUMBER, SHEET WHERE SHOWN
- MATCH LINE REFERENCE, LOCATION ON ROW WHERE SHOWN, SHEET WHERE SHOWN
- MATCH LINE SEE 99 /XAXX.XX

FINISH

- ? — FLOOR FINISH
- ? — WALL FINISH, EXTENT OF FINISH
- ? — CEILING FINISH
- CHANGE IN FLOOR FINISH

FURNITURE

- FURNITURE CODE
- FINISH: SEAT FINISH, BACK FINISH
- XX-XX.X.X
- EXISTING FURNITURE
- MILLWORK
- XXXX — MILLWORK SCHEDULE TAG (IF USED)

ABBREVIATIONS

A	
ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND
B	
BLDG	BUILDING
BOLLD	BOLLARD
BD	BOARD
BLKG	BLOCKING
BRDLM	BROADLOOM
BU	BUILT UP
C	
CAB	CABINET
CPT	CARPET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CLG	CEILING
COATG	COATING
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CMU	CONCRETE MASONRY UNIT
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
$	DOLLAR (US CURRENCY)
DR	DOOR
DSCON	DISCONNECT
DWR	DRAWER
E	
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR
F	
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FPLC	FIREPLACE
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FXD	FIXED
FXTR	FIXTURE
FLR	FLOOR(ING)
FURN	FURNITURE
FWC	FABRIC WALL COVERING
G	
GA	GAUGE
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I	
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INTLK	INTERLOCK(ING)
INT	INTERIOR
INFILTR	INFILTRATION
J	
JAN	JANITOR
K	
KIT	KITCHEN
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	
LAV	LAVATORY
LB	POUND
£	BRITISH POUND (CURRENCY)
LT	LIGHT
LVLG	LEVELING
LVR	LOUVER
M	
MAX	MAXIMUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
MET	METAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD
OPNG	OPENING(S)
OPR	OPERABLE
P	
PTN	PARTITION
PEDTR	PEDESTRIAN
PBD	PARTICLE BOARD
PNL	PANEL
POB	POINT OF BEGINNING
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PRTECN	PROTECTION
R	
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
REINF	REINFORCE(D)(ING)(MENT)
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
SCR	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
T&G	TONGUE AND GROOVE
TYP	TYPICAL
U	
UNDRLAY	UNDERLAYMENT
UTIL	UTILITY
UNO	UNLESS NOTED OTHERWISE
V	
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WT	WEIGHT
WTRPRF	WATERPROOFING

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PROJECT# 20283

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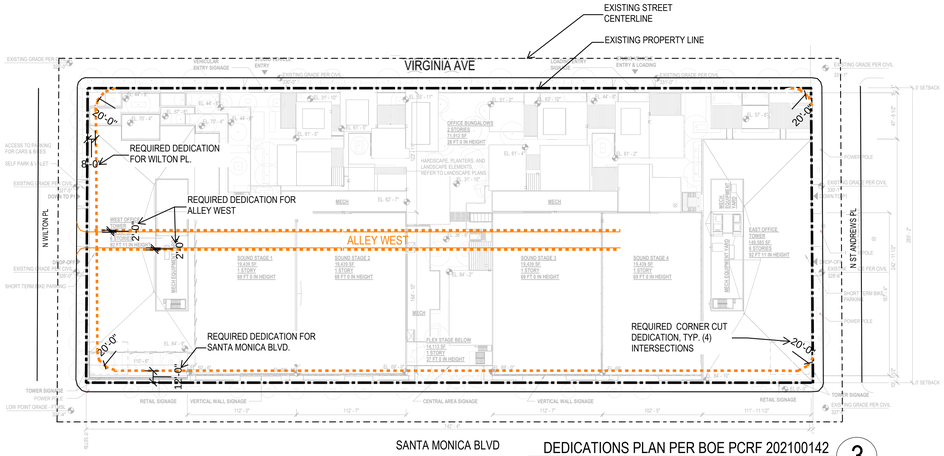
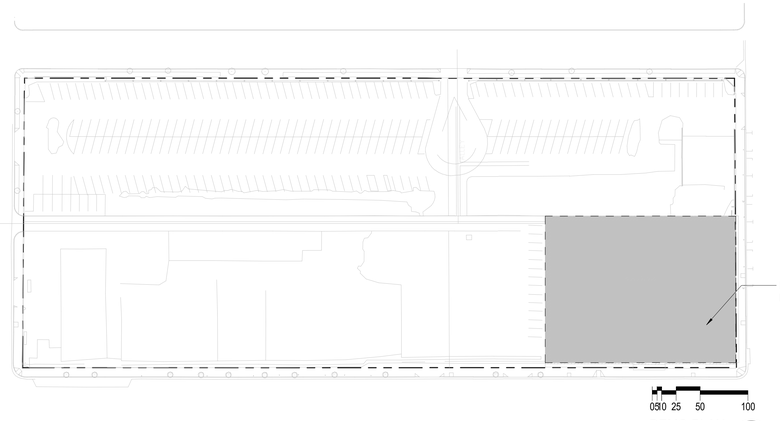
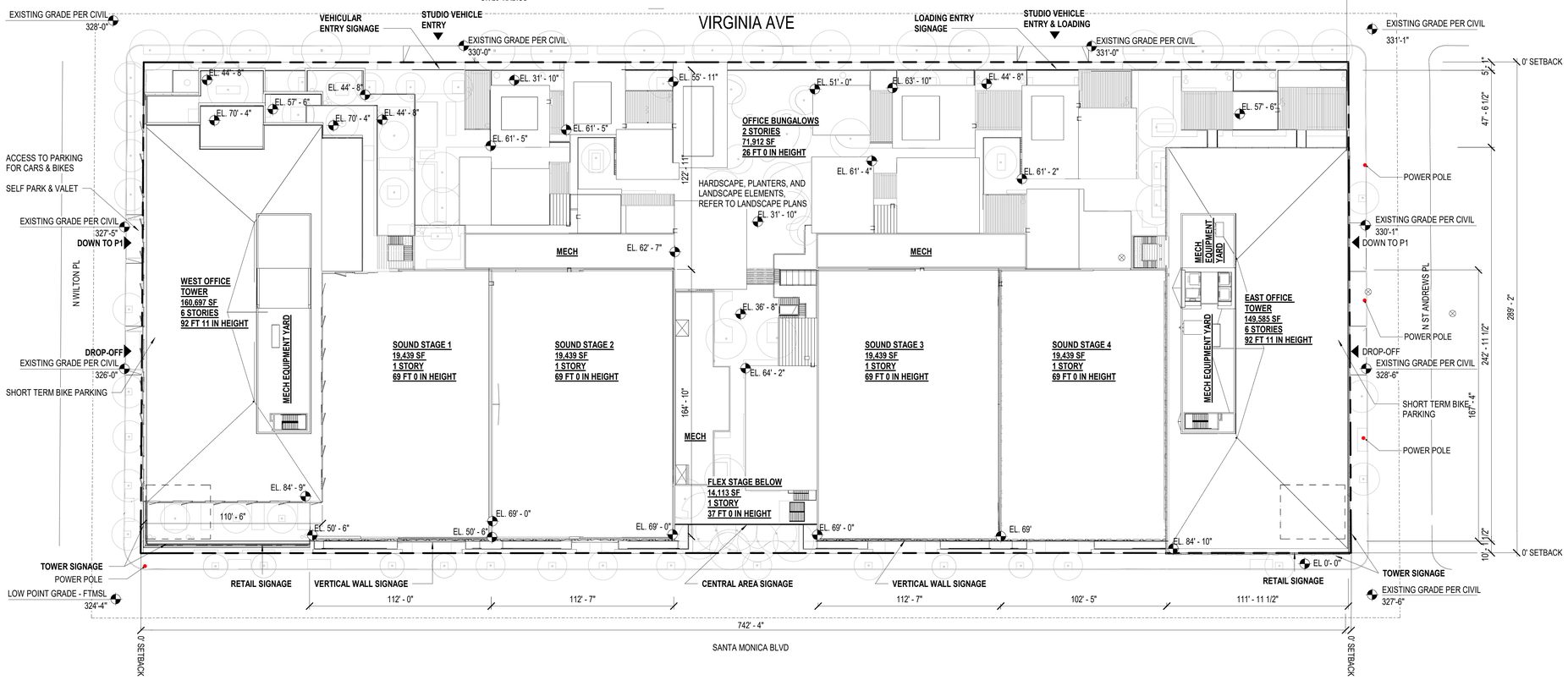


STREET DEDICATIO	REQUIRED	REQUEST FOR WAIVER
WILTON PLACE	8' DEDICATION, 5' WIDENING	YES
SANTA MONICA BLVD.	12' DEDICATION, 7' WIDENING	YES
ALLEY WEST	2' DEDICATION, 2' WIDENING	YES
ALL FOUR INTERSECTIONS	15' X 15' CORNER CUT OR 20' RADIUS	YES

DEDICATIONS PLAN PER BOE PCRF 202100142 — 3



DEMO PLAN — 1
1/64" = 1'-0"



PLOT PLAN / ROOF PLAN / SITE PLAN — 2
1/32" = 1'-0"

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DRAWING TITLE PLOT PLAN 01

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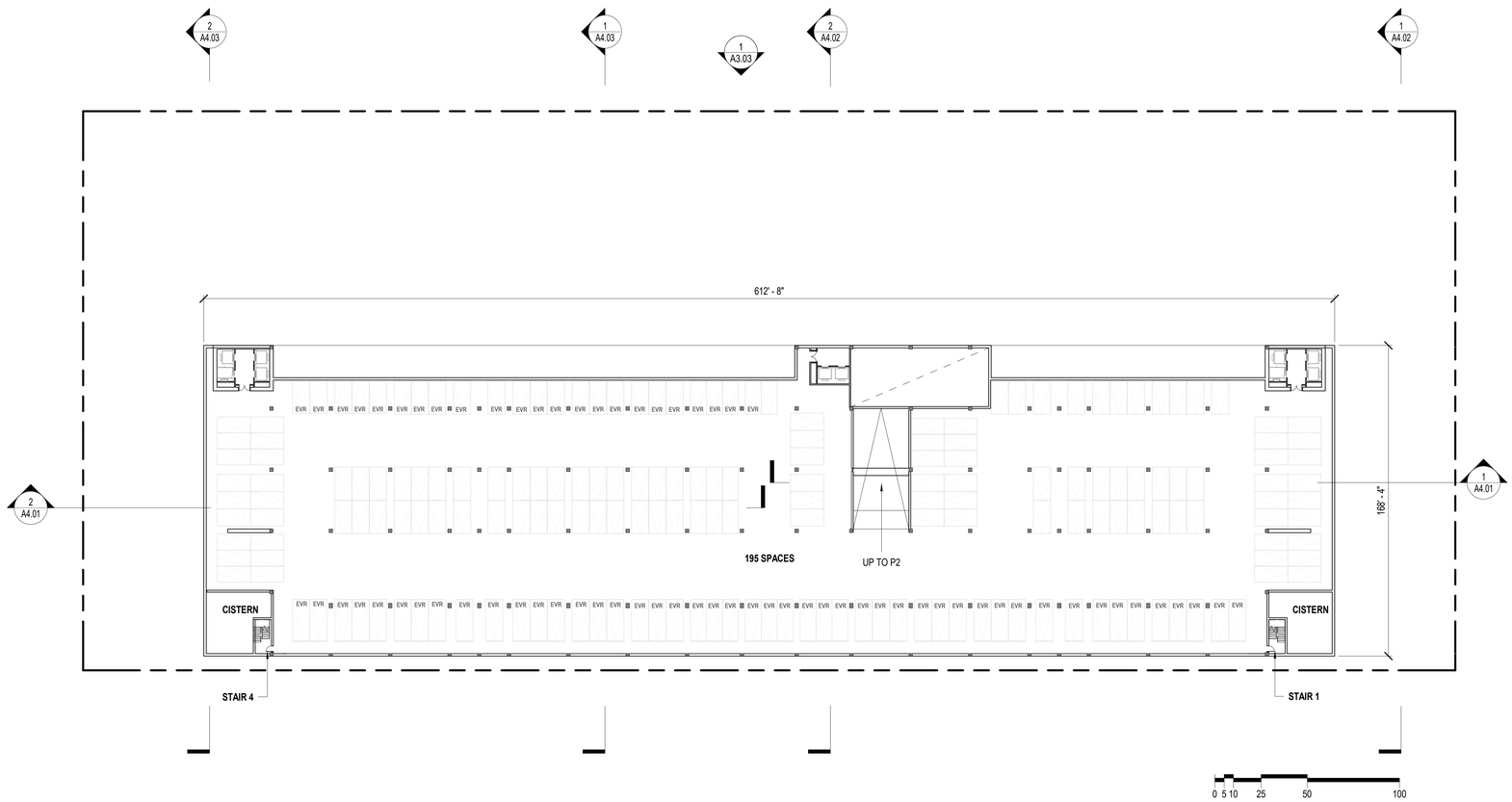

LEVEL	TOTAL STALLS	ACCESSIBLE PARKING SPACES	EV CHARGING SPACES		STANDARD STALLS (INCLUDES ACCESSIBLE)	COMPACT STALLS
			EV CHARGING STATIONS (EVCS)	EV READY SPACES (EVR)		
P1	357	20	99	0	283	74
P2	432	0	0	126	266	166
P3	192	0	0	70	136	56
TOTAL	981	20	99	196	685	296

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

LEVEL P3 1
1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

DRAWING TITLE
PARKING PLAN - P3

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A2.02

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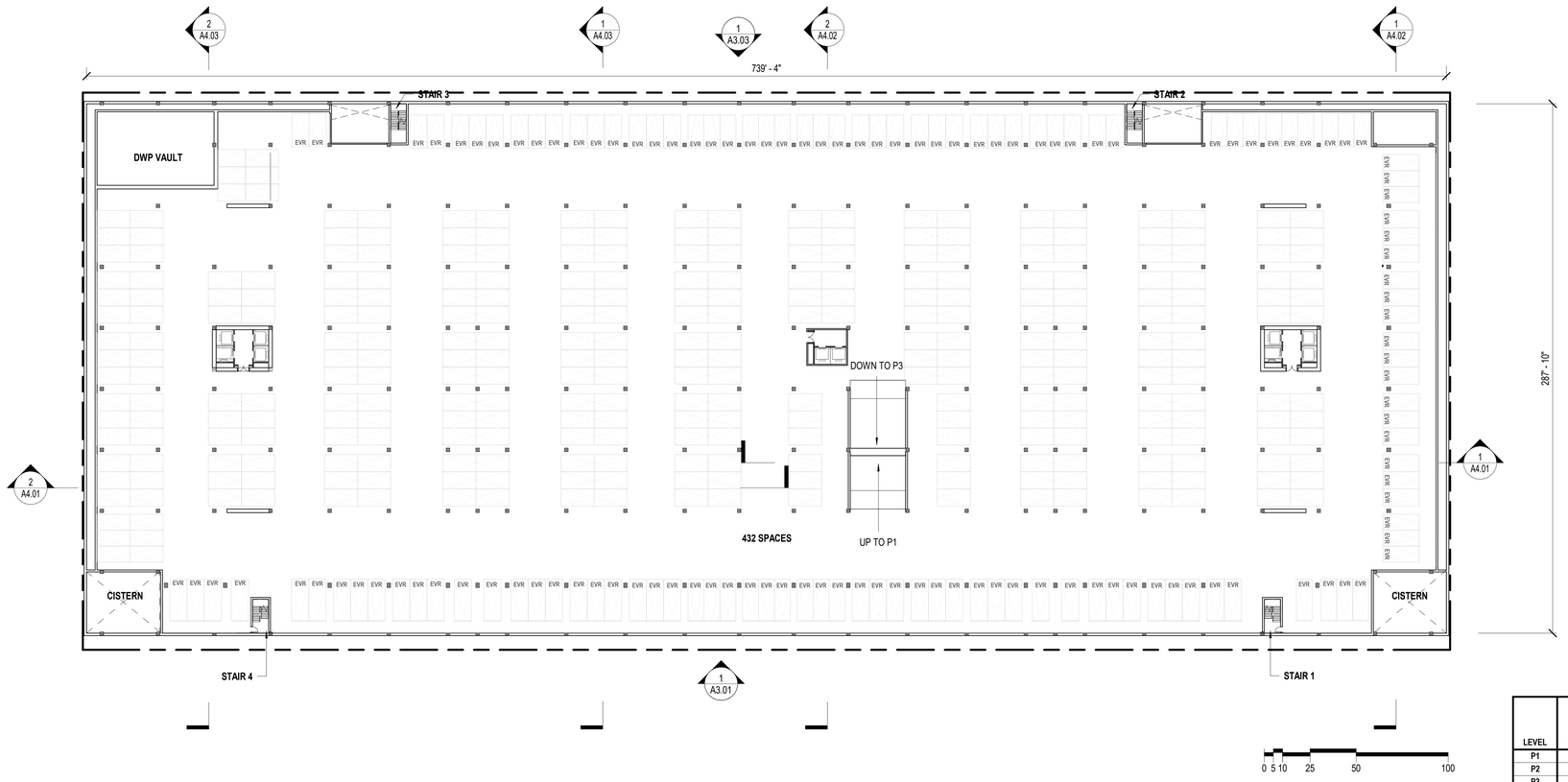

LEVEL	TOTAL STALLS	ACCESSIBLE PARKING SPACES	EV CHARGING SPACES		STANDARD STALLS (INCLUDES ACCESSIBLE)	COMPACT STALLS
			EV CHARGING STATIONS (EVCS)	EV READY SPACES (EVR)		
P1	357	20	99	0	283	74
P2	432	0	0	126	266	166
P3	192	0	0	70	136	56
TOTAL	981	20	99	196	685	296

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

LEVEL P2
1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

DRAWING TITLE PARKING PLAN - P2

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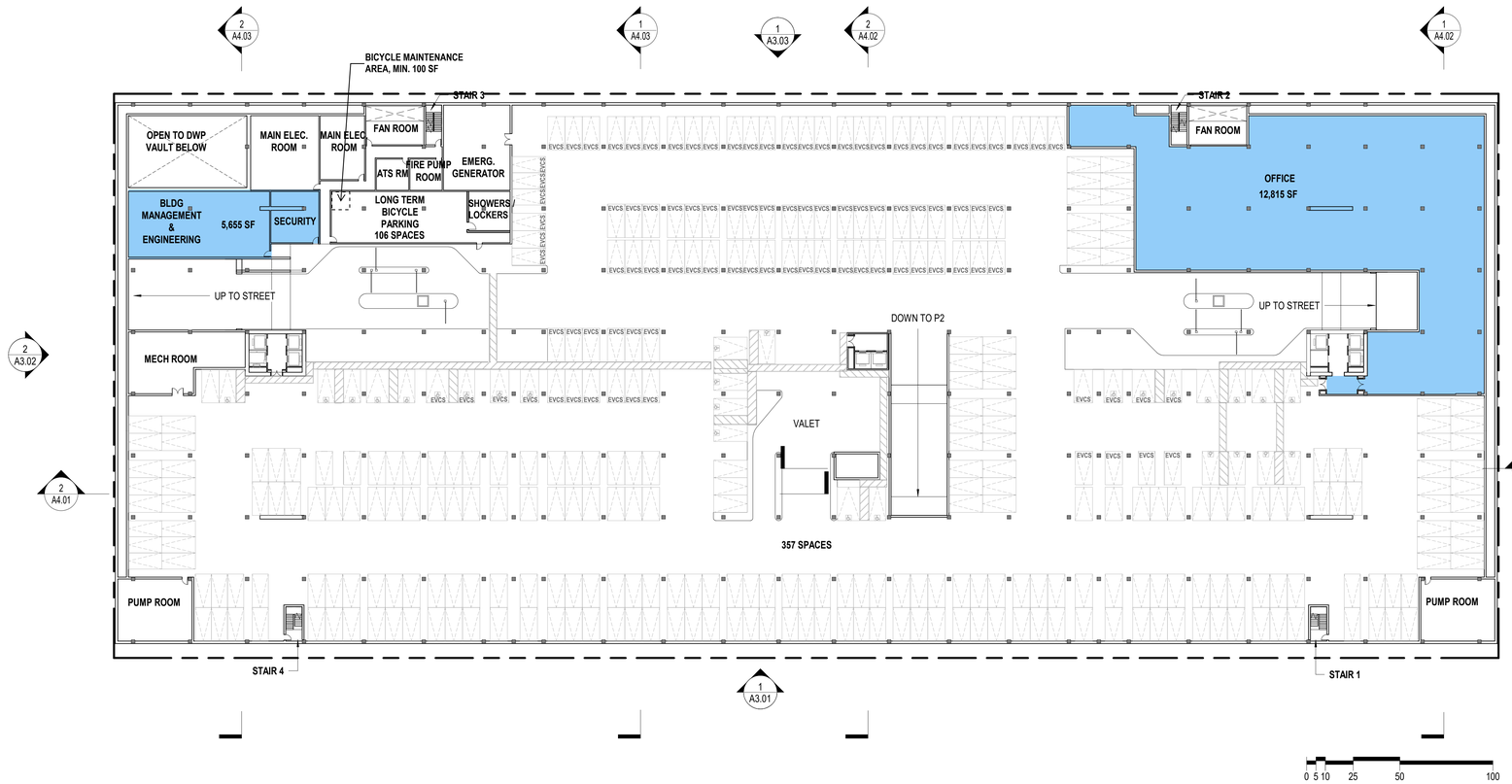

LEVEL	TOTAL STALLS	ACCESSIBLE PARKING SPACES	EV CHARGING SPACES		STANDARD STALLS (INCLUDES ACCESSIBLE)	COMPACT STALLS
			EV CHARGING STATIONS (EVCS)	EV READY SPACES (EVR)		
P1	357	20	99	0	283	74
P2	432	0	0	126	266	166
P3	192	0	0	70	136	56
TOTAL	981	20	99	196	685	296

LEVEL P1	
OFFICE	18,470
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	18,470 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

LEVEL P1 (1)
1/32" = 1'-0"

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DRAWING TITLE PARKING PLAN - P1

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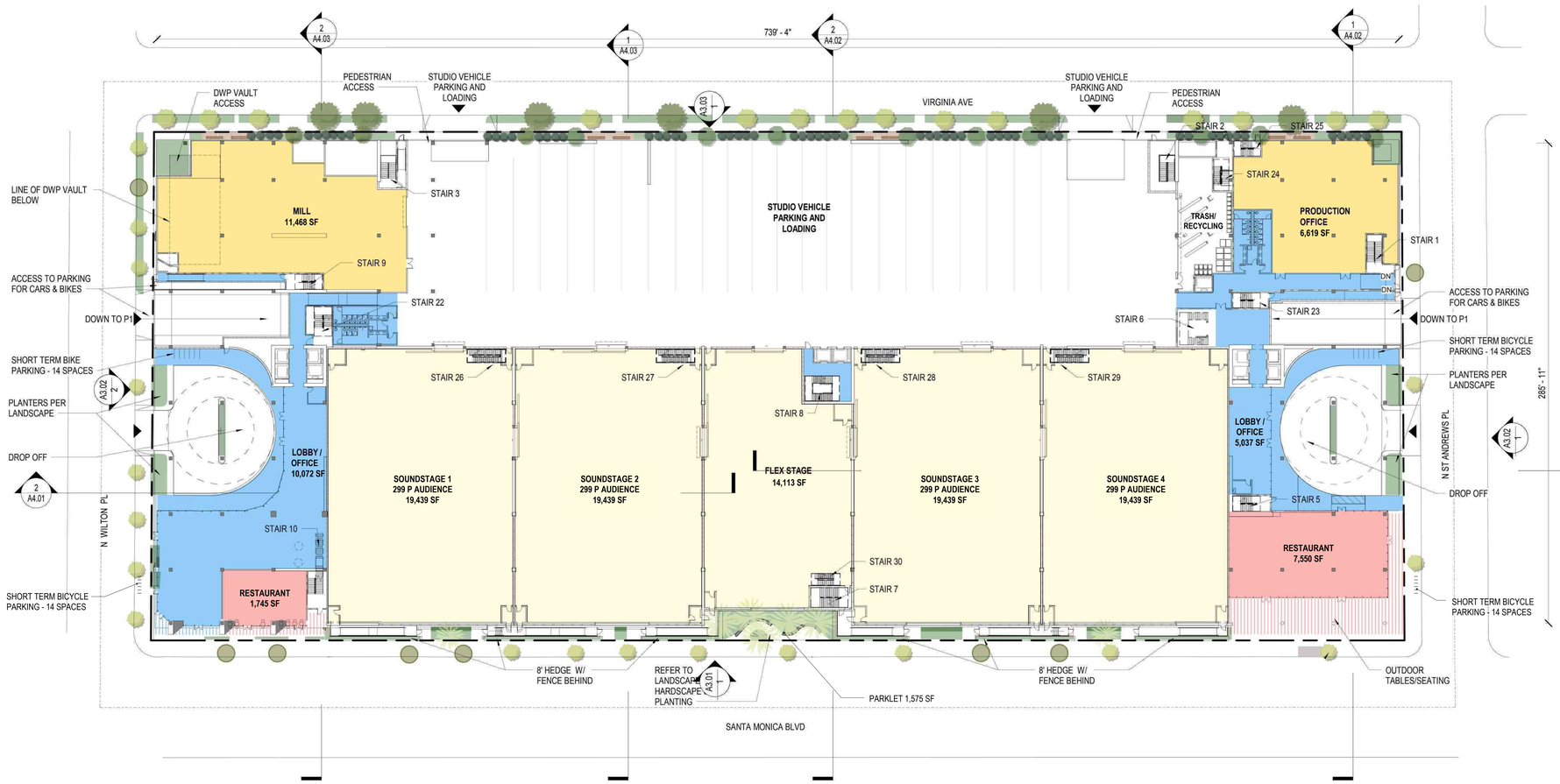

LEVEL 01	
OFFICE	15,109
RESTAURANT	9,295
PRODUCTION	91,870
PRODUCTION SUPPORT	18,087
AREA - SUBTOTAL	134,361 SF

OFFICE
OFFICE - COVERED OUTDOOR
RESTAURANT
RESTAURANT - COVERED OUTDOOR
PRODUCTION
PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 1
1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

DRAWING TITLE
FLOOR PLAN - LEVEL 1

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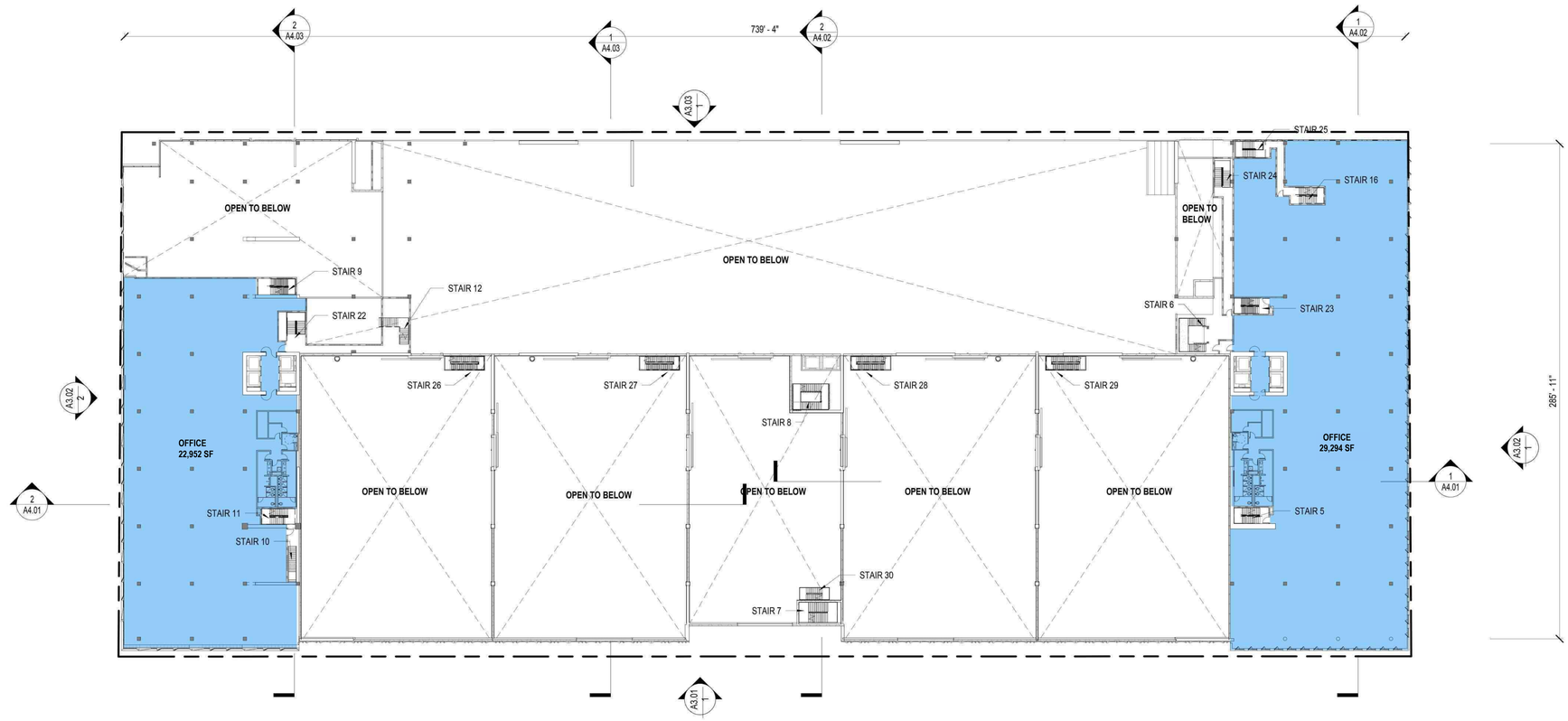

LEVEL 2
1/32" = 1'-0"

LEVEL 02	
OFFICE	52,246
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	52,246 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

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FILENAME [TYPE FILE NAME]

DRAWING TITLE
FLOOR PLAN - LEVEL 2

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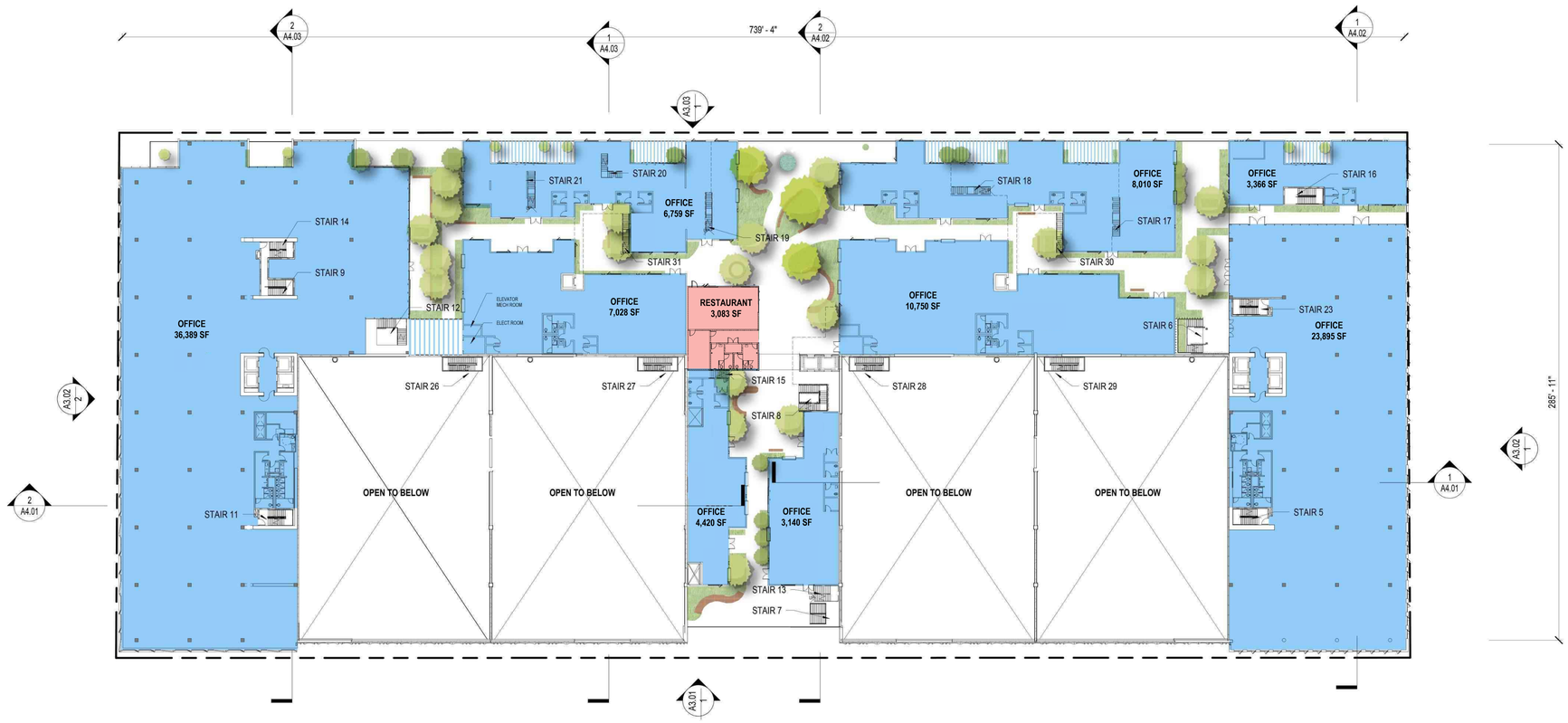

LEVEL 03	
OFFICE	100,674
RESTAURANT	3,083
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	103,757 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 3 1
1/32" = 1'-0"

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09.01.21 REVISED SUBMITTAL
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FILENAME [TYPE FILE NAME]

DRAWING TITLE: FLOOR PLAN - LEVEL 3

DATE: 02.09.22

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LEVEL 04	
OFFICE	84,718
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	84,718 SF

OFFICE
OFFICE - COVERED OUTDOOR
RESTAURANT
RESTAURANT - COVERED OUTDOOR
PRODUCTION
PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 4
1/32" = 1'-0"

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FILENAME [TYPE FILE NAME]

DRAWING TITLE: FLOOR PLAN - LEVEL 4

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LEVEL 05	
OFFICE	60,129
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	60,129 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 5
1/32" = 1'-0"

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02.09.22 REVISED SUBMITTAL

FILENAME [TYPE FILE NAME]

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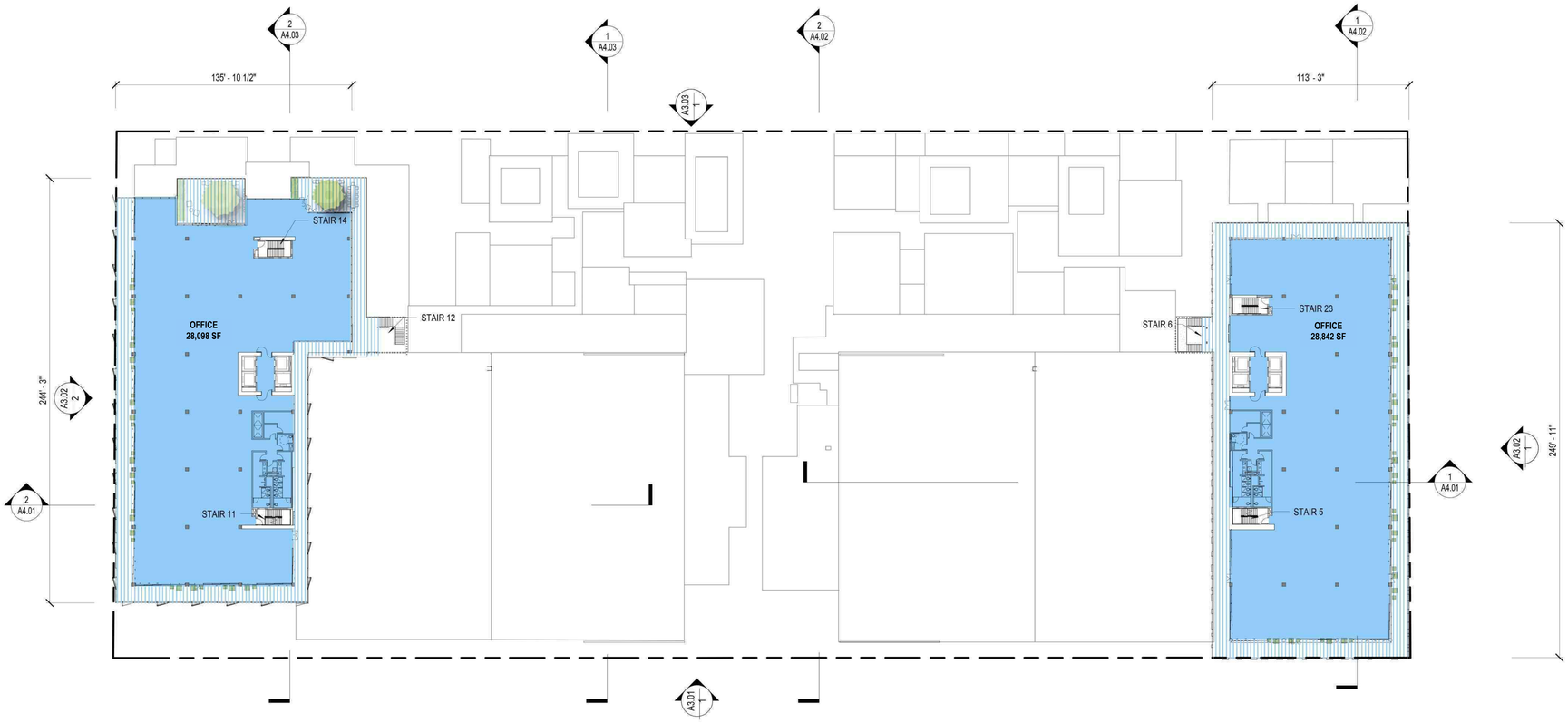

LEVEL 06	
OFFICE	56,940
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	56,940 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 6
1/32" = 1'-0"
1

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FILENAME [TYPE FILE NAME]

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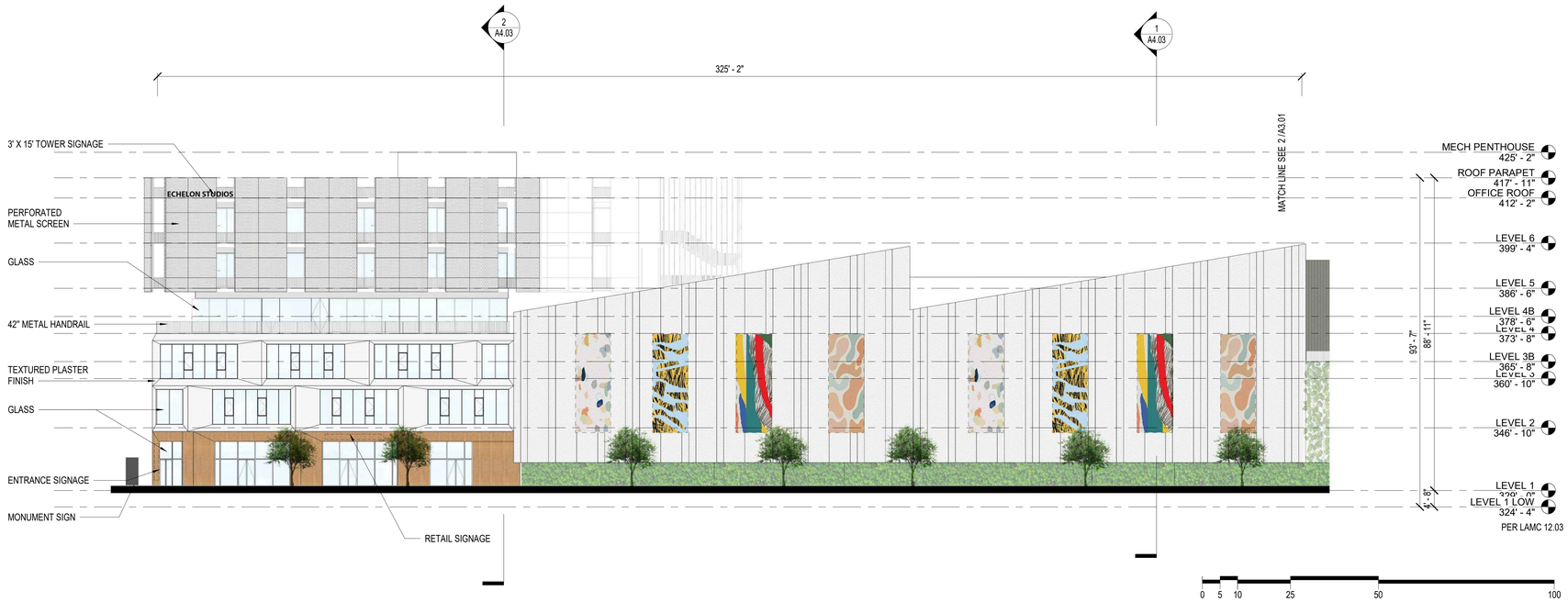
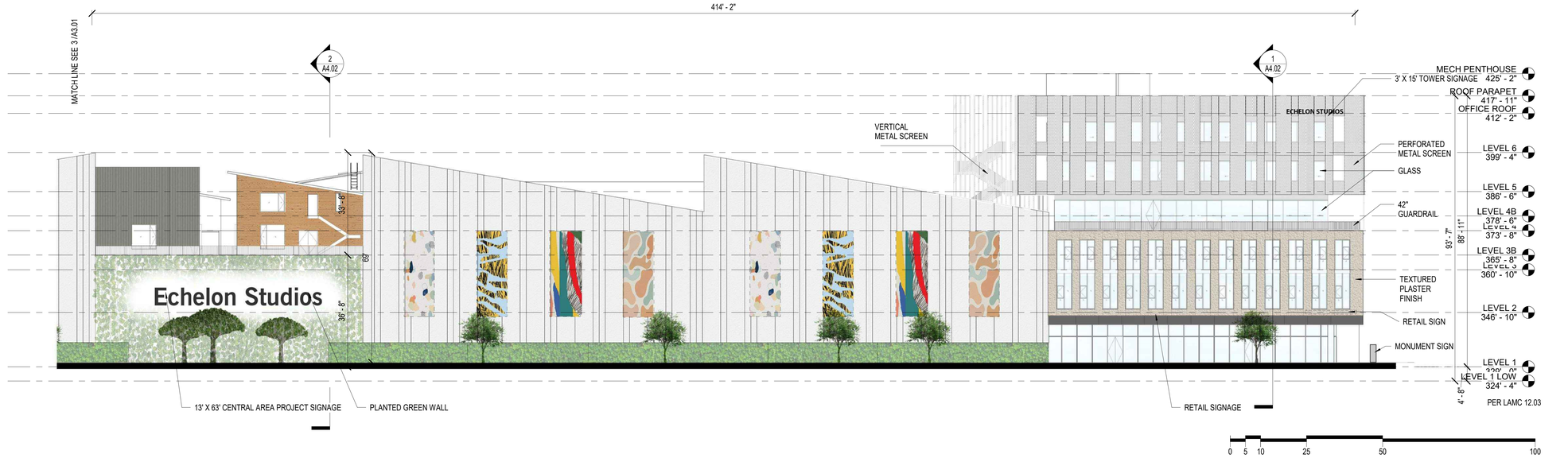


EXTERIOR ELEVATION - SOUTH B

1/16" = 1'-0"

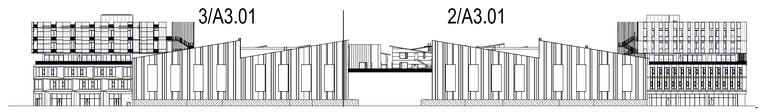
3



EXTERIOR ELEVATION - SOUTH A

1/16" = 1'-0"

2



OVERALL ELEVATION - SOUTH

1/64" = 1'-0"

1

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FILENAME [TYPE FILE NAME]

DRAWING TITLE EXTERIOR ELEVATIONS - SOUTH

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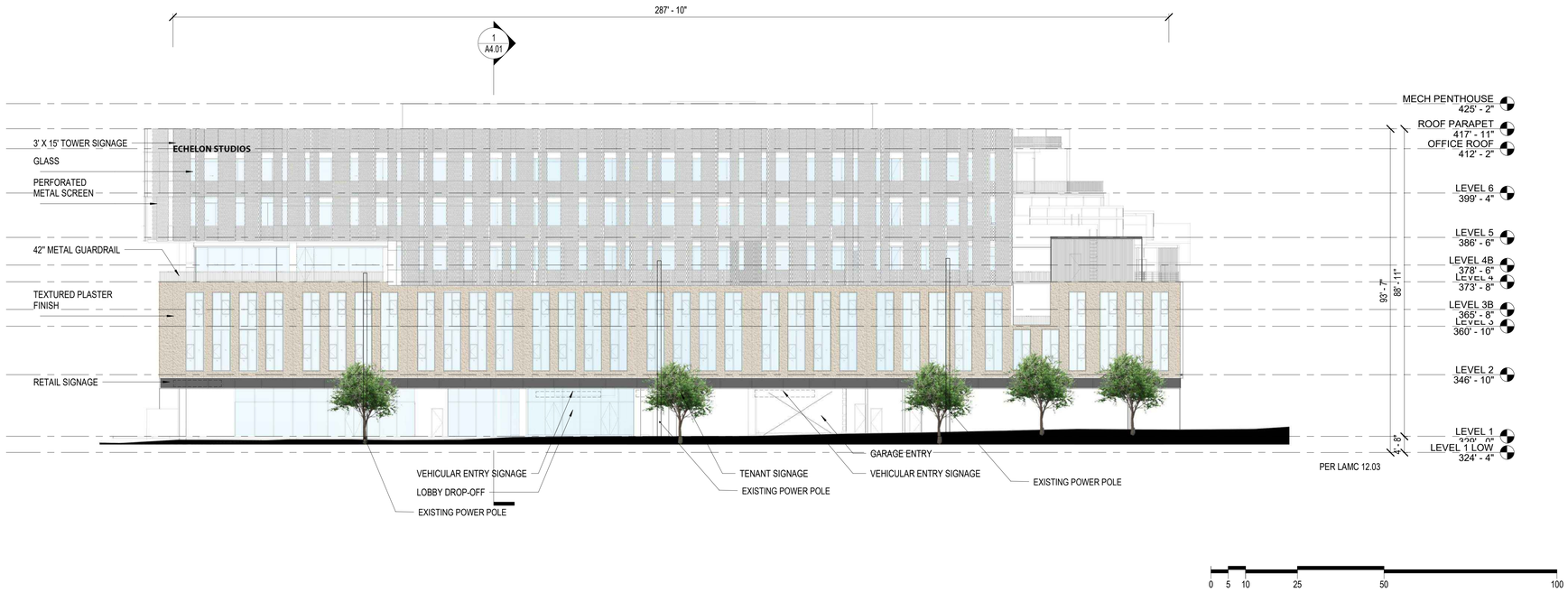
WEST TOWER - WEST ELEVATION Copy 1

1/16" = 1'-0"

2



EAST TOWER - EAST ELEVATION

1/16" = 1'-0"

1

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FILENAME [TYPE FILE NAME]

DRAWING TITLE
EXTERIOR ELEVATIONS - EAST - WEST TOWER

DATE 02.09.22

SCALE 1/16" = 1'-0" [WHEN PRINTED ON 30"X42" SHEET]

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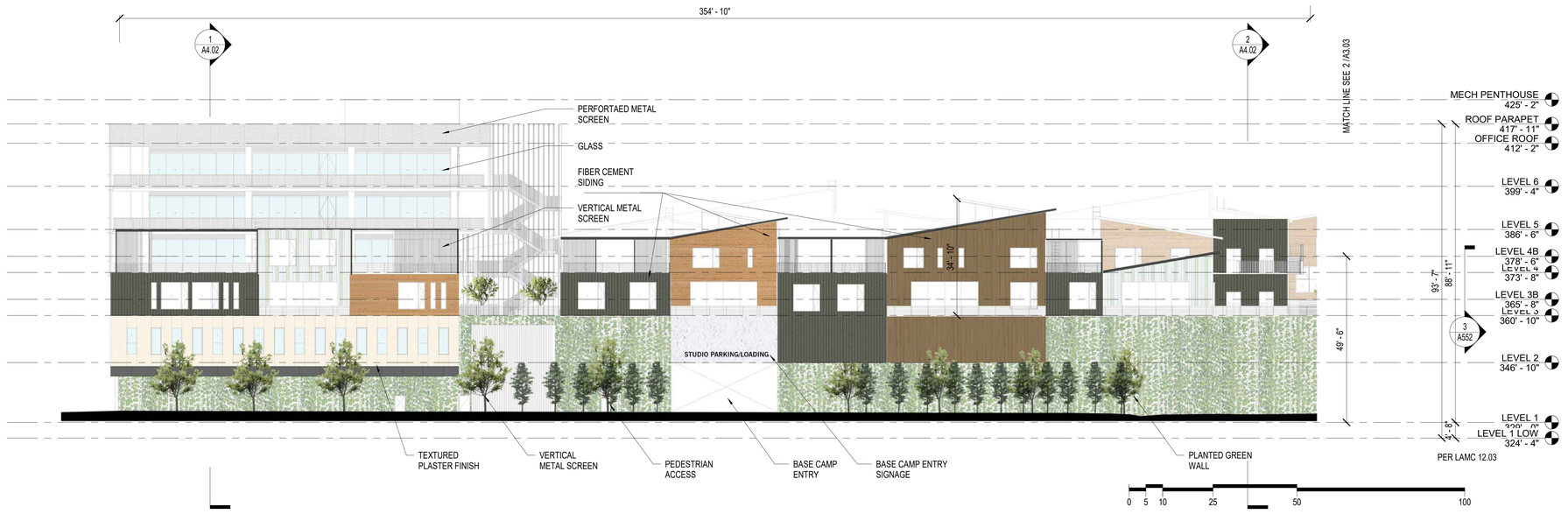
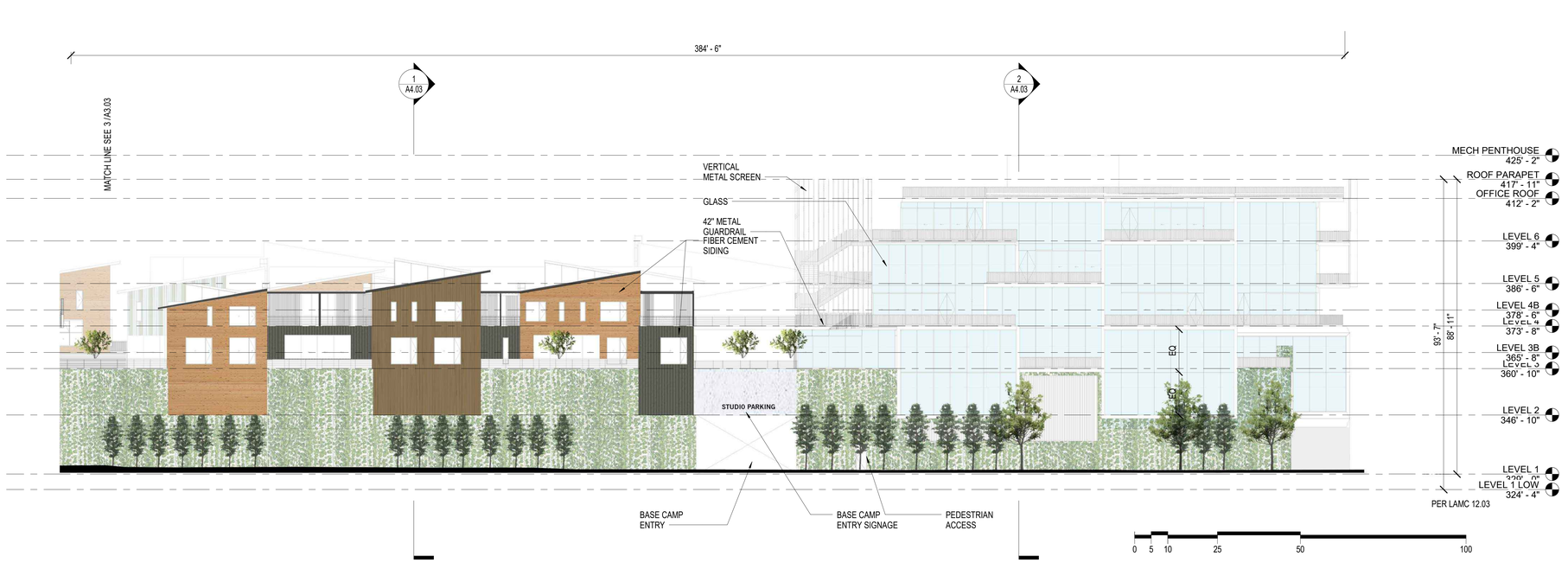


OVERALL ELEVATION - NORTH B

1/16" = 1'-0"

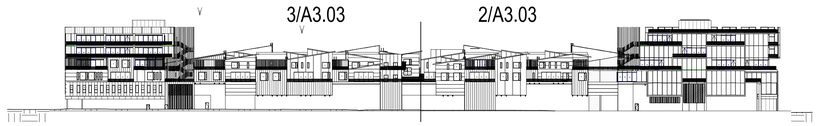
3



OVERALL ELEVATION - NORTH A

1/16" = 1'-0"

2



OVERALL ELEVATION - NORTH

1/64" = 1'-0"

1

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FILENAME [TYPE FILE NAME]

DRAWING TITLE EXTERIOR ELEVATIONS - NORTH

DATE 02.09.22

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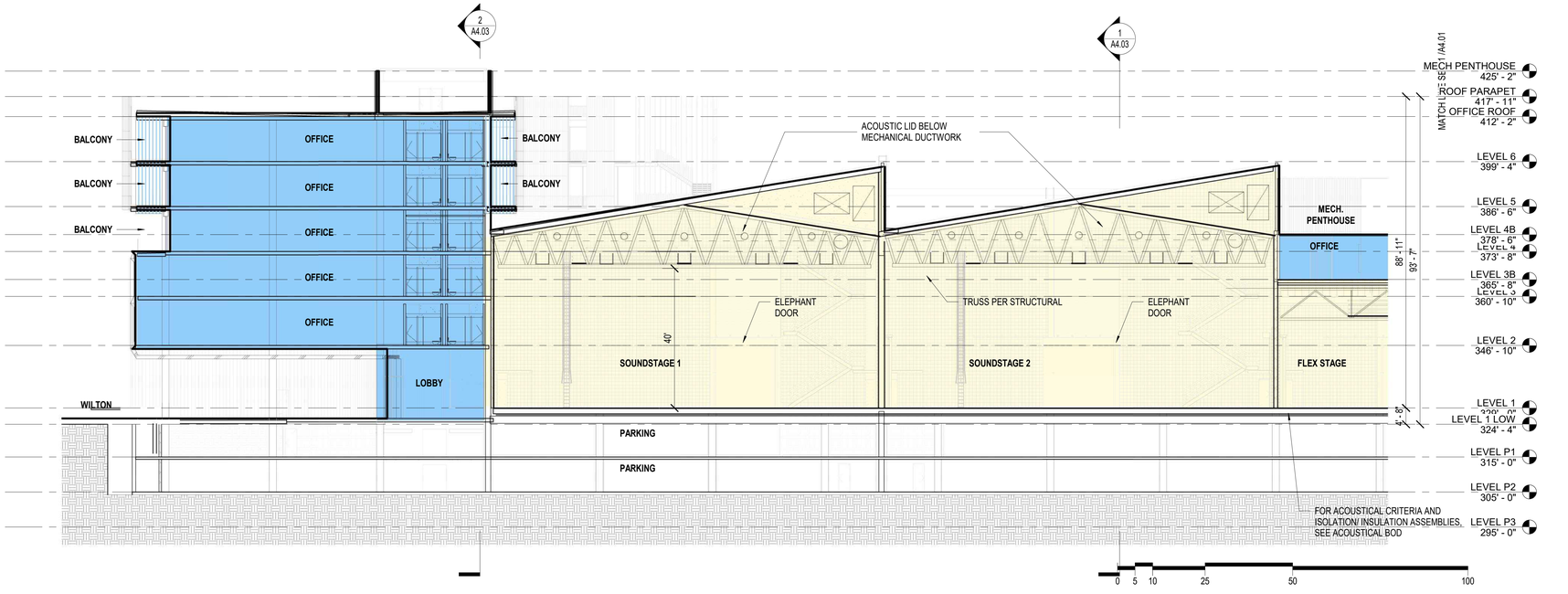
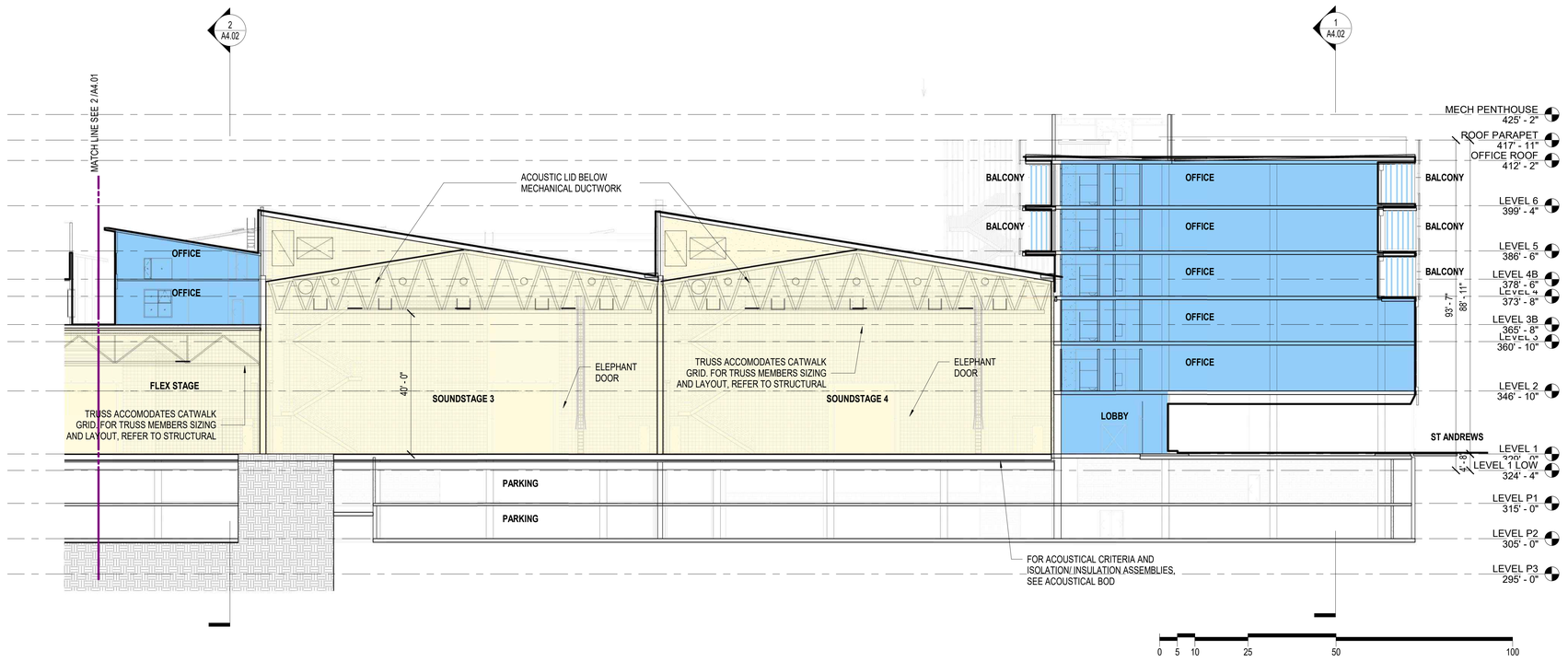


BUILDING SECTION - WEST

1/16" = 1'-0"

2



BUILDING SECTION - EAST

1/16" = 1'-0"

1

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FILENAME [TYPE FILE NAME]

DRAWING TITLE

SECTIONS

DATE 02.09.22

SCALE 1/16" = 1'-0" [WHEN PRINTED ON 30"X42" SHEET]

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A4.01

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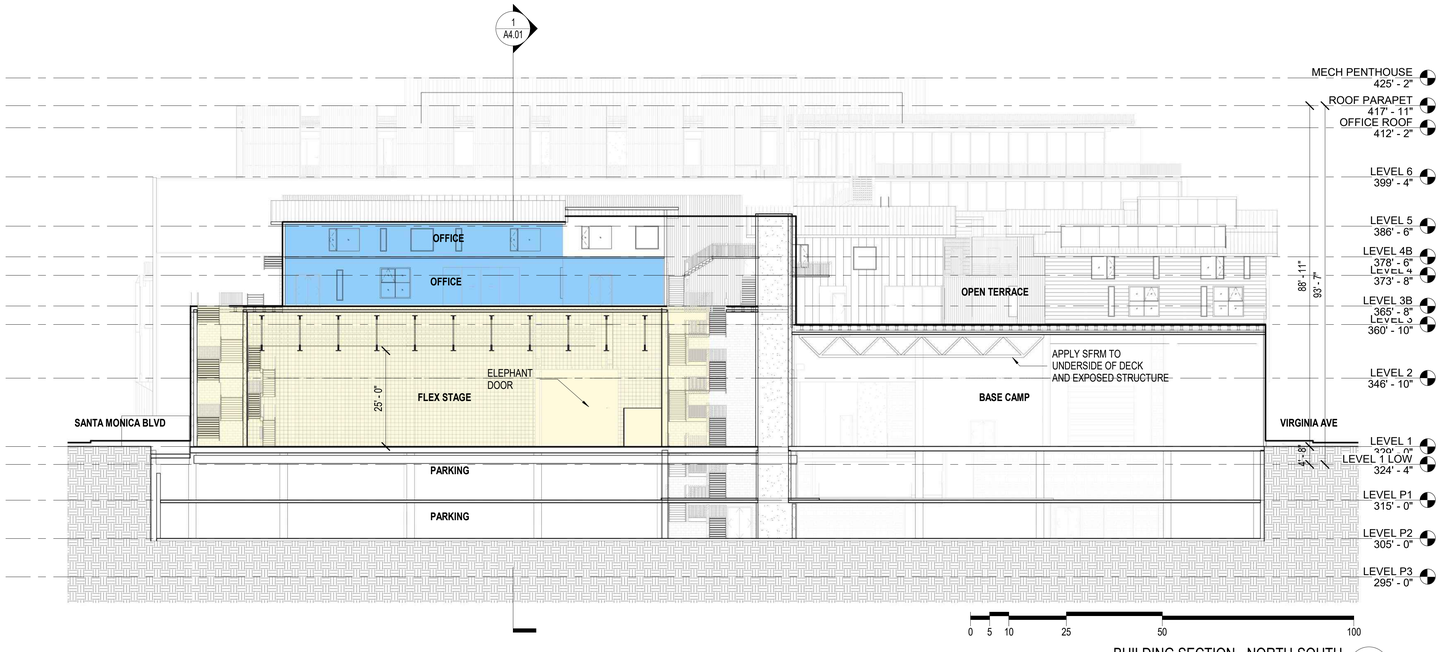
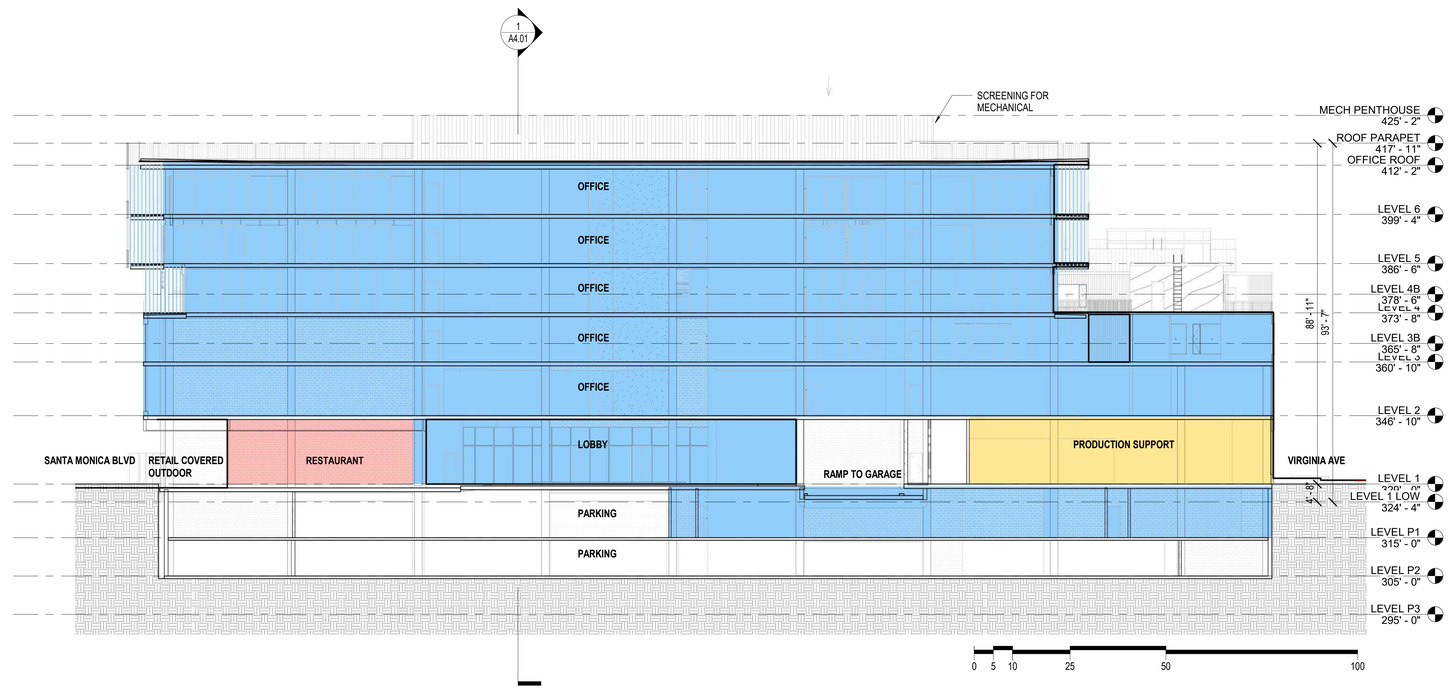


BUILDING SECTION - NORTH-SOUTH

1/16" = 1'-0"

2



BUILDING SECTION - EAST TOWER - NORTH-SOUTH

1/16" = 1'-0"

1

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02.09.22 REVISED SUBMITTAL

FILENAME
[TYPE FILE NAME]

DRAWING TITLE
SECTIONS

DATE
02.09.22

SCALE
1/16" = 1'-0"
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A4.02

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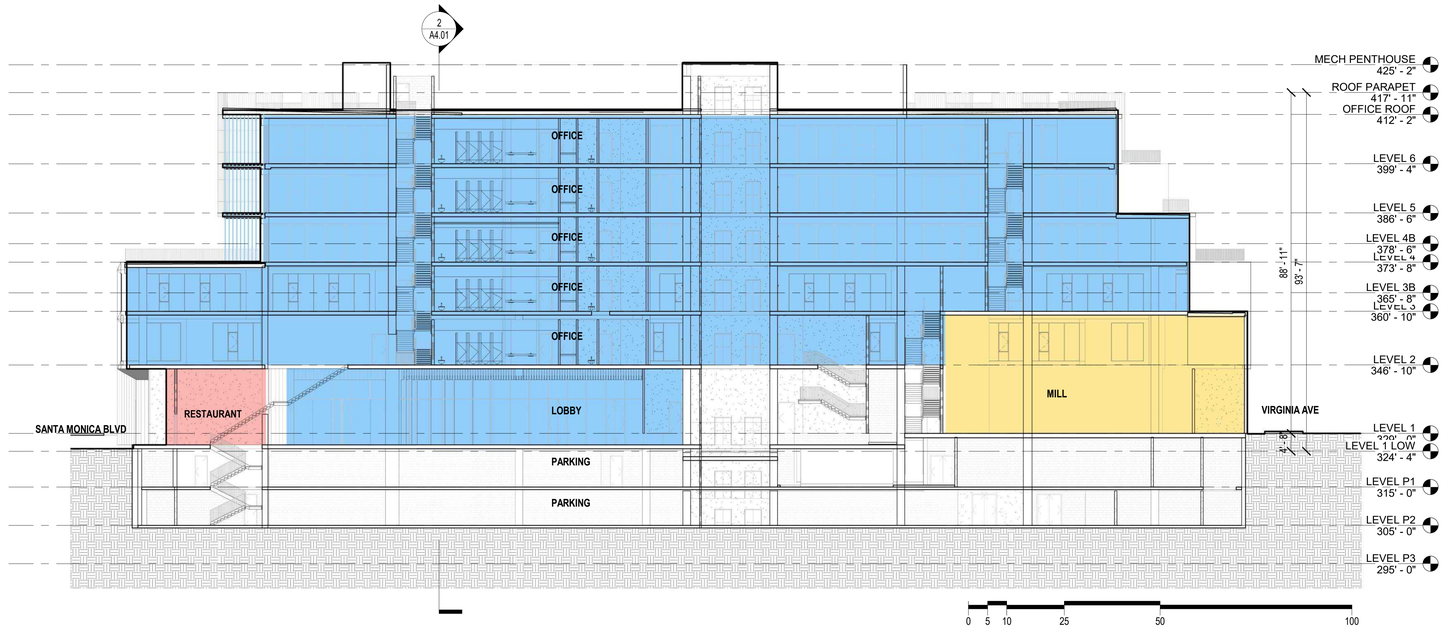
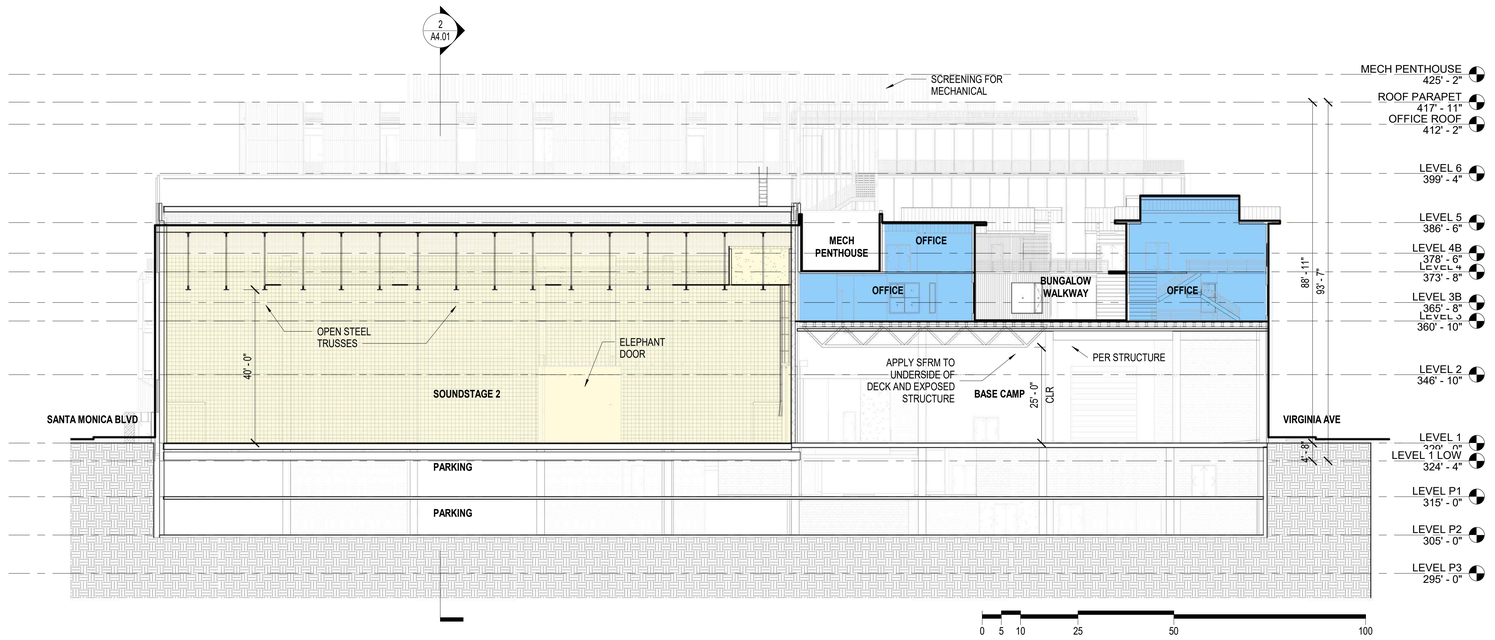


BUILDING SECTION - WEST TOWER - NORTH-SOUTH

1/16" = 1'-0"

2



BUILDING SECTION - NORTH-SOUTH1

1/16" = 1'-0"

1

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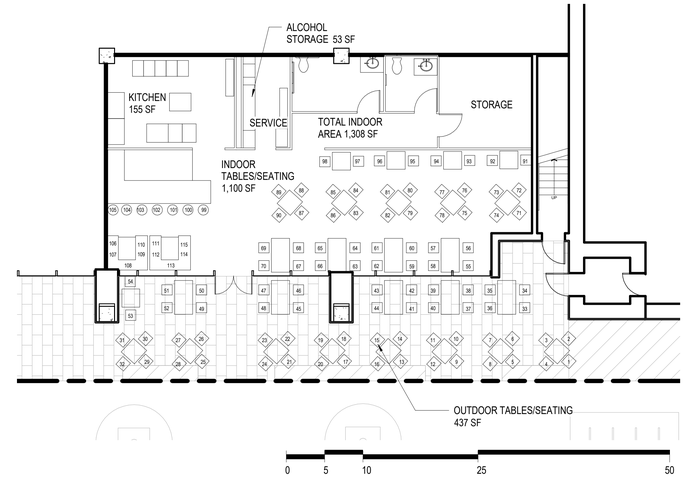
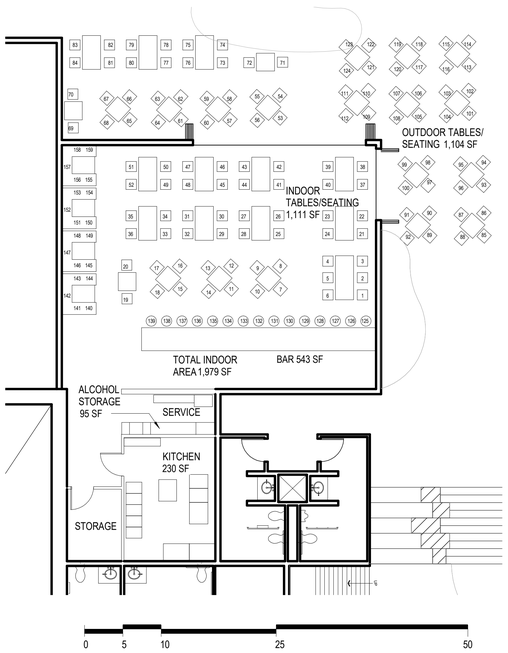


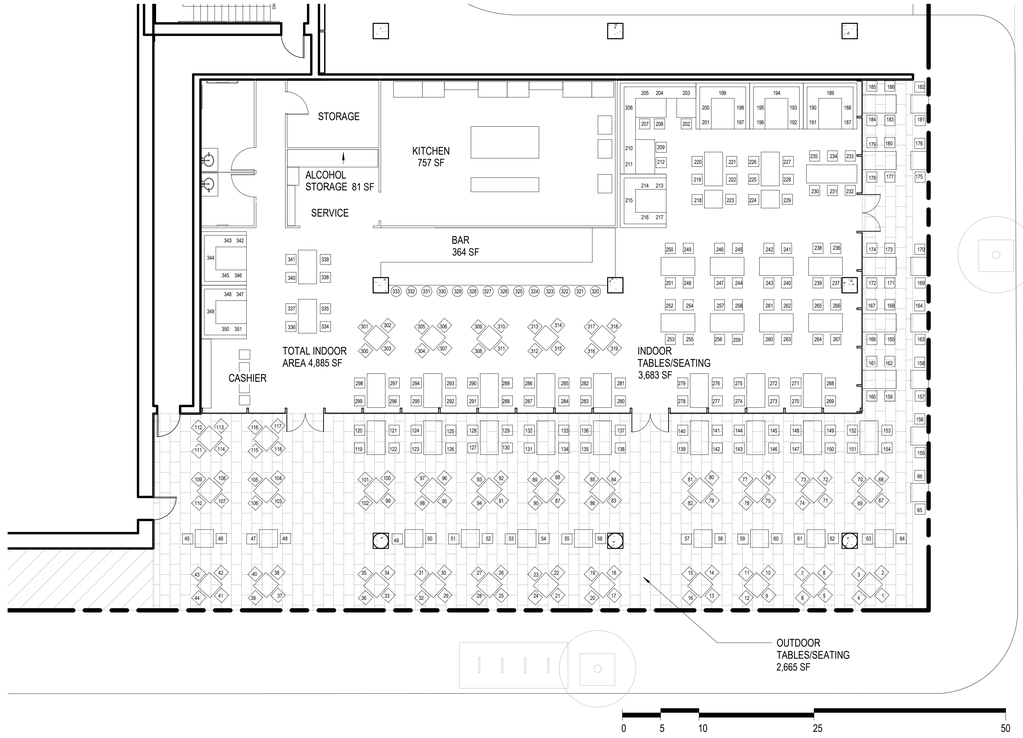
FLOOR PLAN - LEVEL 01 - WEST BUILDING F&B - ENLARGED PLAN 2

1/8" = 1'-0"



FLOOR PLAN - LEVEL 03 TENANT AMENITY - ENLARGED PLAN 3

1/8" = 1'-0"



FLOOR PLAN - LEVEL 01 - EAST BUILDING F&B - ENLARGED PLAN 1

1/8" = 1'-0"

1/A5.01 EAST BUILDING F&B

INDOOR AREA	4,885 SF
OUTDOOR AREA	2,665 SF
TOTAL AREA	7,550 SF
INDOOR SEATS	166
OUTDOOR SEATS	185
TOTAL SEATS	351
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

2/A5.01 WEST BUILDING F&B

INDOOR AREA	1,308 SF
OUTDOOR AREA	437 SF
TOTAL AREA	1,745 SF
INDOOR SEATS	61
OUTDOOR SEATS	54
TOTAL SEATS	115
ALCOHOL TYPE	FULL BAR
HOURS OF OPERATION	7:30AM - 11PM

3/A5.01 LEVEL 03 TENANT AMENITY

INDOOR AREA	1,979 SF
OUTDOOR AREA	1,104 SF
TOTAL AREA	3,083 SF
INDOOR SEATS	87
OUTDOOR SEATS	72
TOTAL SEATS	159
ALCOHOL TYPE	BEER & WINE
HOURS OF OPERATION	7:30AM - 9PM

TOTAL AREA

INDOOR AREA	8,172 SF SF
OUTDOOR AREA	4,206 SF
TOTAL AREA	12,378 SF

TOTAL SEATS

INDOOR SEATS	314
OUTDOOR SEATS	311
TOTAL SEATS	625

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N ST ANDREWS PL & SANTA MONICA BLVD 2



VIRGINIA AVE AND N WILTON PL 1

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SANTA MONICA BLVD AERIAL 2



SANTA MONICA BLVD & N WILTON PL 1

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VIRGINIA AVE 2



VIRGINIA AVE 1

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SANTA MONICA BLVD

1

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STANDING SEAM
METAL



FIBER CEMENT
BOARD SIDING



FIBER CEMENT
BOARD SIDING



FIBER CEMENT
BOARD SIDING



PRESSURE TREATED
TRELLISES



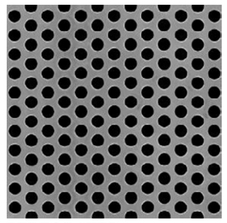
METAL PANEL



METAL FINS WITH
WOOD PATTERN



STOREFRONT /
WINDOW WALL
MULLION AND GLAZING



PERFORATED
METAL SCREEN



CONCRETE



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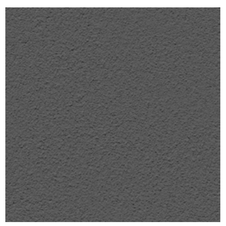
FINISH



TEXTURED PLASTER
FINISH

TEXTURED PLASTER
FINISH

TEXTURED PLASTER
FINISH

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5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

REVISIONS
1 09.01.21 REVISED SUBMITTAL
2 02.09.22 REVISED SUBMITTAL

ISSUES
05.01.21 ENTITLEMENT SUBMITTAL
09.01.21 REVISED SUBMITTAL
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FILENAME [TYPE FILE NAME]

DRAWING TITLE
MATERIAL PALETTE

DATE 02.09.22

SCALE [WHEN PRINTED ON 30"X42" SHEET]

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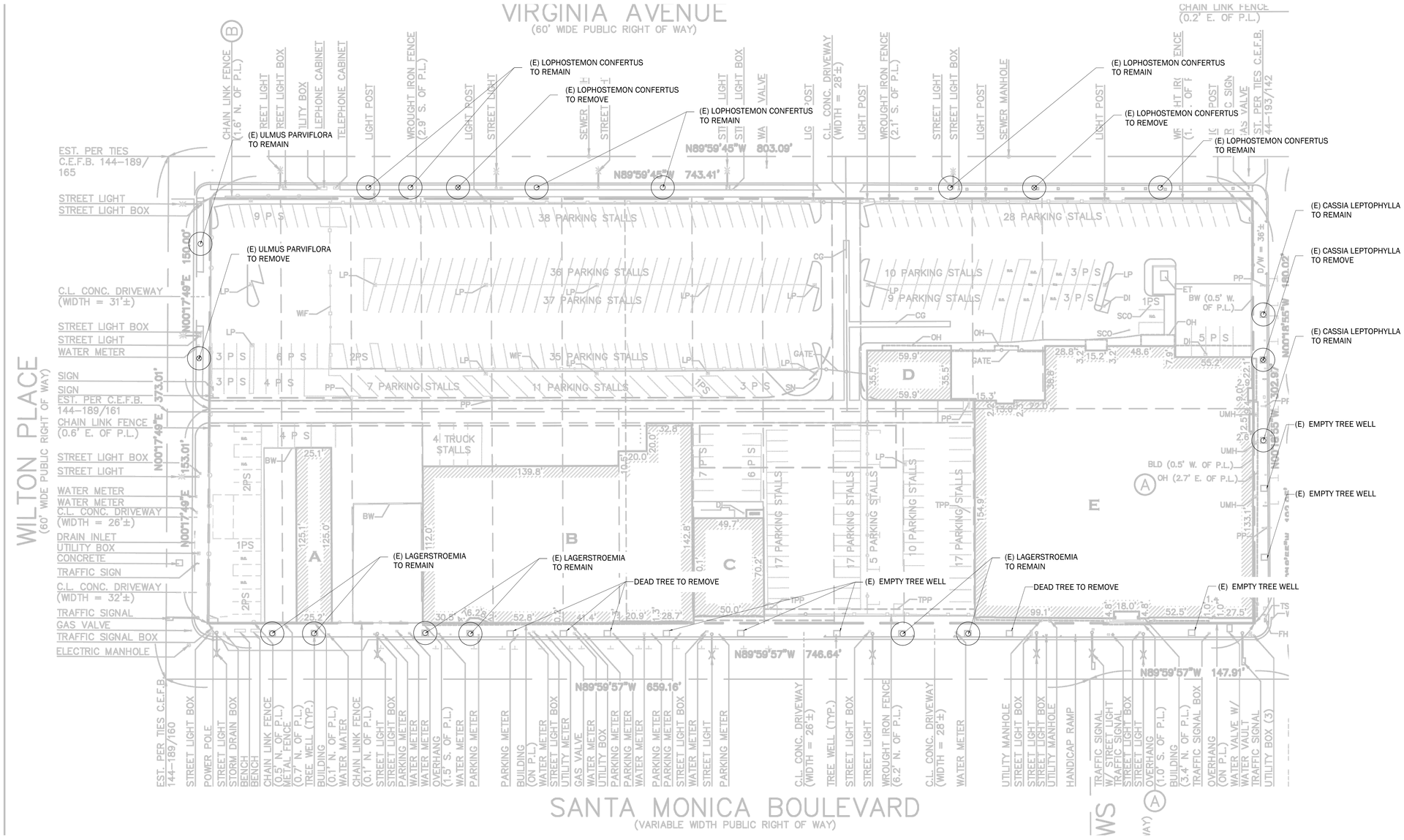

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

EXISTING TREE PLAN - LEVEL 1

1/32" = 1'-0"

RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
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FAX: 323.785.1801
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PROJECT ID 20283

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Los Angeles, CA 90038

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02.09.22	REVISED SUBMITTAL

DRAWING TITLE: EXISTING TREE PLAN LEVEL 1

PLOT DATE: 02.09.22

SCALE: 1/32"=1'-0" (when printed on 24"x36" sheet)

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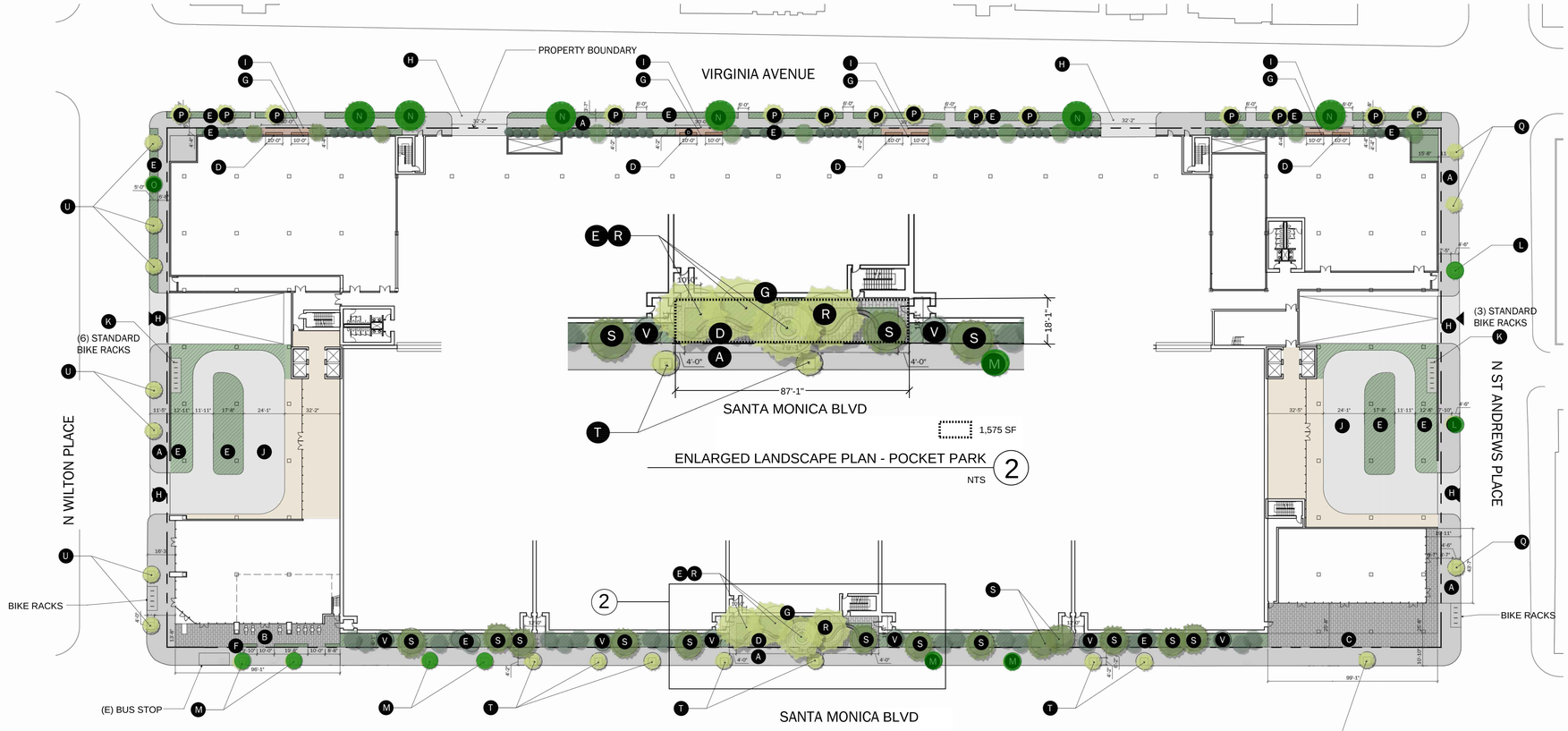

EXISTING STREET TREES

SITE ELEMENTS

- A STREETSCAPE - CITY STANDARD
- B CAFE SEATING AREA W/SPECIALTY PAVING
- C RETAIL ENTRY AREA W/SPECIALTY PAVING
- D BUILT-IN BENCH SEATING AREA
- E PLANTING AREA
- F RAISED PLANTER
- G GREEN/VINE WALL
- H DRIVEWAY
- I DECOMPOSED GRANITE
- J DROP OFF/PICK UP AREA
- K BICYCLE RACK - CITY STANDARD
  VISITOR SPACES REQUIRED - 47
  VISITOR SPACES PROVIDED - 48

PLANTING LIST

TREES

	Botanical Name	Common Name	Container Size	Total QTY
L	(E) CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	NA	2
M	(E) LAGERSTROEMIA	CRAPE MYRTLE	NA	6
N	(E) LOPHOSTEMON CONFERTUS	BRISBANE BOX	NA	6
O	(E) ULMUS PARVIFLORA	CHINESE ELM	NA	1
P	**ARBUTUS 'MARINA' STD	STRAWBERRY TREE	48" BOX	14
Q	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	48" BOX	3
R	**DRACAENA DRACO	DRAGON TREE	60" BOX	4
S	**GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	48" BOX	13
T	LAGERSTROEMIA	CRAPE MYRTLE	48" BOX	8
U	ULMUS PARVIFLORA	CHINESE ELM	48" BOX	7
V	*WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	36" BOX	6

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS

Botanical Name	Common Name	Container Size
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Cephalocereus senilis	Old Man Cactus	5 GAL
**Cereus repandus	Peruvian Apple Cactus	5 GAL
**Euphorbia ammak	Candelabra Spurge	5 GAL
**Euphorbia ingens	Candelabra Tree	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL
**Callistemon citrinus 'Little John'	Dwarf Bottlebrush	5 GAL
**Tecoma capensis	Cape Honeysuckle	5 GAL
**Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 GAL
**Feijoa sellowiana	Pineapple Guava	5 GAL
Distictis buccinatoria	Red Trumpet Vine	5 GAL
Ficus pumila	Climbing Fig	5 GAL

**Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	55
Proposed Trees - Level 03	33
Proposed Trees - Level 04	17
Proposed Trees - Level 05	2
Proposed Trees - Level 06	1
Total Proposed Trees	108

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	13,378 SF
Proposed Planting Area - Level 03	8,730 SF
Proposed Planting Area - Level 04	3,218 SF
Proposed Planting Area - Level 05	400 SF
Proposed Planting Area - Level 06	278 SF
Total Proposed Planting Area	26,004 SF

LANDSCAPE PLAN - LEVEL 1
1/32" = 1'-0"

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ISSUES	
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02.09.22	REVISED SUBMITTAL

DRAWING TITLE: LANDSCAPE PLAN LEVEL 1

PLOT DATE:

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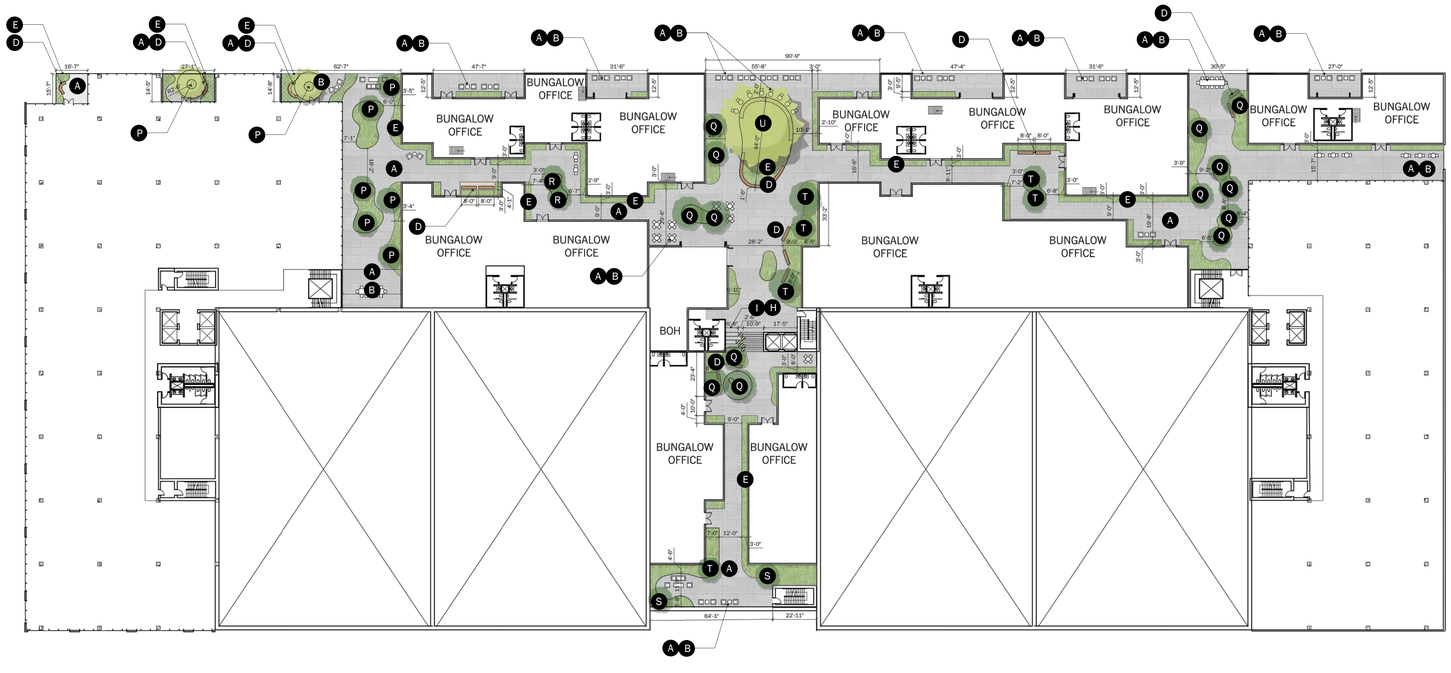

SITE ELEMENTS

- A PEDESTAL PAVERS
- B SEATING AREA W/SITE FURNISHING
- C NOT USED
- D BUILT-IN BENCH
- E PLANTING AREA
- F NOT USED
- G NOT USED
- H STEPS
- I BLEACHER SEATS

PLANTING LIST

TREES

	Botanical Name	Common Name	Container Size	Total QTY
P	**ARBUTUS 'MARINA' STD	STRAWBERRY TREE	36" BOX	8
Q	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	36" BOX	13
R	**DRACAENA MARGINATA	DRAGON TREE	36" BOX	2
S	**GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	2
T	*LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	36" BOX	6
U	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	60" BOX	1

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS - SUN GARDENS

Botanical Name	Common Name	Container Size
**Agave 'Blue Flame'	Blue Flame Agave	5 GAL
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Acacia cognata 'Cousin itt'	Cousin Itt Acacia	5 GAL
*Adenanthos sericeus	Coast Woollybush	5 GAL
*Artemesia 'Canyon Gray'	Coastal Sagebrush	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
*Mimiulus aurantiacus	Sticky Monkeyflower	5 GAL
**Festuca mairei	Atlas Fescue	5 GAL
*Festuca rubra	Red Fescue	5 GAL
*Frangula californica	Coffeeberry	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
*Salvia apiana	White Sage	5 GAL
*Salvia 'Bee's Bliss'	Creeping Sage	5 GAL
*Salvis mellifera	Black Sage	5 GAL
*Sphaeralcea ambigua	Apricot Mallow	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL

PERENNIALS & SHRUBS - SHADE GARDENS

Botanical Name	Common Name	Container Size
*Achillea millfolium	Common Yarrow	5 GAL
Akebia quinate	Chocolate Vine	5 GAL
Carex oshimensis 'Evergold'	Oshima Kan Suge	5 GAL
Fatsia japonica	Paperplant	5 GAL
Philodendron 'Xanadu'	Philodendron 'Xanadu'	5 GAL
Podocarpus macrophyllus	Dwarf Podocarpus	5 GAL

*Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	55
Proposed Trees - Level 03	33
Proposed Trees - Level 04	17
Proposed Trees - Level 05	2
Proposed Trees - Level 06	1
Total Proposed Trees	108

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	13,378 SF
Proposed Planting Area - Level 03	8,730 SF
Proposed Planting Area - Level 04	3,218 SF
Proposed Planting Area - Level 05	400 SF
Proposed Planting Area - Level 06	278 SF
Total Proposed Planting Area	26,004 SF

LANDSCAPE PLAN - LEVEL 3
1/32" = 1'-0"

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PROJECT ID: 20283

CONSULTANT

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Los Angeles, CA 90038

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2 02.09.22 REVISED SUBMITTAL

ISSUES
05.01.21 ENTITLEMENT SUBMITTAL
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DRAWING TITLE: LANDSCAPE PLAN LEVEL 3
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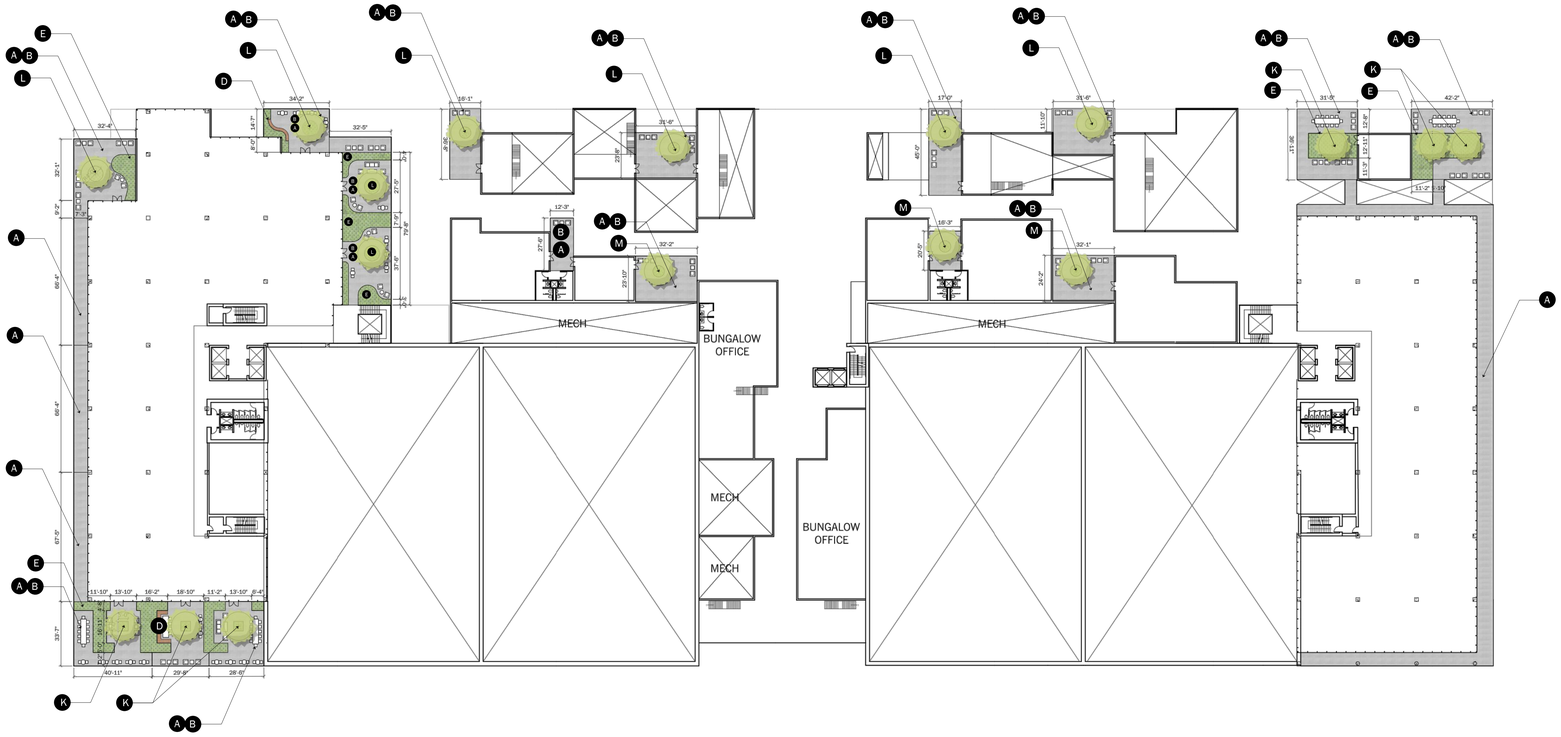

SITE ELEMENTS

- A PEDESTAL PAVERS
- B SEATING AREA W/SITE FURNISHING
- C NOT USED
- D BUILT-IN BENCH
- E PLANTING AREA

PLANTING LIST

TREES

	Botanical Name	Common Name	Container Size	QTY
K	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	48" BOX	6
L	LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	8
M	*LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	48" BOX	3

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS

Botanical Name	Common Name	Container Size
**Agave 'Blue Flame'	Blue Flame Agave	5 GAL
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Acacia cognata 'Cousin itt'	Cousin Itt Acacia	5 GAL
*Adenanthos sericeus	Coast Woollybush	5 GAL
*Artemesia 'Canyon Gray'	Coastal Sagebrush	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
**Mimiulus aurantiacus	Sticky Monkeyflower	5 GAL
**Festuca mairei	Atlas Fescue	5 GAL
**Festuca rubra	Red Fescue	5 GAL
*Frangula californica	Coffeeberry	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
*Salvia apiana	White Sage	5 GAL
*Salvia 'Bee's Bliss'	Creeping Sage	5 GAL
*Salvis mellifera	Black Sage	5 GAL
*Sphaeralcea ambigua	Apricot Mallow	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	55
Proposed Trees - Level 03	33
Proposed Trees - Level 04	17
Proposed Trees - Level 05	2
Proposed Trees - Level 06	1
Total Proposed Trees	108

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	13,378 SF
Proposed Planting Area - Level 03	8,730 SF
Proposed Planting Area - Level 04	3,218 SF
Proposed Planting Area - Level 05	400 SF
Proposed Planting Area - Level 06	278 SF
Total Proposed Planting Area	26,004 SF

LANDSCAPE PLAN - LEVEL 4 1
1/32" = 1'-0"

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DRAWING TITLE LANDSCAPE PLAN LEVEL 4

PLOT DATE 02.09.22

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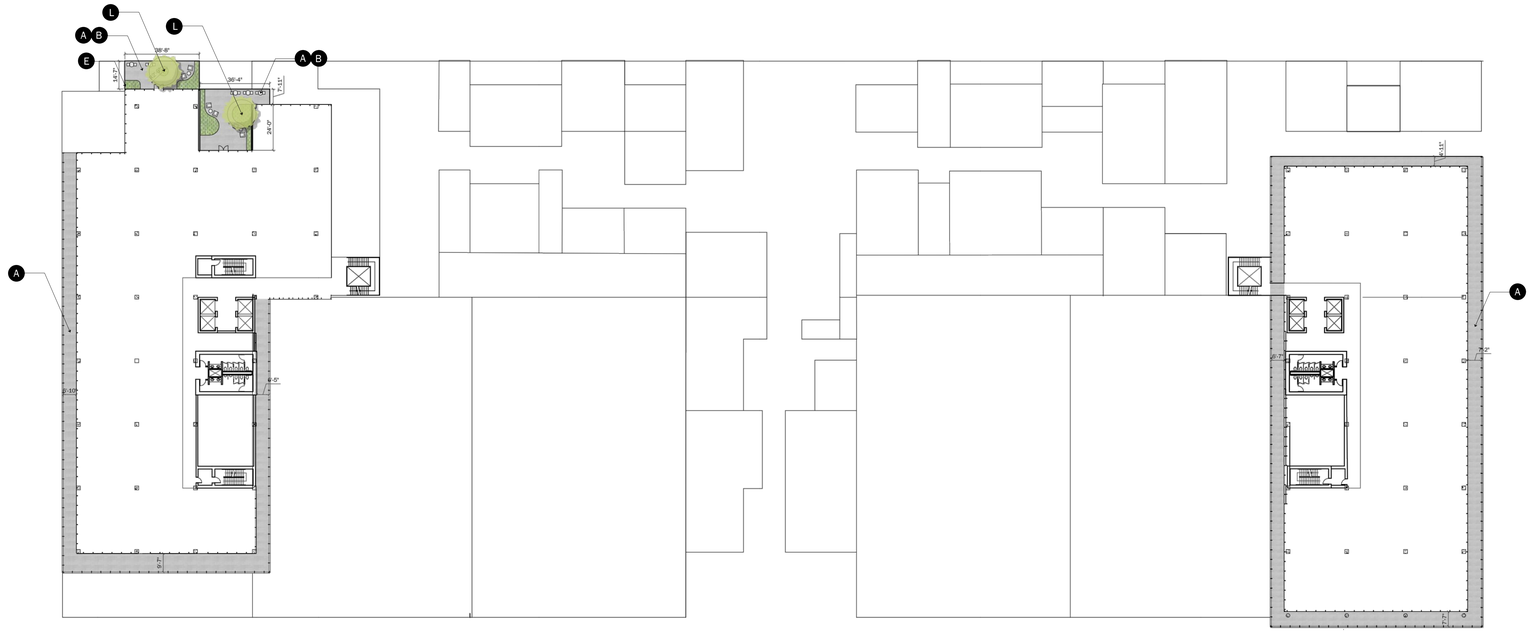

SITE ELEMENTS

- A — PEDESTAL PAVERS
- B — SEATING AREA W/SITE FURNISHING
- C — NOT USED
- D — NOT USED
- E — PLANTING AREA

PLANTING LIST

TREES			
Botanical Name	**Common Name**	**Container Size**	**QTY**
L — LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	2

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS		
Botanical Name	**Common Name**	**Container Size**
**Agave 'Blue Flame'	Blue Flame Agave	**
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Acacia cognata 'Cousin itt'	Cousin Itt Acacia	5 GAL
*Adenanthos sericeus	Coast Woollybush	5 GAL
*Artemesia 'Canyon Gray'	Coastal Sagebrush	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
*Mimiulus aurantiacus	Sticky Monkeyflower	5 GAL
**Festuca mairei	Atlas Fescue	5 GAL
*Festuca rubra	Red Fescue	5 GAL
*Frangula californica	Coffeeberry	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
*Salvia apiana	White Sage	5 GAL
*Salvia 'Bee's Bliss'	Creeping Sage	5 GAL
*Salvis mellifera	Black Sage	5 GAL
*Sphaeralcea ambigua	Apricot Mallow	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL

**Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	55
Proposed Trees - Level 03	33
Proposed Trees - Level 04	17
Proposed Trees - Level 05	2
Proposed Trees - Level 06	1
Total Proposed Trees	108

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	13,378 SF
Proposed Planting Area - Level 03	8,730 SF
Proposed Planting Area - Level 04	3,218 SF
Proposed Planting Area - Level 05	400 SF
Proposed Planting Area - Level 06	278 SF
Total Proposed Planting Area	26,004 SF

LANDSCAPE PLAN - LEVEL 5
1/32" = 1'-0"

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02.09.22	REVISED SUBMITTAL

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PLOT DATE: 02.09.22

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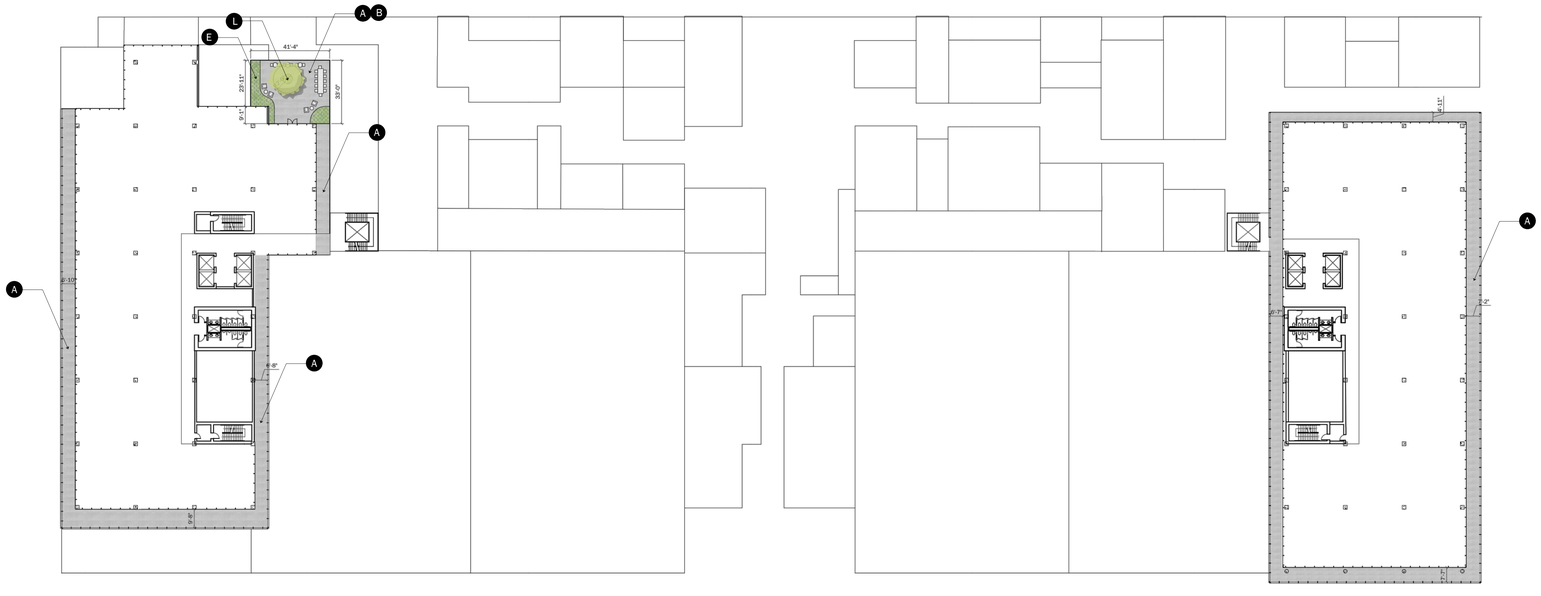

LANDSCAPE PLAN - LEVEL 6

1/32" = 1'-0"

1

SITE ELEMENTS

- A PEDESTAL PAVERS
- B SEATING AREA W/SITE FURNISHING
- C NOT USED
- D NOT USED
- E PLANTING AREA

PLANTING LIST

TREES			
Botanical Name	**Common Name**	**Container Size**	**QTY**
L LOPHOSTEMON CONFERTUS	BRISBANE BOX	48" BOX	1

Existing site contains no Protected Trees as defined by LAMC17.02.
**Indicates native plants and **indicates drought tolerant non-native plants*

PERENNIALS & SHRUBS		
Botanical Name	**Common Name**	**Container Size**
**Agave 'Blue Flame'	Blue Flame Agave	5 GAL
**Agave 'Mateo'	Mateo's Agave	5 GAL
**Acacia cognata 'Cousin itt'	Cousin Itt Acacia	5 GAL
*Adenanthos sericeus	Coast Woollybush	5 GAL
*Artemesia 'Canyon Gray'	Coastal Sagebrush	5 GAL
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL
*Mimiulus aurantiacus	Sticky Monkeyflower	5 GAL
**Festuca mairei	Atlas Fescue	5 GAL
*Festuca rubra	Red Fescue	5 GAL
*Frangula californica	Coffeeberry	5 GAL
**Rosmarinus officinalis prostratus	Creeping Rosemary	5 GAL
*Salvia apiana	White Sage	5 GAL
*Salvia 'Bee's Bliss'	Creeping Sage	5 GAL
*Salvis mellifera	Black Sage	5 GAL
*Sphaeralcea ambigua	Apricot Mallow	5 GAL
**Tagetes lemmonii	Mountain Marigold	5 GAL

**Indicates native plants and **indicates drought tolerant non-native plants*

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	55
Proposed Trees - Level 03	33
Proposed Trees - Level 04	17
Proposed Trees - Level 05	2
Proposed Trees - Level 06	1
Total Proposed Trees	108

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	4
2:1 Tree Replacement in Kind	8
Total Trees Required	8

Existing site contains no Protected Trees as defined by LAMC17.02.

OVERALL SITE PLANTING AREA	QTY
Proposed Planting Area - Ground Level	13,378 SF
Proposed Planting Area - Level 03	8,730 SF
Proposed Planting Area - Level 04	3,218 SF
Proposed Planting Area - Level 05	400 SF
Proposed Planting Area - Level 06	278 SF
Total Proposed Planting Area	26,004 SF

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PLOT DATE: 02.09.22

SCALE: 1/32" = 1'-0" WHEN PRINTED ON 30"x42" SHEET

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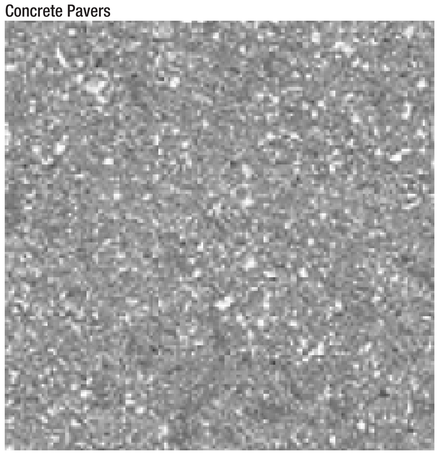
Concrete Pavers



Coat Metal Planer



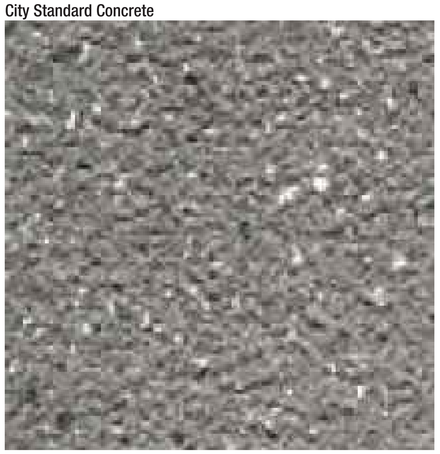
Wood Decking



Concrete Walls



City Standard Concrete



Decomposed Granite



Concrete Pedestal Pavers



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PROJECT ID

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ISSUES

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HARDSCAPE PALETTE

DATE

02.09.22

SCALE

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DRAWING #

L-5.80 2

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APPENDIX D

RESUMES OF AUTHORS/CONTRIBUTORS

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Tel 626-793-2400
historicresourcesgroup.com



CHRISTINE LAZZARETTO

Managing Principal

Experience Profile
Years of Experience: 18

Christine Lazzaretto has been with HRG since 2008 and has worked in historic preservation in Southern California since 2003.

At HRG, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys, authored a wide range of historic context statements and successful National Register nominations. Her deep understanding of CEQA principles, significance, context and environmental impacts make her a leading expert in cultural resources analysis for environmental review and she is a frequent guest speaker at USC on CEQA. Christine also manages teams of professional colleagues on large-scale planning projects and mitigation efforts.

Prior to joining HRG, Christine worked at Pasadena Heritage as Preservation Director and Program Director, where her responsibilities included administering the Preservation Easement Program; assisting with advocacy efforts; attending local hearings and advising neighborhood groups on preservation issues; conceiving, organizing and implementing all of the organization's highly successful educational programs; conducting historic research; producing written architectural descriptions and detailed histories.

Christine Lazzaretto meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

HISTORIC
RESOURCES
GROUP

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historicresourcesgroup.com

Selected Projects

Archer School for Girls Master Plan, Los Angeles
CBS Columbia Square Adaptive Reuse
City of Goleta Comprehensive Preservation Planning
Forum Rehabilitation and Historic Tax Credit Project, Los Angeles
Herald-Examiner Technical Report, Los Angeles
Hill & Fifth Technical Report, Los Angeles
Hotel Cecil Historic Tax Credit Project, Los Angeles
Modernism in Riverside Survey
Paramount Pictures Master Plan, Los Angeles
South Glendale Historic Context and Survey
SurveyLA, Los Angeles
University of Southern California Master Plan

Education

Master's Degree in Heritage Conservation, 2006
University of Southern California
Bachelor of Arts Degree with High Distinction, Art History
The Pennsylvania State University, State College, Phi Beta Kappa

Speaking Engagements

California Preservation Foundation
- CEQA
- Historic Resource Surveys
- Historic Context Statements

University of Southern California
- Lecturer, Heritage Conservation Summer Program

Professional Affiliations

California Preservation Foundation
- Board of Trustees, 2016-2022
- President Emeritus, Board of Trustees
- Education Committee Co-Chair, 2015-2018

DOCOMOMO Southern California
- Founding Vice-President

Los Angeles Conservancy
National Trust for Historic Preservation
Society of Architectural Historians

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JOHN LOCASCIO, AIA

Principal Architect

Experience Profile
Years of Experience: 29

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993. John's California Architect license number is C24223.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services.

John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

Prior to joining HRG, John served as Executive Director of Claremont Heritage, including reviewing environmental documents and advising the City of Claremont on planning and design issues. John also worked for 14 years as a project architect in private practice, specializing in custom residential projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

HISTORIC RESOURCES GROUP

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Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Century 21 Coliseum Architectural Consultation, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Forum Rehabilitation and Historic Tax Credit Project, Inglewood
Los Angeles International Airport Preservation Plan and HSRs
Painted Desert Visitors' Center Rehabilitation, Arizona
Venice High School Comprehensive Modernization, Los Angeles

Education

Master's Degree in Historic Preservation
University of Southern California
Bachelor of Architecture
University of Southern California

Honors and Awards

Los Angeles Conservancy Preservation Awards
- Angelus Funeral Home/Paul Williams Family Apartments, 2021
- Beverly Gardens, 2020
- Grand Central Air Terminal, 2017
- CBS Columbia Square, 2016
- 28th Street YMCA, 2013

California Preservation Foundation Preservation Design Awards
- Angelus Funeral Home/Paul Williams Family Apartments, 2021
- CBS Columbia Square, 2017
- Grand Central Air Terminal, 2016
- 28th Street YMCA, 2013

City of Pasadena Historic Preservation Award
- Constance Hotel, 2015

AIA Institute Honor Award
- 28th Street YMCA, 2015

Professional Affiliations

American Institute of Architects

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HEATHER GOERS

Senior Architectural Historian

Experience Profile

Years of Experience: 11

Heather has been with Historic Resources Group since 2012. She holds a Bachelor of Arts in Humanities from the University of Chicago and a master's degree in Historic Preservation from the University of Southern California, where her master's thesis discussed the work of Buff & Hensman in relation to the cultural landscape of the Arroyo Seco.

After completing her master's degree, Heather managed her own historic preservation consulting practice, where she provided guidance and research to owners of historic properties and archival collections. She has also worked for organizations including the Ennis House Foundation, the Los Angeles County Museum of Art, and the Los Angeles Conservancy.

At HRG, Heather specializes in technical reports and cultural landscape reports as well as research analysis for commercial, industrial, and institutional properties containing multiple resources. She also drafts Los Angeles Historic-Cultural Monument nominations and prepared survey report contexts for SurveyLA. She has developed research for a wide variety of projects, including citywide historic context statements for Riverside, San Luis Obispo, Beverly Hills, and South Pasadena; neighborhood context statements for Hollywood, Westwood, Westwood Village, and Holmby Westwood; and individual properties including the Gamble House, the Freeman House, and the Hollyhock House. Her most recent projects include the Entertainment Industry Support Services Historic Context Statement and the SurveyLA Entertainment Context.

Heather meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

Selected Projects

City of Alhambra Historic Context Statement
SurveyLA, Los Angeles
Entertainment Industry Support Services Historic Context Statement
Freeman House Historic Structures Report Update
Gamble House Cultural Landscape Report
Hollyhock House Supplemental Historic Structures Report
Holmby Westwood HPOZ Survey
San Luis Obispo Historic Context Statement
Sunset Gower Studios Preservation Planning
Thacher School Survey & Assessment

Education

Master of Arts in Historic Preservation
University of Southern California, Los Angeles
Bachelor of Arts, Humanities,
University of Chicago
Attingham Summer School (2019),
Attingham Trust, Great Britain

Speaking Engagements

California Preservation Foundation

- Research Methodology
- Cultural Landscapes

CalPoly Pomona

Hollywood Heritage

University of Southern California

Professional Affiliations

California Garden and Landscape History Society, Member
California Preservation Foundation, Guest Speaker, Workshop Leader
Hollywood Heritage, Board of Directors
Los Angeles Conservancy, Member, Volunteer
California Garden and Landscape History Society, Member

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ALEXANDRA ISABEL MADSEN

Senior Architectural Historian

Experience Profile
Years of Experience: 6

Alexandra Madsen has been working as an architectural historian in the historic preservation field since 2016 and joined HRG in 2021.

Alexandra Madsen's areas of focus at HRG include preparing documentation in support of NEPA, Section 106, CEQA, and local ordinances. Alexandra is also a Registered Professional Archeologist (RPA) and has assisted in archaeological surveying and monitoring.

Alexandra has worked on a variety of projects involving historic buildings and structures in Southern California, including the LA Conservancy Preservation Award-winning Cultural Resource Assessment for the LA County Dept. of Parks and Rec, in which she evaluated over 20 parks and golf courses. Other projects include the Central Terrace Section 106 HUD Study in Oxnard, Caltrans State Route 55 HSPR and HRER in Orange County, and the National Register nomination for Descanso Gardens.

Prior to HRG, Alexandra worked for environmental consulting firms preparing historic resources surveys and context statements, historic resource assessments, historic resources technical reports, National Register nominations, Historic American Building Survey (HABS) documentation, HRERs, HPSRs, and the Secretary of the Interior's Treatment of Historic Properties conformance evaluations. She also served as an extension-of-staff Preservation Planner for South Pasadena.

Alexandra served as the Los Angeles Cultural Heritage Commission-appointed Board Member for the Highland Park-Garvanza HPOZ from 2019-2020 and as Vice President of the Highland Park Heritage Trust from 2018-2020.

Alexandra Madsen meets the *Secretary of the Interior's Professional Qualifications Standards* in History, Architectural History, and Archaeology.

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Selected Projects

California State University, Fullerton, Historic Context, Survey & Evaluation
City of South Pasadena On-Call Certificate of Appropriateness
University of California, Riverside, Historic Context, Survey & Evaluation
South of 24th Street Historic District HABS, Bakersfield
Bubbling Springs Cultural Resources Assessment, Port Hueneme
Fort Ord Hammerhead Barracks Evaluation, Seaside

Education

Master of Arts in Art History
University of Texas, Austin
Bachelor of Arts in History, Magna Cum Laude
Minors in Archaeology and Spanish
Saint Anselm College
Geotech Certificate (GIS)
Pasadena City College

Professional Certifications

Register of Professional Archaeologists (RPA) No. 4612

Honors and Awards

Los Angeles Conservancy Preservation Award

- County of Los Angeles Department of Parks and Recreation Cultural Resource Assessment, 2020

Professional Affiliations

Archaeological Institute of America
California Preservation Foundation
Highland Park Heritage Trust
Los Angeles Conservancy
National Trust for Historic Preservation
US/ICOMOS

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ROBBY ARANGUREN

Planning Associate/GIS Specialist

Experience Profile

Years of Experience: 12

Robby Aranguren has been with HRG since 2009 and specializes in database management, GIS, and research.

At HRG, Robby provides mapping, database creation and management, photography, and research for historic assessments. He also provides assistance with character-defining features inventories and paint analysis studies. He is proficient with the Microsoft Access Database, FiGSS GIS Survey System, Photoshop, Google SketchUp, ESRI ArcMap and ArcCatalog. He has worked on numerous large-scale historic resources surveys, building and manipulating large databases.

Prior to joining HRG, Robby worked at the City of Los Angeles, Office of Historic Resources, Department of Planning, preparing staff reports for Historic-Cultural Monument applications, preparing E-newsletters, Guide. Robby also served as acting secretary at Cultural Heritage Commission meetings and conducted building permit research.

Robby Aranguren meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

HISTORIC RESOURCES GROUP

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Selected Projects

SurveyLA, Los Angeles
CBS Columbia Square Paint Sampling
Chapman University VPOA Window Survey
City of Riverside Modernism Survey
City of Palm Springs Citywide Survey
City of South Pasadena Citywide Survey Update
Glendale Central Air Terminal Paint Sampling
South Glendale Historic Context Statement & Historic Resources Survey
Jordan House Rehabilitation & Construction Monitoring, Whittier
Lincoln Place Apartments Historic Tax Credit, Los Angeles
UC Riverside Citrus Experiment Station Character-defining Features Inventory
Villa Elaine Character-defining Features Inventory
Wallace Annenberg Center for the Performing Arts Adaptive Reuse and Historic Tax Credit, Beverly Hills

Education

Bachelor of Arts, Interdisciplinary Studies: Architecture, Urban Planning and Business (Real Estate)
University of Texas, Arlington, 2009

Honors and Awards

California Preservation Foundation Preservation Design Awards

- Wallis Annenberg Center for the Performing Arts, 2014
- Lincoln Place Apartments, 2015

Professional Affiliations

Los Angeles Conservancy
Los Angeles GIS Portal
California Preservation Foundation

INITIAL STUDY

APPENDIX D: SCCIC SEARCH LETTER

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395
California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

1/25/2022 SCCIC File #: 22925.9197

Jenny Mailhot
EcoTierra Consulting, Inc.
633 W. 5th Street, 26th Floor
Los Angeles, CA 90071

Re: Record Search Results for the Echelon Studios Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Hollywood, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 22
Reports and Studies	Within project area: 1 Within project radius: 24
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 3 Within ¼-mile radius: 233
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 20
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 17

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW – Santa Monica, CA (1902, 1921) 15' USGS historic maps indicate that in 1902 there was no visible development within the project area. The Hollywood and Cahuenga Valley R. R. ran east of the project area. There were several roads, several buildings, and one intermittent stream within the project search radius. In 1921, there were several buildings within the project area. There was a significant increase in development which included several buildings and a grid-like system of roads. Also of note was an unnamed cemetery located in the southwestern portion of the search radius. The previously mentioned railroad and stream no longer appear on the map. Historic Route 66 is recorded on Santa Monica Blvd adjacent to the project location.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

The project area appears to be located within a historic district (19-169088) with a recorded evaluation code of 5D2 (Historically significant by local government). An updated recordation of this district may be in order if significant changes to the contributors to this district are being considered. No surveys for cultural resources have been conducted for the project site. The area may be sensitive since it appears to have been developed in the 1920s. An archaeological monitor is recommended for ground-disturbing activities.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Isabela Kott
Assistant Coordinator, GIS Program Specialist

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

INITIAL STUDY

APPENDIX E: ENERGY REPORTS

INITIAL STUDY

APPENDIX E.1: UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY

ECHELON STUDIOS
UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY
APRIL 2023

PREPARED BY:

KPFF Consulting Engineers
700 S Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

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Exhibit 1 – LADWP Power "Will Serve" Letter

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Exhibit 4 – Proposed Electrical and Gas Demand Calculations

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Echelon Studios Project (the "Project") proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, within the Hollywood Community Plan area (the "Project Site") in the City of Los Angeles (the "City"). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the public alley. The anticipated outbound haul route from the Project Site would be along Santa Monica Boulevard to the 101 freeway. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site.

1.2. SCOPE OF WORK

The purpose of this report is to analyze the potential impacts of the Project to the existing energy infrastructure system.

2. REGULATORY FRAMEWORK

2.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP)[1] document serves as a comprehensive 20 year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2016 Integrated Resource Planning (IRP) recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

[1] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://efiling.energy.ca.gov/getdocument.aspx?tn=227897

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, the SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. As a long-term planning process, the SLTRP examines a 20-year horizon to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. The 2017 SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws.[2]

2.2. NATURAL GAS

The 2022 California Gas Report[3] (CGR) presents a comprehensive outlook for natural gas demand and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission (CPUC or Commission) Decision (D.) 95-01-039. The projections in the CGR are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

Utility-served, statewide natural gas demand is projected to decrease at an annual average rate of 1.1 percent per year through 2035. The decline is 0.1 percent faster than what had been projected in the 2020 CGR. More aggressive energy efficiency and fuel substitution have accelerated the decline in forecasted throughput for the 2022 CGR relative to the 2020 findings. In this Report, fuel substitution refers to the conversion of all or a portion of existing energy uses from one fuel type to another with the goal of reducing greenhouse gas emissions such as replacing a gas water heater with an electric water heater.

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2 Ibid

3 California Gas and Electric Utilities, 2022s California Gas Report, 2022.

The projected decline comes from less gas demand in the major market segment areas of residential, electric generation (EG), commercial and wholesale markets. Total Statewide residential gas demand is projected to decrease at an annual average rate of 2.4 percent per year, a faster decline than the 1.7 percent annual rate of decline that had been forecasted in the 2020 Report. EG demand is projected to decrease at an annual rate of 1.1 percent per year, which is a slightly less rapid rate than the 1.5 percent annual decline that had been forecasted in 2020. The statewide commercial demand is projected to decrease at an annual average rate of 1.8 percent per year, which is slightly more accelerated than the 1.5 percent annual decline from the 2020 CGR. The aggregate statewide wholesale market segment is expected to decline at an annual average rate of 0.25 percent per year. The segments where growth in demand is expected are the natural gas vehicle (NGV) sector and the industrial market segments. The industrial market segment and the NGV sectors are expected to grow at an annual average rate of 0.16 percent and 2.3 percent per year over the forecast period.

There are several drivers of these declines across many of the key energy sectors. Aggressive energy efficiency programs and fuel substitution are expected to dampen gas demand in these sectors. Statewide efforts to minimize greenhouse gas (GHG) emissions are depressing EG demand through aggressive programs that pursue demand side reductions and the acquisition of preferred power generation resources that produce few or no carbon emissions. Nevertheless, for the foreseeable future, gas-fired generation and gas storage will continue to be important technologies that support long-term electric demand growth and growing integration of intermittent renewable resource generation.[4]

3. ENVIRONMENTAL SETTING

3.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations.

3.1.1. REGIONAL

LADWP's Power System is the nation's largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity per year for the City's 1.5 million residential and business customers, as well as over 5,000 customers in the Owens Valley.[5] LADWP has over 7,880 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear,

[4] Ibid.

[5] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=OPLADWPCCB655007&RevisionSelectionMethod=LatestReleased

Large Hydro, coal, and other sources.[6] The distribution network includes 6,752 miles of overhead distribution lines and 3,6 miles of underground distribution cables.[7]

3.1.2. LOCAL

Based on available record drawings and the topographic survey performed, existing LADWP power infrastructure surrounding the perimeter of the Project Site includes power poles and overhead power lines; these are located on North Wilton Place, North Saint Andrew's Place, and Santa Monica Blvd. Underground electrical conduits are located on Santa Monica Blvd and North Saint Andrews Place respectively.

3.1.3. ON-SITE

As described above, the Project Site currently includes an asphalt parking lot, concrete alley, and concrete building. Current energy demands are almost zero, as the property is vacant. The only current power demands are for the parking lot lighting.

3.2. NATURAL GAS

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.2.1. REGIONAL

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange, and storage services and procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas's natural gas system is the nation's largest natural gas distribution utility and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.8 million customers through 5.9 million meters in more than 500 communities.[8]

3.2.2. LOCAL

Based on substructure maps provided by the City and SoCal Gas maps, existing SoCalGas infrastructure surrounding the perimeter of the Project Site includes 2-inch gas mains in Virginia Avenue, Wilton Place, and the west portion of Santa Monica Blvd, and a 4-inch gas main in St. Andrews Street.

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6 Ibid.
7 Ibid.
8 https://www.socalgas.com/about-us/company-profile

3.2.3. ON-SITE

As described above, the Project Site currently includes an asphalt parking lot, concrete alley, and concrete building. Current gas demands are zero as the property is vacant. Abandoned gas lines will be removed if found.

4. SIGNIFICANCE THRESHOLDS

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an analysis of a project's potential effects on energy. Environmental impacts, as noted in Appendix F, may include:

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed;
- The effects of the project on local and regional energy supplies and on requirements for additional capacity;
- The effects of the project on peak and base period demands for electricity and other forms of energy;
- The degree to which the project complies with existing energy standards;
- The effects of the project on energy resources; and
- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Appendix G of the CEQA Guidelines includes the following questions, which the City has determined to use as thresholds for determining the significance of a project's potential energy impacts:

- Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction.
- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

In assessing impacts related to energy infrastructure in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following pertinent factors to evaluate energy supply and infrastructure:

- The total estimated energy demand for the project;
- Whether sufficient capacity exists in the energy infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;

Based on these factors, the Project would have a significant impact on energy resources if the Project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities.

5. METHODOLOGY

The methodology for determining the significance of a project's potential impact on energy is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the project site. Include plans for new transmission facilities or expansion of existing facilities; and
- Summary of adopted energy conservation plans and policies relevant to the project

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.
- Consult with the LADWP or SoCalGas, if necessary to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. A Will-serve letter from LADWP (Exhibit 1) and a Will-serve letter from SoCalGas (Exhibit 2) demonstrates the availability of sufficient energy resources to supply the Project's demand.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Electrical power would be consumed to construct the new building and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand would be supplied from existing electrical services within the Project Site, a new temporary service, or temporary mobile generators, which would not adversely affect services to surrounding areas. The use of renewable energy sources during construction is not anticipated. Overall, demolition and construction activities would create a minimal electrical demand, and a demand lower than Project operations which, as discussed below, would have a less than significant impact on electricity supplies, and therefore would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supplies associated with Project construction activities would be less than significant.

No natural gas usage would be expected to occur during construction. Therefore, impacts on natural gas supply associated with Project construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching activities. Infrastructure improvements would comply with all applicable LADWP, SoCalGas, and City of Los Angeles requirements, compliance with which requirements would mitigate any potential adverse impacts to existing energy systems and adjacent properties. The Project incorporates as TR-PDF-2 a Construction Staging and Traffic Management Plan (CSTMP) that would be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The CSTMP would, among other things, address any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements to ensure safe pedestrian and vehicular travel. Therefore, the Project's potential construction impacts related to energy infrastructure would be less than significant. Further, construction associated with new energy infrastructure improvements needed for the Project would occur as part of Project construction generally, which, as concluded in the MND, would result in less than significant impacts.

6.2. OPERATION

6.2.1. ELECTRICITY

The Project would increase the demand on electricity resources. Based on correspondence and load calculations by AMA Group, the estimated electrical load for the Project would be 149 MWh. See Exhibit 4 for a calculation summary of Project Demands from AMA Group.

A Will Serve letter was sent to LADWP to determine if there would be sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 1), there would be sufficient electricity supplies to serve the Project's operational demands and, therefore, the Project's potential impacts related to electrical services would be less than significant.

6.2.2. NATURAL GAS

The Project would increase the demand on natural gas resources. Based on correspondence and load calculations by AMA Group, the estimated total gas service demand for the Project would be 32,790 cubic feet per hour (CFH). See Exhibit 4 for a calculation summary of Project Demands from AMA Group.

A Will Serve letter request was sent to SoCalGas to determine if there would be sufficient capacity to serve the Project. Based on the response from SoCalGas (see Exhibit 2), there would be sufficient natural gas supplies to serve the Project's operational demands and, therefore, the Project's potential impacts related to natural gas supplies would be less than significant.

6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCalGas's service area. Growth within these geographies is anticipated to increase the demand for electricity and natural gas, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur within the service area of LADWP would increase electricity consumption during Project construction and operation and thus, cumulatively increase the need for electrical supplies and infrastructure capacity, such as new or expanded electrical facilities. LADWP forecasts that its net electrical load in the 2025 fiscal year (the Project's buildout year) will be 23,537 GWhr of electricity.[9]

Based on the Project's estimated net new electrical consumption of 12,666.3 MWh (12.67 GWhr) and LADWP's forecast of 23,033 GWhr, the Project would account for approximately 0.054-percent of LADWP's projected net electrical load for the Project's build-out year. Furthermore, there are 7 related projects, which consist of, but are not limited to, residential, office, and retail/commercial. The total increase in electrical demand for the related projects would be approximately 9,887,969 KWh (9.89 GWhr). Combined with the proposed Project, the net increase in electrical demand would be approximately 22.56 GWhr. The estimated net increase in electrical demand resulting from the build-out of the related projects combined with the proposed Project, would

[9] LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Table A-1.

represent approximately 0.096 percent of the LADWPs forecast for the net electrical load in the fiscal year 2025. Refer to Exhibit 3 for a breakdown of the related projects and associated electrical consumption. Moreover, LADWP's projections show there will be sufficient electricity supplies up through 2037 in its 2017 SLTRP, which projections take into account growth expected within LADWP's service area.[10]

Although Project construction and operation would result in the irreversible use of renewable and non-renewable electricity resources which could limit their future availability, the Project's use of such resources would be on a relatively small scale and would be consistent with the growth expectations for LADWP's service area.[11] Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Moreover, even now, LADWP receives a substantial portion of its electricity from renewable resources. In 2020, LADWP reported that 34 percent of its electricity came from renewable resources in Year 2019, and Senate Bill 350 requires LADWP to receive at least 50 percent of its electricity from renewable resources by 2030. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 SLTRP, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards.[12] LADWP has indicated that the 2017 SLTRP incorporates the estimated electricity requirement for the Project. The 2017 SLTRP considers future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements.[13] Development projects within the LADWP service area, including the Project, would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Like the Project, each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in their respective areas. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

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10 LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://efiling.energy.ca.gov/getdocument.aspx?tn=227897

11 Ibid.

12 Ibid.

13 Ibid.

Buildout of projects in SoCal Gas' service area are expected to increase natural gas consumption during project construction and operation and thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2022 CGR the California Energy Commission estimates the total capacity available within SoCal Gas' planning area will be approximately 2,970 million cubic feet per day in 2025. After subtracting the estimated 2,280 million cubic feet per day that is anticipated to be used, the remaining available gas supply would be 690 million cubic feet per day.[14] Based on the Project's estimated net daily natural gas consumption of approximately 3,100 British thermal unit (BTU) per year (2,990 cubic feet per year or 8.19 cubic feet per day), and SoCal Gas' projected 690 million cubic feet availability per day in 2025, the Project would account for approximately 0.0000012 percent of SoCal Gas projected additional capacity for the Project's build-out year. Furthermore, there are 7 related projects, which consist of, but are not limited to, residential, office, and retail/commercial. The total increase in gas demand for the related projects is approximately 17,126,206 cubic feet per year (46,921 cubic feet per day). Combined with the proposed Project, the net increase in gas demand is approximately 17,132,196 cubic feet per year (46,938 cubic feet per day). The estimated net increase in gas demand resulting from the build-out of the related projects combined with the proposed Project, would represent approximately 0.0068 percent of the SoCalGas availability in the fiscal year 2025. Refer to Exhibit 3 for a breakdown of the related projects and associated gas consumption. SoCal Gas' forecasts take into account projected population growth and development based on local and regional plans. Moreover, SoCal Gas's projections show there will be sufficient gas supplies up through 2035 in the 2022 CGR, which take into account growth expected within SoCal Gas's service area.[15]

Although construction and operation of the Project would result in the irreversible use of natural gas resources which could limit future availability, the Project's use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCal Gas occur as needed.[16] It is expected that SoCal Gas would continue to expand delivery capacity, if necessary, to meet demand increases within its service area.[17] Development projects within its service, including the

[14] California Gas and Electric Utilities, 2022 California Gas Report.
[15] Ibid.
[16] Ibid.
[17] Ibid.

Project, area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate.[18] As such, the Project's potential impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, impacts to existing energy infrastructure are expected to be less than significant.

[18] Ibid.

EXHIBIT 1

Los Angeles Department of Water & Power
BUILDING A STRONGER L.A.

Eric Garcetti, Mayor

Board of Commissioners
Cynthia McClain-Hill, President
Susana Reyes, Vice President
Jill Banks Barad
Mia Lehrer
Nicole Neeman Brady
Yvette L. Furr, Acting Secretary

Martin L. Adams, General Manager and Chief Engineer

September 9, 2021

Ms. Amy Truong
Project Engineer
kpff
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017

Subject: PROJECT ADDRESS: 5601-5673 W. Santa Monica Blvd
5536-5542 W. Virginia Ave
5612-5672, 5542 W. Virginia Ave
1110-1118 N. Wilton Place

Dear Ms. Truong:

This is in response to your submittal regarding electric service for the proposed projects located at the above address.

Electric Service is available and will be provided in accordance with the Los Angeles Department of Water and Power's Rules Governing Water and Electric Service. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed project is part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system.

If you have any questions regarding this matter, please contact me at (213) 367-4290.

Sincerely,

Ralph Jaramillo

RALPH JARAMILLO
Engineer of Customer Station Design

RJ:sl

C/enc:
ENGR: Mr. Ralph Jaramillo
FileNet

EXHIBIT 2

701 N. Bullis Rd.
Compton, CA 90224-9099

August 2, 2021

KPFF
700 South Flower St, Suite 2100
Los Angeles, CA 90017
Attn: Jean Penderghast

Subject: Maps & Will Serve - 5601-5673 W. Santa Monica Blvd, 5612-5675 W. Virginia Ave, 1110-1118 N. Wilton Pl

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Jason Sum

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ

EXHIBIT 3

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	1.43485e+007	0.0774	0.6612	0.2813	4.2200e-003		0.0535	0.0535		0.0535	0.0535	0.0000	765.6896	765.6896	0.0147	0.0140	770.2397
Office Park	2.69296e+006	0.0145	0.1320	0.1109	7.9000e-004		0.0100	0.0100		0.0100	0.0100	0.0000	143.7069	143.7069	2.7500e-003	2.6300e-003	144.5608
Regional Shopping Center	84745.4	4.6000e-004	4.1500e-003	3.4900e-003	2.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.5223	4.5223	9.0000e-005	8.0000e-005	4.5492
Total		**0.0924**	**0.7973**	**0.3957**	**5.0300e-003**		**0.0638**	**0.0638**		**0.0638**	**0.0638**	**0.0000**	**913.9188**	**913.9188**	**0.0175**	**0.0168**	**919.3498**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	1.43485e+007	0.0774	0.6612	0.2813	4.2200e-003		0.0535	0.0535		0.0535	0.0535	0.0000	765.6896	765.6896	0.0147	0.0140	770.2397
Office Park	2.69296e+006	0.0145	0.1320	0.1109	7.9000e-004		0.0100	0.0100		0.0100	0.0100	0.0000	143.7069	143.7069	2.7500e-003	2.6300e-003	144.5608
Regional Shopping Center	84745.4	4.6000e-004	4.1500e-003	3.4900e-003	2.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.5223	4.5223	9.0000e-005	8.0000e-005	4.5492
Total		**0.0924**	**0.7973**	**0.3957**	**5.0300e-003**		**0.0638**	**0.0638**		**0.0638**	**0.0638**	**0.0000**	**913.9188**	**913.9188**	**0.0175**	**0.0168**	**919.3498**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	5.29809e+006	2,950.8348	0.0697	0.0144	2,956.8740
Office Park	3.89228e+006	2,167.8519	0.0512	0.0106	2,172.2886
Regional Shopping Center	697599	388.5358	9.1800e-003	1.9000e-003	389.3310
Total		**5,507.2225**	**0.1301**	**0.0269**	**5,518.4936**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	5.29809e+006	2,950.8348	0.0697	0.0144	2,956.8740
Office Park	3.89228e+006	2,167.8519	0.0512	0.0106	2,172.2886
Regional Shopping Center	697599	388.5358	9.1800e-003	1.9000e-003	389.3310
Total		**5,507.2225**	**0.1301**	**0.0269**	**5,518.4936**

Exhibit 4

C3. ENERGY USE SUMMARY						
Energy Component	**Standard Design Site (MWh)**	**Proposed Design Site (MWh)**	**Margin (MWh)**	**Standard Design Site (MBtu)**	**Proposed Design Site (MBtu)**	**Margin (MBtu)**
Space Heating	0.1	101.2	-101.1	2,381.9	3.1	2378.8
Space Cooling	792.0	1,530.8	-738.8	--	--	--
Indoor Fans	1,737.9	2,676.0	-938.1	--	--	--
Heat Rejection	80.1	--	80.1	--	--	--
Pumps & Misc.	232.5	--	232.5	--	--	--
Domestic Hot Water	78.5	132.0	-53.5	167.5	--	167.5
Indoor Lighting	582.0	409.8	172.2	--	--	-->
Compliance Total	**3,503.1**	**4,849.8**	**-1346.7**	**2,549.4**	**3.1**	**2546.3**
Receptacle	1,934.2	1,934.2	0.0	--	--	--
Process	5,274.9	5,274.9	0.0	--	--	--
Other Ltg	342.5	342.5	0.0	--	--	--
Process Motors	261.7	264.9	-3.2	--	--	--
TOTAL	**11,316.4**	**12,666.3**	**-1349.9**	**2,549.4**	**3.1**	**2546.3**

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APPENDIX E.2: TRANSPORTATION ENERGY CONSUMPTION WORKSHEETS

Construction Transportation Energy Worksheet

Emission Source	Emissions ($MTCO_2$) [1]	
	Diesel-Powered	Gasoline-Powered
Demolition (2023)		
Off-Road	34.23	--
Hauling	21.79	--
Vendor	0.38	--
Worker	--	1.32
Excavation (2023)		
Off-Road	214.34	--
Hauling	1,188.94	--
Vendor	1.90	--
Worker	--	10.12
Foundation (2023)		
Off-Road	219.73	--
Hauling	0	--
Vendor	0	--
Worker	--	13.85
Building Construction (2023)		
Off-Road	57.13	--
Hauling	0	--
Vendor	69.28	--
Worker	--	71.76
Building Construction (2024)		
Off-Road	305.52	--
Hauling	0	--
Vendor	364.88	--
Worker	--	372.71
Building Construction (2025)		
Off-Road	45.50	--
Hauling	0	--
Vendor	53.34	--
Worker	--	53.58
Paving (2024)		
Off-Road	10.09	--
Hauling	0	--
Vendor	0	--
Worker	--	0.68
Architectural Coating (2024)		
Off-Road	12.12	--
Hauling	0	--
Vendor	0	--
Worker	--	18.89
Architectural Coating (2025)		
Off-Road	6.06	--
Hauling	0	--
Vendor	0	--
Worker	--	9.12
Total Emissions in $MTCO_2$	*2,605.23*	*552.03*
Total Emissions in pounds CO_2 [2]	*5,744,532.15*	*1,217,226.15*
Total Fuel Consumption [3]	**259,464 gallons**	**62,103 gallons**

$MTCO_2$ = metric tons of carbon dioxide

1 $MTCO_2$ emissions for each phase of construction taken from the CalEEMod "Annual" output sheets prepared for the Project (see Appendix A of the IS/MND).

2 1 MT of CO_2 = 2,205 pounds of CO_2.

3 Diesel fuel has a CO_2 factor of 22.14 pounds of CO_2 per 1 gallon of diesel fuel. Gasoline has a CO_2 factor of 19.6 pounds of CO_2 per 1 gallon of gasoline. Source: U.S. Energy Information Administration, Environment Carbon Dioxide Emissions Coefficients, Release date: February 2, 2016. Totals have been rounded to the nearest whole number.

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APPENDIX E.3: CALEEMOD OUTPUTS

Operational Transportation Energy Worksheet

Source: EMFAC2021 (v1.0.1) Emissions Inventory
Region Type: County
Region: Los Angeles
Calendar Year: 2025
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for CVMT and EVMT, trips/year for Trips, kWh/year for Energy Consumption, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	Calendar Year	Vehicle Categor	Model Year	Speed	Fuel	Total VMT	Fuel Consumption	MPG
Los Angeles	2025	HHDT	Aggregate	Aggregate	Diesel	2173518084	354395.8443	6.13302362
Los Angeles	2025	LDA	Aggregate	Aggregate	Diesel	85632098.26	2100.294449	40.7714729
Los Angeles	2025	LDT1	Aggregate	Aggregate	Diesel	755037.9244	32.67896484	23.1047075
Los Angeles	2025	LDT2	Aggregate	Aggregate	Diesel	78976809.68	2450.269959	32.231881
Los Angeles	2025	LHDT1	Aggregate	Aggregate	Diesel	877828509.5	42622.34301	20.595501
Los Angeles	2025	LHDT2	Aggregate	Aggregate	Diesel	391070132.8	22478.29446	17.3976782
Los Angeles	2025	MDV	Aggregate	Aggregate	Diesel	153684679.7	6388.69007	24.055742
Los Angeles	2025	MH	Aggregate	Aggregate	Diesel	19950850.7	2000.516639	9.97284917
Los Angeles	2025	MHDT	Aggregate	Aggregate	Diesel	814222776.1	90927.29379	8.95465753
Los Angeles	2025	OBUS	Aggregate	Aggregate	Diesel	49754997.14	7149.738362	6.95899551
Los Angeles	2025	SBUS	Aggregate	Aggregate	Diesel	12728858.32	1721.798892	7.39276717
Los Angeles	2025	UBUS	Aggregate	Aggregate	Diesel	1944525.485	302.8644717	6.42044765
						Total Fuel Consumed	532,570,627	
Los Angeles	2025	HHDT	Aggregate	Aggregate	Electricity	12301228.26	0	
Los Angeles	2025	LDA	Aggregate	Aggregate	Electricity	3320908342	0	
Los Angeles	2025	LDT1	Aggregate	Aggregate	Electricity	15990856.43	0	
Los Angeles	2025	LDT2	Aggregate	Aggregate	Electricity	178029466.7	0	
Los Angeles	2025	LHDT1	Aggregate	Aggregate	Electricity	32592965.26	0	
Los Angeles	2025	LHDT2	Aggregate	Aggregate	Electricity	7993718.397	0	
Los Angeles	2025	MDV	Aggregate	Aggregate	Electricity	192741473.1	0	
Los Angeles	2025	MHDT	Aggregate	Aggregate	Electricity	10228237.33	0	
Los Angeles	2025	OBUS	Aggregate	Aggregate	Electricity	475543.471	0	
Los Angeles	2025	SBUS	Aggregate	Aggregate	Electricity	289433.6738	0	
Los Angeles	2025	UBUS	Aggregate	Aggregate	Electricity	5785036.043	0	
Los Angeles	2025	HHDT	Aggregate	Aggregate	Gasoline	899706.1381	216.9321942	4.14740717
Los Angeles	2025	LDA	Aggregate	Aggregate	Gasoline	45805469187	1546599.468	29.6168919
Los Angeles	2025	LDT1	Aggregate	Aggregate	Gasoline	3971568856	160884.9298	24.685773
Los Angeles	2025	LDT2	Aggregate	Aggregate	Gasoline	23286161806	955325.4151	24.3751097
Los Angeles	2025	LHDT1	Aggregate	Aggregate	Gasoline	1651360044	119373.9213	13.8335076
Los Angeles	2025	LHDT2	Aggregate	Aggregate	Gasoline	235497620.3	19540.5219	12.0517569
Los Angeles	2025	MCY	Aggregate	Aggregate	Gasoline	350938143.8	8484.240529	41.3635307
Los Angeles	2025	MDV	Aggregate	Aggregate	Gasoline	12925162908	651811.1621	19.8296127
Los Angeles	2025	MH	Aggregate	Aggregate	Gasoline	50575711.66	10439.00232	4.84487982
Los Angeles	2025	MHDT	Aggregate	Aggregate	Gasoline	260016140.2	49847.1185	5.21627223
Los Angeles	2025	OBUS	Aggregate	Aggregate	Gasoline	46271420.97	9101.88076	5.08372085
Los Angeles	2025	SBUS	Aggregate	Aggregate	Gasoline	21963772.16	2432.261483	9.03018541
Los Angeles	2025	UBUS	Aggregate	Aggregate	Gasoline	10023196.98	2172.514727	4.61363822
						Total Fuel Consumed	3,536,229,368	
Los Angeles	2025	HHDT	Aggregate	Aggregate	Natural Gas	117491455.3	19862.42567	
Los Angeles	2025	MHDT	Aggregate	Aggregate	Natural Gas	13809142.62	1695.512663	
Los Angeles	2025	OBUS	Aggregate	Aggregate	Natural Gas	5934149.538	679.53092	
Los Angeles	2025	SBUS	Aggregate	Aggregate	Natural Gas	12717198.45	3019.563573	
Los Angeles	2025	UBUS	Aggregate	Aggregate	Natural Gas	134816593	43757.95864	
Los Angeles	2025	LDA	Aggregate	Aggregate	Plug-in Hybrid	1611810733	28223.9709	
Los Angeles	2025	LDT1	Aggregate	Aggregate	Plug-in Hybrid	12068166.98	191.2925264	
Los Angeles	2025	LDT2	Aggregate	Aggregate	Plug-in Hybrid	279387949.9	4648.664541	
Los Angeles	2025	MDV	Aggregate	Aggregate	Plug-in Hybrid	153862705.2	2623.622748	

Total VMT	Diesel VMT	Gasoline VMT	Average Diesel MPG*	Average Gasoline MPG*
99,395,210,266	4,660,067,360	88,615,908,512	12	26
Percent of Total	4.69	89.16		

* weighted by percentage of VMT for each vehicle category

INITIAL STUDY

APPENDIX F: GEOLOGY AND PALEONTOLOGICAL REPORTS

INITIAL STUDY

APPENDIX F.1: GEOTECHNICAL ENGINEERING INVESTIGATION AND GRADING DIVISION LETTERS

Geotechnologies, Inc.
Consulting Geotechnical Engineers
439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

Celebrating 50 YEARS OF SERVICE 1971-2021

July 19, 2021
Revised August 23, 2021
File No. 22064

Bardas Investment Group
1015 North Fairfax Avenue
West Hollywood, California 90046

Attention: Collin Monsour

Subject: Geotechnical Engineering Investigation
Proposed Commercial Development
5601 Santa Monica Boulevard, Los Angeles, California

References: *Reports by Geotechnologies, Inc.*
Geotechnical Engineering Investigation, dated April 13, 2016,
Revised April 27, 2016 (File No. 21151);
Geotechnical Engineering Investigation, dated July 19, 2021 (File No. 22064).

Correspondence with City of Los Angeles, Department of Building and Safety:
Geology and Soil Report Approval Letter, dated May 20, 2016, LOG# 92915;
Soils Report Approval Letter, dated June 27, 2016, LOG# 93517.

Ladies and Gentlemen:

This letter transmits the Geotechnical Engineering Investigation for the subject site prepared by Geotechnologies, Inc. This report provides geotechnical recommendations for the development of the site, including earthwork, seismic design, retaining walls, excavations, shoring and foundation design. Engineering for the proposed project should not begin until approval of the geotechnical investigation is granted by the local building official. Significant changes in the geotechnical recommendations may result due to the building department review process.

The validity of the recommendations presented herein is dependent upon review of the geotechnical aspects of the project during construction by this firm. The subsurface conditions described herein have been projected from limited subsurface exploration and laboratory testing. The exploration and testing presented in this report should in no way be construed to reflect any variations which may occur between the exploration locations or which may result from changes in subsurface conditions.

Should you have any questions please contact this office.

Respectfully submitted,
GEOTECHNOLOGIES, INC.

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GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED COMMERCIAL DEVELOPMENT
5601 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA

INTRODUCTION

This report presents the results of the geotechnical engineering investigation performed on the subject site. The purpose of this investigation was to identify the distribution and engineering properties of the geologic materials underlying the site, and to provide geotechnical recommendations for the design of the proposed development.

This investigation utilized information from a previous on-site investigation by this firm dated April 13, 2016 (File Number 21151). The previous geotechnical investigation included three exploratory excavations, and conversion of one of the borings into a water monitoring well. The exploratory excavation locations are indicated on the enclosed Plot Plan. The results of the exploration and laboratory testing are presented in the Appendix of this report. The report was approved by the City of Los Angeles, Department of Building and Safety (LADBS) in a letter dated May 20, 2016 (LOG #. 92915). A request for modification for the use of micropiles was prepared by this firm dated June 7, 2016. The request was approved by the LADBS on June 27, 2017 (LOG# 93517).

As part of the previous investigation, this firm was provided with the geotechnical engineering report by another consultant, Geocon, dated April 17, 2007. The investigation was prepared for a proposed project that consisted of a seven-story mixed use structure, with five levels of subterranean parking. The report included 6 borings and laboratory testing. The report was submitted to the City of Los Angeles, Grading Division for review and was subsequently approved. Follow-up review letters by the City of Los Angeles (dated June 21, 2007 and September 11, 2007) were reviewed and approved as well. The findings presented in the previous investigation by Geocon were considered during the preparation of this report.

This investigation included three exploratory excavations, collection of representative samples, laboratory testing, engineering analyses, and the preparation of this report. The exploratory excavation locations are indicated on the enclosed Plot Plan. The results of the exploration and the laboratory testing are presented in the Appendix of this report. The borings logs, laboratory testing results and approval letters from the previous site investigations by this firm and the previous consultant are attached.

A surface wave geophysical survey was performed using active and passive-source surface wave techniques by GeoPentech, Inc. The results of the geophysical survey indicated a shear-wave velocity measurement (Vs30) of 371 m/s (equivalent to 1,217 ft/s) to a depth of 30 meter (or 100 feet) below the ground surface. This corresponds to a site classification of Site Class C characterized as "Very Dense Soil and Soft Rock". The result of the Surface Wave Geophysical Survey, prepared by GeoPentech, is presented in the Appendix of this report.

PROPOSED DEVELOPMENT

Information concerning the proposed development was furnished by Bardas Investment Group. The proposed development will consist of a commercial structure which is six stories in height and includes two to three levels of subterranean parking. The finish floor basement elevations will be approximately 305 feet above mean sea level (AMSL) at parking level P2 and 295 feet for parking level P3. The P3 level extends only partially across the southern half of the site.

Column loads are estimated to be between 600 and 900 kips. Wall loads are estimated to range between 15 and 20 kips per lineal foot. Grading will consist of an excavation up to 40 feet for the proposed subterranean levels including foundation elements and elevator pit enclosures. The limits of the proposed structure are indicated on the attached Plot Plan and profiles of the proposed excavation are indicated on Cross Sections A-A' and B-B'.

The southeast corner of the site is currently occupied by a multi-story retail structure. The existing structure will be demolished in preparation for the newly proposed development.

SITE CONDITIONS

The proposed development is located on the alluvial fan below the southern slope of the Hollywood Hills in Los Angeles, California on gently descending topography. The site is bounded to the north by Virginia Avenue, to the east by North St. Andrews Place, to the south by Santa Monica Boulevard, and to the west by Wilton Place. The site is rectangular in shape and approximately 5.1 acres in area. The site is indicated relative to nearby topographic features on the attached Vicinity Map, Plot Plan and Cross-Sectional drawings.

Site elevations range from 331 feet above mean sea level at the northeast corner to 326 feet at the southwest corner for an elevation difference of 5 feet and a ground surface gradient of 160 to 1. The site was previously developed with several single-story and two-story retail structures along Santa Monica Boulevard that have been recently demolished. Vegetation is virtually nonexistent due to the extent of the demolition, site clearing and paved parking areas within the site. The site and surrounding site topography are indicated on the attached Plot Plan.

A vacant, multi-story, retail structure (formerly occupied by Sears) is located at the southeast corner of the site. The building includes a basement with a finish floor elevation of 318 feet. Information regarding the foundation design of this building has not been reviewed. It is the understanding of this firm that the structure will be demolished in preparation for the newly proposed development. The existing structure has a higher finish floor elevation than the proposed commercial development. It is unknown if the structure is supported on shallow or deep foundation system. It is recommended that the foundation plans for the existing structure be obtained and reviewed to identify for demolition requirements.

LOCAL GEOLOGY

The site is located south of the Hollywood Hills which are composed of mixture of granitic, metamorphic, and sedimentary rocks (Dibblee, 1991). The Hills are an east-west trending ridge that is dissected by canyons and smaller gullies. The canyons flow to the south depositing their sediments into an area of several coalescing alluvial fans. The alluvial fan sediments consist primarily of sand, silt with some clay and few gravels, dipping gently to the south. The geology of the site vicinity is indicated on the attached Local Geologic Map-Dibblee.

Hollywood Fault

The Hollywood Fault is part of a 200 km-long, east-west trending line of oblique, reverse and left lateral faults (Dolan, et al., 1997). The Hollywood Fault trends along the base of the Hollywood Hills to the north and connects with the Raymond Fault to the east and the Santa Monica Fault to the west.

The Hollywood Fault is reverse, north-dipping fault located along the southern edge of the eastern Santa Monica Mountains (Dolan, J.F., Stevens, D., and Rockwell, T.K., 2000). The fault juxtaposes Miocene sedimentary rocks over Pleistocene and Holocene alluvium (Dolan et al., 1997) identified several geologic features in the Hollywood area that were believed to be fault scarps; the nearest is located at the toe of a slope found at Carlos Avenue, approximately 0.85 miles to the northwest of the site.

Based on recent work by several geotechnical engineering consultants and information compiled by the California Geological Survey, the Hollywood Fault has been found to be sufficiently-active and well-defined based on the criteria established by the California Geological Survey (Hernandez and Treiman, 2014a and Hernandez, 2014b). The fault location as shown on the CGS map is based on substantial subsurface work performed on nearby properties as well as very detailed comparisons of current and historical survey data.

PREVIOUS SITE EXPLORATIONS BY THIS FIRM AND OTHERS

Geotechnologies, Inc. November 15, 2017, revised December 28, 2017, Supplemental Information for a Request for Modification, Proposed Mixed Use Development, 5601-5667 Santa Monica Boulevard, Los Angeles, California,

This letter was prepared to provide detailed recommendations regarding the design and testing of Micropiles to resist buoyance pressures on the proposed structure caused by a high groundwater level.

Geotechnologies, Inc. June 7, 2016, Supplemental Information for a Request for Modification, Proposed Missed Use Development, 5601-5667 Santa Monica Boulevard, Los Angeles, California.

This letter was prepared to clarify that the use of micropiles is permitted on the site. The micropiles were needed to resist buoyancy pressures on the structure caused by the excavation extending well below the historically highest groundwater level.

City of Los Angeles, June 27, 2016, Soils Report Approval Letter, LOG# 93517.

This letter approves the use of micropiles for use in resisting buoyancy pressures on the proposed structure.

Geotechnologies, Inc. April 13, 2016, Revised April 27, 2016, Geotechnical Investigation, Mixed-Use Development, 5601-5667 Santa Monica Boulevard, Los Angeles, California, File No. 21151.

Geotechnologies, Inc. previously drilled three borings within the site to depths ranging from 50 to 100 feet using a truck- mounted drilling rig equipped with 8-inch diameter hollowstem augers. The two 100-foot borings were sampled using both a California-modified, split-spoon sampler lined

with 2.5-inch diameter brass rings and a Standard Penetration Test sampler (SPT). The soil cuttings were backfilled into the borings upon completion.

Boring B-3 was drilled to a depth of 50 feet and was sampled using the California-Modified, split-spoon sampler. Upon completion, the boring was converted into a water-monitoring well. The well consisted of a 2-inch diameter, perforated pipe in the lower 30 feet and solid pipe in the upper 20 feet. The annular space of the lower 30 feet of the boring was backfilled with clean sand followed by a 2-foot-thick layer of hydrated bentonite chips. The remaining space was backfilled with soil cuttings from the boring. A traffic-rated cover, set in concrete completed the installation. Upon completion, the well was sounded. Geotechnologies returned on two later dates to sound and pump the well.

The boring locations by Geotechnologies as well as those by the previous consultant are indicated on the attached Plot Plan. The boring logs are included as Plates A-1 through A-3.

City of Los Angeles, May 20, 2017, Soils Report Approval Letter, LOG# 92915.

The approval letter refers to the geotechnical engineering investigation submitted by this firm dated April 13, 2016 (revised April 27, 2016).

Geocon, Inland Empire, Inc. Revised April 17, 2007, Geotechnical Investigation, Paseo Plaza Mixed-Use Development, 5661 Santa Monica Boulevard, Los Angeles, California, Project No. A8284-06-01.

This investigation included drilling six borings to depths ranging between 65 and 90 feet deep. The borings were drilled with a hollowstem auger and only standard ring samples were taken. Standard Penetration tests used for screening in liquefaction assessments were not obtained. The report identified fill soils to depths of 2 to 8 feet below the ground surface. Alluvial soils consisting

of silty sand, clayey sand and silty clay were identified below the fill. Water was reported at depths of 21 to 28.5 feet. Copies of the boring logs and laboratory testing are included in the Appendix.

City of Los Angeles, June 7, 2007, Soils Report Approval Letter, LOG# 58231.

The letter was prepared as a response to the above-referenced report. The report was approved; however, a supplementary report identifying the effects of proposed dewatering on the adjacent structures and facilities was requested. To the knowledge of this firm, this analysis has not been performed.

City of Los Angeles, September 10, 2007, Soils Report Approval Letter, LOG# 59760.

The review letter refers to pavement recommendations.

Geocon, Inland Empire, Inc., September 11, 2007, Disapproval of Onsite Storm Water Infiltration, Paseo Plaza Mixed-Use Development, 5661 Santa Monica Boulevard, Los Angeles, California, Project No. A8284-06-03.

This letter by Geocon advises against the installation of a stormwater infiltration device since current and historically highest groundwater levels were higher than the finish floor of the proposed structure.

City of Los Angeles, October 11, 2007, Soils Report Approval Letter, LOG# 60287.

The reviewer agreed with the recommendation to avoid stormwater infiltration on the site. However, the regulatory requirement for stormwater disposal still applies.

GEOTECHNICAL EXPLORATION

The site was explored on May 10 and May 11, 2021. The site exploration consisted of three exploratory borings which were excavated with the aid of a hollow-stem drill rig. The borings ranged in depth 40 to 60 feet. Soil samples were taken at 5-foot intervals with a California-modified split spoon sampler lined with 2.50-inch diameter brass rings in each of the borings. In Boring 1, additional standard penetration tests (SPTs) were taken at alternating 5-foot-intervals offset by 2.5 feet . Both types of samplers were advanced with a 140-pound hammer dropped from a height of 30 inches with an automatic hammer. The exploration locations are indicated on the Plot Plan and the geologic materials encountered are logged on Plates A-1 through A-3.

The location of exploratory excavations were determined measurement from hardscape features shown on the Plot Plan. The elevation of the borings was determined by interpolation of the elevation contours shown on the NavigateLA website. The locations of the exploratory excavations should be considered accurate only to the degree implied by the method used.

Geologic Materials

The geologic materials consist of fill, older alluvium and bedrock of the Puente Formation.

Fill

The fill consists of sandy silt to silty clay that is yellowish brown, moist, dense and stiff. Fill was observed at a depth of three feet during this investigation. Fill was observed to extend as much as eight feet below the ground surface based on previous investigations.

Older Alluvium

The older alluvium consists of silty to clayey sand, silty to sandy clay, and sand with occasional gravel and cobbles in layers near the contact with the underlying bedrock. The older alluvium is dark brown to dark yellowish brown in color, moist to wet, stiff, and medium dense to very dense in consistency. The alluvium extends to depths of 22 to 51 feet below the ground surface based on this investigation and previous investigations completed within the site.

Bedrock (Puente Formation)

Bedrock was identified in the each of the borings drilled during this investigation and the previous investigation by this firm within the site. The bedrock consists of interbedded clayey siltstone, sandstone and claystone that is yellowish and grayish brown, moist to wet, and moderately hard to hard. The rock appeared moderately well bedded, slightly fractured. Bedding dips at a shallow angle, approximately 20 degrees or less.

A bedrock elevation contour map was prepared based on the information from the boring logs. The boring log**s** by the previous consultant were reinterpreted by considering the descriptions, blow counts, moisture contents and dry densities to prepare the lines of equal elevation. The bedrock elevations vary from 275 feet near the eastern corners of the site to 308 feet near the center and western portions of the site. The elevation map indicates that the bedrock is highest near the center and west of center of the site and generally descends in all directions away from that point. Based on proposed finish floor elevations of 305 and 295 feet AMSL, bedrock will likely be exposed at the subgrade elevation in the center and western portions of the site during grading and foundation excavation.

The bedrock elevations by Geotechnologies are based on observed samples taken at 5 and 2 ½ foot intervals. The elevations taken from Geocon are based on interpreted boring logs and sampling at 10, 5, 2 ½ foot intervals.

Groundwater

Groundwater was encountered by this investigation in Borings 1, 2 and 3 at depths of 39 feet, 32 feet and 35 feet, respectively. The water elevations for this investigation and previous site investigations are summarized in the following table:

Boring Number and Consultant	Ground Surface Elevation (feet)	Depth to Water (Feet)	Water Elevation (Feet)	Bedrock Elevation (Feet above MSL)
1 This Investigation	327	39 (5/10/21)	288	277
2	328	32 (5/10/21)	296	298
3	329.5	35 (5/11/21)	294.5	304.5
1 Geotech. File 21151	328	32.0 (2/4/16)	296	305.5
2	329	N.A. (2/4/16)	N.A.	299
3 (Converted to Well)	328.5	35.1 (2/5/16) 35.4 (2/26/16) 35.3 (3/21/16) 35.6 (4/26/16) 42 (5/11/21)	293.4 293.1 293.2 292.9 286.5	287.5
1 Geocon	331	23 (3/29/05)	308	*281
2	327	22 (3/29/05)	305	*288
3	328	28.5 (3/24/05)	299.5	*308
4	330	24.5 (3/23/05)	305.5	*295
5	328	26 (3/28/05)	302	*284
6	326	21 (3/28/05)	305	*292

*Denotes elevation interpreted by Geotechnologies, Inc.

In most borings, the water elevation was identified above the bedrock contact. It is the assessment of this firm that the water is perched on the bedrock surface. The thickness of the saturated layer is dependent on the elevation of the underlying bedrock surface.

Boring 3 from the previous site investigation (File No. 21151) was converted into a groundwater monitoring well. A submersible pump was lowered into the casing and pumped at rate of 1.5 gallons per minute. The pump was able to draw down the water elevation to 387.5 feet (from 293.1 feet) where discharge-inflow equilibrium was reached. The pump was shut off and the water level rebounded to 293.1 feet in 43 minutes. Similar results were obtained on February 26, 2013, and March 21, 2016. The well was not pumped on the April 26, 2016 visit. A recent water level reading was obtained on May 11, 2021 which indicated groundwater at a depth of 42 feet corresponding to an elevation of 386.5 feet.

The Seismic Hazard Zone Report for the Hollywood 7.5-Minute Quadrangle (CDMG, 1997) (CGS, 2006) indicates the historically highest groundwater is approximately 20 feet below the ground surface corresponding to elevation 308 feet above mean sea level. This depth is higher than the water level identified in the borings and groundwater monitoring well.

Caving

Caving could not be directly observed during exploration. Caving was not observed during drilling of the borings due to the continuously cased design of the auger. Based on the experience of this firm, large diameter excavations that encounter granular, cohesionless soils, and excavations below the groundwater table, will most likely experience caving.

SEISMIC EVALUATION

REGIONAL GEOLOGIC SETTING

Los Angeles Basin

The Los Angeles Basin is located at the northern end of the Peninsular Ranges Geomorphic Province. The subject site is located in the northern portion of the Peninsular Ranges Geomorphic Province. The Peninsular Ranges are characterized by northwest-trending blocks of mountain ridges and sediment-floored valleys. The dominant geologic structural features are northwest trending fault zones that either die out to the northwest or terminate at east-trending reverse faults that form the southern margin of the Transverse Ranges.

The basin is bounded by the east and southeast by the Santa Ana Mountains and San Joaquin Hills, to the northwest by the Santa Monica Mountains. Over 22 million years ago the Los Angeles basin was a deep marine basin formed by tectonic forces between the North American and Pacific plates. Since that time, over 5 miles of marine and non-marine sedimentary rock as well as intrusive and extrusive igneous rocks have filled the basin. During the last 2 million years, defined by the Pleistocene and Holocene epochs, the Los Angeles basin and surrounding mountain ranges have been uplifted to form the present-day landscape. Erosion of the surrounding mountains has resulted in deposition of unconsolidated sediments in low-lying areas by rivers such as the Los Angeles River. Areas that have experienced subtle uplift have been eroded with gullies.

REGIONAL FAULTING

Based on criteria established by the California Division of Mines and Geology (CDMG) now called California Geologic Survey (CGS), Faults may be categorized as Holocene-active, Pre-Holocene faults, and Age-undetermined faults. Holocene-active faults are those which show evidence of surface displacement within the last 11,700 years. Pre-Holocene faults are those that

have not moved in the past 11,700 years. Age-undetermined faults are faults where the recency of fault movement has not been determined.

Buried thrust faults are faults without a surface expression but are a significant source of seismic activity. They are typically broadly defined based on the analysis of seismic wave recordings of hundreds of small and large earthquakes in the southern California area. Due to the buried nature of these thrust faults, their existence is usually not known until they produce an earthquake. The risk for surface rupture potential of these buried thrust faults is inferred to be low (Leighton, 1990). However, the seismic risk of these buried structures in terms of recurrence and maximum potential magnitude is not well established. Therefore, the potential for surface rupture on these surface-verging splays at magnitudes higher than 6.0 cannot be precluded.

SEISMIC HAZARDS AND DESIGN CONSIDERATIONS

The primary geologic hazard at the site is moderate to strong ground motion (acceleration) caused by an earthquake on any of the local or regional faults. The potential for other earthquake-induced hazards was also evaluated including surface rupture, liquefaction, dynamic settlement, inundation and landsliding.

Surface Rupture

In 1972, the Alquist-Priolo Special Studies Zones Act (now known as the Alquist-Priolo Earthquake Fault Zoning Act) was passed into law. As revised in 2018, The Act defines "Holocene-active" Faults utilizing the same aging criteria as that used by California Geological Survey (CGS). However, established state policy has been to zone only those faults which have direct evidence of movement within the last 11,700 years. It is this recency of fault movement that the CGS considers as a characteristic for faults that have a relatively high potential for ground rupture in the future.

Surface rupture is defined as surface displacement which occurs along the surface trace of the causative fault during an earthquake. Based on research of available literature, no known active or potentially active faults underlie the subject site. In addition, the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. The fault zone nearest to the project site is approximately 0.75 miles to the northwest and is identified as the Hollywood fault zone as indicated on the attached Earthquake Zones of Required Investigation map. Based on these considerations, the potential for surface ground rupture at the subject site is considered low.

Liquefaction

Liquefaction is a phenomenon in which saturated silty to cohesionless soils below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic loading conditions such as those induced by an earthquake. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

The Seismic Hazard Maps of the State of California (CDMG, 1999) indicates the site is not located in a potentially "Liquefiable" area. This determination is based on groundwater depth records, soil type and distance to a fault capable of producing a substantial earthquake. A copy of the map is included in the Appendix of this report.

As a precaution, a site-specific liquefaction analysis was performed in accordance with the Recommended Procedures for Implementation of the California Geologic Survey Special Publication 117A, Guidelines for Analyzing and Mitigating Seismic Hazards in California (CGS, 2008), the City of Los Angeles Information Bulletin P/BC 2020-151, and the EERI Monograph (MNO-12) by Idriss and Boulanger (2008). This semi-empirical method is based on a correlation between measured values of Standard Penetration Test (SPT) resistance and field performance data.

The results from Boring 1 of this investigation and Boring 1 and 2 from a previous investigation (File No. 21151) were used in the liquefaction analysis. Groundwater was encountered at a depth of 39 feet in Boring 1 of this investigation. Groundwater was observed in Boring 1 at a depth of

32 feet from a previous site investigation. Groundwater was not encountered in Boring 2 from the previous site investigation. According to the Seismic Hazard Zone Report of the Hollywood 7½-Minute Quadrangle (CDMG, 1998, Revised 2006), the historically-high groundwater level of 20 feet below the ground surface was used during liquefaction analysis.

The peak ground acceleration (PGA_M) and modal magnitude were obtained from the USGS website using the Probabilistic Seismic Hazard Deaggregation program (USGS, 2021) and the Structural Engineers Association of California in collaboration with the Office of Statewide Health Planning and Development (SEAOCC/OSHPD, 2021), ground motion utility tool. A Site Class "C" ("Very Dense Soil and Soft Rock" Profile) was utilized in the USGS seismic and SEAOCC/OSHPD ground motion utility tools. A modal magnitude (MW) of 6.9 was obtained using the USGS Probabilistic Seismic Hazard Deaggregation program (USGS, 2021). A peak ground acceleration PGA_M of 1.07g, corresponding to a seismic event with a mean return interval of 2,475 years (2% exceedance in 50 years) was obtained using the SEAOCC/OSHPD seismic hazard utility tool. The peak ground acceleration for seismic event corresponding to a 2/3 PGA_M was estimated by multiplying 1.07g by 2/3 for a result of 0.71g. These parameters were used in the enclosed liquefaction analyses.

Samples of the collected soils were conveyed to the laboratory for testing and analysis. The percent passing a Number 200 sieve of representative samples of the soils encountered in the exploratory boring are presented on the enclosed E-Plate for Boring 1. Based on CGS Special Publication 117A (CDMG, 2008), the vast majority of liquefaction hazards are associated with sandy soils and silty soils of low plasticity.

The procedure presented in the SP117A guidelines was followed in analyzing the liquefaction potential of the subject site. The SP117A guidelines were developed based on a paper titled, "Assessment of the Liquefaction Susceptibility of Fine-Grained Soils", by Bray and Sancio (2006). According to the SP117A and LADBS Information Bulletin P/BC 2020-151, soils having a Plastic Index greater than 18 exhibit clay-like behavior, and the liquefaction potential of these soils are considered to be low. Where the results of Atterberg Limits testing showed a Plastic Index greater

than 18, or where the Plastic Index is between 7 and 18 with a saturated moisture content less than 80 percent of the liquid limit, the soils would be considered non-liquefiable, and the analysis of these soil layers was deactivated in the liquefaction susceptibility column.

Based on the collected SPT data and laboratory testing, the enclosed liquefaction analyses indicate that the soils underlying the site would not be susceptible to liquefaction during the design-based earthquake. The site-specific liquefaction analyses are included in the Appendix of this report.

Lateral Spreading

Lateral spreading is the most pervasive type of liquefaction-induced ground failure. During lateral spread, blocks of mostly intact, surficial soil displace downslope or towards a free face along a shear zone that has formed within the liquefied sediment. According to the procedure provided by Bartlett, Hansen, and Youd, "Revised Multilinear Regression Equations for Prediction of Lateral Spread Displacement", ASCE, Journal of Geotechnical Engineering, Vol. 128, No. 12, December 2002, when the saturated cohesionless sediments with $(N_1)_{60} > 15$, significant displacement is not likely for $M < 8$ earthquakes.

The enclosed liquefaction analysis included in the Appendix, indicates that site soils would not be prone to liquefaction during 2475-year return period ground motion. Accordingly, lateral spreading is considered to be unlikely during a design-based seismic event.

Dynamic Dry Settlement

Seismically-induced settlement or compaction of dry or moist, cohesionless soils can be an effect related to earthquake ground motion. Such settlements are typically most damaging when the settlements are differential in nature across the length of structures.

Some seismically-induced settlement of the proposed structures should be expected as a result of strong ground-shaking, however, due to the uniform nature of the underlying geologic soils, excessive differential settlements are not expected to occur.



Tsunamis, Seiches and Flooding

Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. Review of the County of Los Angeles Flood and Inundation Hazards Map, Leighton (1990), indicates the site does not lie within the mapped tsunami inundation boundaries.

Seiches are oscillations generated in enclosed bodies of water which can be caused by ground shaking associated with an earthquake. The County of Los Angeles Flood and Inundation Hazards Map, Leighton (1990) was reviewed. This map identifies areas that would be impacted in the event of a catastrophic failure of an upgradient dam. The map indicates the site lies within a mapped inundation boundary caused by a seiche or a breach of the Hollywood Reservoir.

A determination of whether a higher site elevation would preclude flooding from this source is beyond the scope of this investigation.

Landsliding

The probability of seismically-induced landslides occurring on the site is considered to be low due to the general lack of elevation difference across or adjacent to the site.

METHANE ZONES

This office has reviewed the City of Los Angeles Methane and Methane Buffer Zones map. Based on this review, the subject site is not located within a methane zone as designated by the City (NavigateLA Website, 2021). A copy of the portion of the map illustrating the project site is included herein entitled Methane Zone Risk Map.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the exploration, laboratory testing, and research, it is the finding of Geotechnologies, Inc. that construction of the proposed commercial development is considered feasible from a

geotechnical engineering standpoint provided the advice and recommendations presented herein are followed and implemented during construction.

The site is underlain by a relatively thin cover of fill soil, then older alluvial soil, and siltstone bedrock of the Puente Formation. Fill soil consisting of sandy silt to silty clay and was observed to extend to a maximum depth of 8 feet during site exploration. The older alluvium consists of clayey sand to silty clay and silty sand to sand that is medium dense to dense and very stiff. The older alluvium extends to a depth of 20 to 50 feet below the ground surface. The bedrock consists of interbedded clayey siltstone, sandstone and claystone that is greenish gray and light reddish or yellowish brown. The bedrock appeared moderately well bedded, slightly fractured. Bedding dips at a shallow angle, approximately 20 degrees or less. The dip is likely to the north based on regional bedding attitudes. The bedrock is identified at depths ranging from 20 to 50 feet which are correlative to elevations 277 to 308 feet above mean sea level.

Groundwater was generally observed to be perched on the bedrock surface. Static groundwater was recently measured in the monitoring well at a depth of 42 feet which correlates to elevation of approximately 286.5 feet. The historically highest groundwater level is estimated at a depth of 20 feet below existing ground surface which corresponds to an elevation of 308 feet.

The site is not located in an area considered by the California Geologic Survey to be potentially liquefiable. Site-specific testing and analysis indicated that the site was not susceptible to liquefaction. The site is not identified as underlain by the surface trace of a fault nor is the site located within an Alquist-Priolo Earthquake Fault Zone. The site is not located within a Methane or Methane Buffer zone.

A seismic shear-wave velocity measurement was performed using active and passive-source surface wave techniques at the project site by GeoPentech, Inc. The result of the geophysical survey indicated a shear-wave velocity measurement (Vs30) of 371 m/s (equivalent to 1,217 ft/s) to a depth of 30 meter (or 100 feet) below the ground surface. This corresponds to a site classification for seismic design of Site Class C characterized as “Very Dense Soil and Soft Rock”.

The result of the Surface Wave Geophysical Survey, prepared by GeoPentech, is presented in the Appendix of this report.

The historically highest groundwater level is at elevation 308 feet AMSL. The basement floor slab and subterranean retaining walls shall be designed to resist hydrostatic uplift and lateral hydrostatic pressures commensurate with this elevation. The recommended uplift pressure below the basement floor slab or mat foundation to be used in design would be equivalent to 62.4(H) pounds per square foot, where H is the depth of the bottom of the floor slab (or mat) measured below the historic highest groundwater level.

The proposed finish floor elevation (305 feet for parking level P2 and 295 feet, 8 inches for level P3). The P3 level will require a mat foundation to resist the 12 feet of hydrostatic uplift head caused by water at the historically highest groundwater level. The P2 level may also be constructed with a mat slab to resist the 3 feet of hydrostatic uplift head. A thickened conventional slab and conventional footings may also be used if they can be designed to resist the hydrostatic pressure.

Due to the differing geologic materials that will be exposed as the subgrade elevations, A uniform compacted fill blanket should be constructed to a thickness of at least 3 feet below the proposed foundations or mat slab. Excavations are anticipated to extend to elevation 296 feet AMSL for the P2 level and 289 feet AMSL for the P3 level.

The anticipated excavations will the fill soil and will expose older alluvium and bedrock. The proposed structure should be supported on a compacted fill blanket that extends at least 3 feet below the proposed foundations. The older alluvium should be selectively used for its granular consistency.

Proposed subterranean retaining walls extending below the historically highest groundwater level shall be designed for an undrained condition with full hydrostatic lateral pressure. If wall drains are placed one foot above the historically highest groundwater elevation (309 feet), the lateral hydrostatic pressure against retaining walls may be eliminated above this elevation. If no drain is placed, then the walls shall be designed for the full hydrostatic pressure extending to the ground

surface. Subterranean walls to be constructed above the historically highest groundwater level may be designed for a drained condition, provided that a retaining wall subdrain is installed.

The excavation for the proposed subterranean level will require shoring to provide a stable working area due to the proposed depth of excavation. Excavations deeper than 22 feet below existing ground surface will likely encounter perched groundwater and require construction dewatering. Temporary dewatering in order to achieve a dry and stable excavation during construction will likely be necessary. The expected flow rates and pre-pumping time frames should be determined during a dewatering test program conducted by a qualified dewatering consultant. Once the temporary construction dewatering is discontinued, the perched groundwater along the bedrock surface will likely return to its current elevation.

It is anticipated that the exposed subgrade at the bottom of the excavation will likely exhibit high moisture content. Pumping (vertical deflection) of the wet soils at the bottom of the excavation may occur during operation of heavy equipment. Where this occurs, the subgrade soil shall be stabilized as recommended in the "Wet Soils" section of this report.

Since the proposed structure will extend from property line to property line, and the finish floor elevation is in close proximity to current groundwater elevations, on-site storm water infiltration is not considered to be feasible for the proposed development. Alternative means of storm water disposal will likely be required.

SEISMIC DESIGN CONSIDERATIONS

California Building Code Seismic Parameters

A seismic shear-wave velocity measurement was performed using active and passive-source surface wave techniques at the project site by GeoPentech, Inc. The result of the geophysical survey indicated a shear-wave velocity measurement (Vs30) of 371 m/s (equivalent to 1,217 ft/s) to a depth of 30 meter (or 100 feet) below the ground surface. This corresponds to a site

classification for seismic design of Site Class C characterized as "Very Dense Soil and Soft Rock". The result of the Surface Wave Geophysical Survey, prepared by GeoPentech, is presented in the Appendix of this report.

The site classification and the site coordinates were input into the Structural Engineers Association of California SEAOC/OSHPD seismic utility program (https://seismicmaps.org) in order to calculate ground motion parameters for the site as indicated on the following table:

CALIFORNIA BUILDING CODE SEISMIC PARAMETERS	
California Building Code	2019
ASCE Design Standard	7-16
Risk Category	II
Site Class	C
Mapped Spectral Acceleration at Short Periods (S_S)	2.085g
Site Coefficient (F_a)	1.2
Maximum Considered Earthquake Spectral Response for Short Periods (S_{MS})	2.502g
Five-Percent Damped Design Spectral Response Acceleration at Short Periods (S_{DS})	1.668g
Mapped Spectral Acceleration at One-Second Period (S_1)	0.747g
Site Coefficient (F_v)	1.4
Maximum Considered Earthquake Spectral Response for One-Second Period (S_{M1})	1.046g
Five-Percent Damped Design Spectral Response Acceleration for One-Second Period (S_{D1})	0.697g

FILL SOILS

The maximum depth of fill encountered on the site was 8 feet. Due to the proposed finished floor elevation of the proposed development, it is anticipated that onsite fill will be removed during site excavation. Onsite fill soil generated during demolition and excavation should be removed from

the site or may be reused as certified compacted fill provided that the fill is granular and exhibits low expansion potential.

EXPANSIVE SOILS

The onsite geologic soils are in the very low to critically high expansion range. The Expansion Index ranged from 11 to 142 for boring samples and a bulk sample remolded to 90 percent of the laboratory maximum density from this investigation and previous site investigations. Additional surcharge pressure will be required for retaining walls as described later in this report.

WATER-SOLUBLE SULFATES

The water-soluble sulfate content of the onsite soils was tested by California Test 417. The water-soluble sulfate content was determined to be less than 0.1% percentage by weight for the soils tested. Based on American Concrete Institute (ACI) Standard 318, the sulfate exposure is considered to be negligible for geologic soils with less than 0.1% and Type I cement may be utilized for concrete foundations in contact with the site soils.

HYDROCONSOLIDATION

Hydroconsolidation is a phenomenon wherein soils lose volume when they are saturated. This can result in settlement of structures bearing thereon. The hydroconsolidation potential of the site soils was considered in the provision of consolidation tests. No test samples indicated collapse upon saturation during consolidation testing. Collapse is defined as greater than 1% consolidation upon wetting. Based on the laboratory testing, it is the opinion of Geotechnologies, Inc. that the potential for damaging settlement due to hydrocollapse is anticipated to be insignificant.

GRADING GUIDELINES

Site Preparation

- A thorough search should be made for possible underground utilities and/or structures. Any existing or abandoned utilities or structures located within the footprint of the proposed grading should be removed or relocated as appropriate.

- All vegetation, existing fill, and soft or disturbed geologic soils should be removed from the areas to receive controlled fill. All existing fill soils and any disturbed geologic materials resulting from grading operations shall be completely removed and properly recompacted prior to foundation excavation.

- Any vegetation or associated root system located within the footprint of the proposed structure should be removed during grading.

- Subsequent to the indicated removals, the exposed grade shall be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted in excess of the minimum required comparative density.

- The excavated areas shall be observed by the geotechnical engineer prior to placing compacted fill.

Recommended Overexcavation

The proposed building area shall be excavated to a minimum depth of 3 feet below the bottom surface of all foundations to create an engineered building pad for support of foundations. The recommended building pad shall consist of a homogenous blend of granular soils subjected to soil mixing as specified in the "Soil Mixing" section of this report. The resultant building fill pad should exhibit an Expansion Index of less than 40 in order to mitigate expansion potential should exposure to perched groundwater at the bedrock surface occur.

Soil Blending

The onsite geologic soils are in the very low to critically high expansion range. Where the site excavation result in a net export, the sandier or more granular soils should be segregated from the

stockpiled soils and the more clayey or expansive soils (that occur near the ground surface) should be exported.

For the recommended compacted fill blanket, the granular alluvial soil should be selectively stockpiled for use. The old alluvium may be blended with the sandstone bedrock where it occurs. Blending should occur at an approximate 50-50 ratio. It is recommended that the soil is well blended to achieve uniformity and to reduce the overall expansion index of the newly placed controlled fill. Samples of the segregated and/or blended soils should be tested by this office to determine the engineering properties prior to placement and compaction for foundation or slab support.

Compaction

The City of Los Angeles Department of Building and Safety requires a minimum comparative compaction of 95 percent of the laboratory maximum density where the soils to be utilized in the fill have less than 15 percent finer than 0.005 millimeters. The soils tested by this firm would require the 95 percent compaction requirement subsequent to the recommended soil mixing. Comparative compaction is defined, for purposes of these guidelines, as the ratio of the in-place density to the maximum density as determined by applicable ASTM testing.

All fill should be mechanically compacted in layers not more than 8 inches thick. All fill shall be compacted to at least 95 percent of the maximum laboratory density for the soils used. The maximum density shall be determined by the laboratory operated by Geotechnologies, Inc. using the test method described in the most recent revision of ASTM D1557.

Field observation and testing shall be performed by a representative of the geotechnical engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort

shall be made with adjustment of the moisture content, as necessary, until a minimum of 95 percent compaction is obtained.

Acceptable Soils

The excavated onsite soils and bedrock are considered satisfactory for reuse in the controlled fills as long as any debris and/or organic matter is removed.

Any imported soils shall be observed and tested by the representative of the geotechnical engineer prior to use in fill areas. Imported soils should contain sufficient fines so as to be relatively impermeable and result in a stable subgrade when compacted. Any required import soils should consist of geologic soils with an expansion index of less than 40. The water-soluble sulfate content of the import soils should be less than 0.1% percentage by weight.

Imported soils should be free from chemical or organic substances which could affect the proposed development. A competent professional should be retained in order to test imported soils and address environmental issues and organic substances which might affect the proposed development.

Utility Trench Backfill

Utility trenches should be backfilled with controlled fill. The utility should be bedded with clean sands at least one foot over the crown. The remainder of the backfill may be onsite soil compacted to 95 percent of the laboratory maximum density. Utility trench backfill should be tested by representatives of this firm in accordance with the most recent revision of ASTM D1557.

Wet Soils

At the time of exploration, the soils which will be exposed at the bottom of the excavation were above optimum moisture content. It is anticipated that the excavated soils and bedrock to be placed as compacted fill, and the soils exposed at the bottom of excavated plane may require drying and aeration prior to recompaction.

Pumping (also known as yielding or vertical deflection) of the high-moisture content soils at the bottom of the excavation may occur during operation of heavy equipment. Where pumping is encountered, angular minimum ¾-inch gravel should be placed and worked into the subgrade. The exact thickness of the gravel would be a trial-and-error procedure, and would be determined in the field. It would likely be on the order of 1 to 2 feet thick.

The gravel will help to densify the subgrade as well as function as a stabilization material upon which heavy equipment may operate. It is not recommended that rubber tire construction equipment attempt to operate directly on the pumping subgrade soils prior to placing the gravel. Direct operation of rubber tire equipment on the soft subgrade soils will likely result in excessive disturbance to the soils, which in turn will result in a delay to the construction schedule since those disturbed soils would then have to be removed and properly recompacted. Extreme care should be utilized to place gravel as the subgrade becomes exposed.

Shrinkage and Bulking

Shrinkage results when a volume of soil removed at one density is compacted to a higher density. A shrinkage factor of 5 to 10 percent should be anticipated when excavating and recompacting the alluvial soil on the site to an average comparative compaction of 96 percent.

Bulking occurs when a volume of soil removed at one density is compacted to a lower density. A bulking factor of 5 percent should be anticipated when excavating and recompacting the sedimentary bedrock.

Weather Related Grading Considerations

When rain is forecast, all fill that has been spread and awaits compaction shall be properly compacted prior to stopping work for the day or prior to stopping due to inclement weather. These fills, once compacted, shall have the surface sloped to drain to an area where water can be removed.

Temporary drainage devices should be installed to collect and transfer excess water to the street in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope.

Work may start again, after a period of rainfall, once the site has been reviewed by a representative of this office. Any soils saturated by the rain shall be removed and aerated so that the moisture content will fall within three percent of the optimum moisture content.

Surface soils previously compacted before the rain shall be scarified, brought to the proper moisture content and recompacted prior to placing additional fill, if considered necessary by a representative of this firm.

Geotechnical Observations and Testing During Grading

Geotechnical observations and testing during grading are considered to be a continuation of the geotechnical investigation. It is critical that the geotechnical aspects of the project be reviewed by representatives of Geotechnologies, Inc. during the construction process. Compliance with the

design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise this office at least twenty-four hours prior to any required site visit.

LEED Considerations

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System encourages adoption of sustainable green building and development practices. Credit for LEED Certification can be assigned for reuse of construction waste and diversion of materials from landfills in new construction.

In an effort to provide the design team with a viable option in this regard, demolition debris could be crushed onsite in order to use it in the ongoing grading operations. The environmental ramifications of this option, if any, should be considered by the team.

The demolition debris should be limited to concrete, asphalt and other non-deleterious materials. All deleterious materials should be removed including, but not limited to, paper, garbage, ceramic materials and wood.

For structural fill applications, the materials should be crushed to 2 inches in maximum dimension or smaller. The crushed materials should be thoroughly blended and mixed with onsite soils prior to placement as compacted fill. The amount of crushed material should not exceed 20 percent. The blended and mixed materials should be tested by this office prior to placement to insure it is suitable for compaction purposes. The blended and mixed materials should be tested by Geotechnologies, Inc. during placement to insure that it has been compacted in a suitable manner.

FOUNDATION DESIGN

Due to the combination of bedrock and older alluvial soil anticipated at the excavation subgrade, the subgrade shall be over-excavated a minimum of three feet below the bottom surface of the proposed foundations in order to create an engineered building pad for uniform foundation settlement. The recommended building pad shall consist of a homogenous blend of granular soils subjected to blending as described in the Soil Blending section of this report. The resultant building fill pad should exhibit an Expansion Index of less than 40 in order to mitigate expansion potential should exposure to perched groundwater at the bedrock surface occur.

Foundations for the proposed development may consist of a mat foundation, conventional foundations or combination thereof. Mat foundations and conventional foundations shall bear on a compacted fill pad.

Mat Foundation

Should the proposed structure require significant hydrostatic uplift design, a mat foundation may be used to resist buoyancy pressure. The mat should be supported on a building pad consisting of uniform recompacted fill extending a minimum of three feet below the bottom surface of the mat foundation. Certified recompacted fill soil utilized for foundation support shall be granular in consistency and exhibit a very low to low expansion potential. Mat foundations for the proposed structure should bear in homogenous and thoroughly-mixed recompacted fill soils to allow uniform settlement.

For design purposes, an allowable average bearing pressure of 3,000 pounds per square foot, with locally higher pressures up to 6,000 pounds per square foot may be utilized in the mat foundation design which underlies the entire structure. The mat foundation may be designed utilizing a

modulus of subgrade reaction of 300 pounds per cubic inch. This value should be multiplied by a reduction factor of:

$$K_{\mathrm{R}} = K\left[\frac{B+1}{2B}\right]^2$$

Where:

K = Unit subgrade Modulus
K_R = Reduced Subgrade Modulus
B = Equivalent Foundation width

Lateral Design for Mat Foundation

Resistance to lateral loading may be provided by soil friction, and by the passive resistance of the soils. A coefficient of friction of 0.35 may be used with the dead load forces between the mat foundation and the underlying supporting soils.

Passive earth pressure for the sides of a mat foundation poured against undisturbed alluvial soil or certified recompacted fill may be computed as an equivalent fluid having a density of 210 pounds per cubic foot, with a maximum earth pressure of 2,100 pounds per square foot. When combining passive and friction for lateral resistance, the passive component should be reduced by one third. A one-third increase in the passive value may be used for wind or seismic loads. A minimum safety factor of 2 has been utilized in determining the allowable passive pressure.

Mat Foundation Settlement

The majority of the foundation settlement is expected to occur on initial application of loading. The maximum settlement is not expected to exceed approximately 2.6 inches, and will occur below the center (or most heavily loaded area) of the mat foundation. Differential settlement is not expected to exceed 1/2 inch.

Conventional Foundations

The proposed structure may be supported on conventional foundations provided that significant hydrostatic uplift pressures will not develop during historically highest groundwater conditions. Conventional foundations shall bear in an engineered building pad consisting of uniform recompacted fill extending a minimum of three feet below the bottom surface of the conventional foundations. Certified recompacted fill soil utilized for foundation support shall be granular in consistency and exhibit a very low to low expansion potential. All conventional foundations for a structure should bear in homogeneous and thoroughly-mixed recompacted soil to allow uniform settlement.

Continuous foundations may be designed for a bearing value of 3,000 pounds per square foot, and should be a minimum of 12 inches in width, 24 inches in depth below the lowest adjacent grade and 18 inches into the recommended bearing soils.

Column foundations may be designed for a bearing value of 3,500 pounds per square foot, and should be a minimum of 24 inches in width, 24 inches in depth below the lowest adjacent grade and 18 inches into the recommended bearing soils.

The bearing value increase for each additional foot of width is 190 pounds per square foot. The bearing value increase for each additional foot of depth is 600 pounds per square foot. The maximum recommended bearing value is 6,000 pounds per square foot.

The bearing values indicated above are for the total of dead and frequently applied live loads, and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

Conventional Foundation Lateral Design

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure. An allowable coefficient of friction of 0.35 may be used with the dead load forces.

Passive earth pressure for the sides of conventional foundations poured against undisturbed alluvial soils or certified recompacted fill may be computed as an equivalent fluid having a density of 210 pounds per cubic foot with a maximum earth pressure of 2,100 pounds per square foot.

When combining passive and friction for lateral resistance, the passive component should be reduced by one third. A one-third increase in the passive value may be used for wind or seismic loads.

Conventional Foundation Settlement

Settlement of conventional foundations is expected to occur on initial application of loading. The maximum settlement is expected to be 1 inch and occur below the heaviest loaded columns. Differential settlement is not expected to exceed ½ inch.

Foundation Reinforcement

All foundations should be reinforced with a minimum of four #4 steel bars. Two should be placed near the top of the foundation, and two should be placed near the bottom.

Miscellaneous Foundations

Conventional foundations for structures such as privacy walls or trash enclosures which will not be rigidly connected to the proposed structure may bear in native alluvial soils. Continuous footings may be designed for a bearing value of 1,500 pounds per square foot, and should be a

minimum of 12 inches in width, 24 inches in depth below the lowest adjacent grade and 18 inches into the recommended bearing soils. No bearing value increases are recommended.

Since the recommended bearing value is a net value, the weight of concrete in the foundations may be taken as 50 pounds per cubic foot and the weight of the soil backfill may be neglected when determining the downward load on the foundations.

Foundation Observations

It is critical that all foundation excavations are observed by a representative of this firm to verify penetration into the recommended bearing soils. The observation should be performed prior to the placement of reinforcement. Foundations should be deepened to extend into satisfactory soils, if necessary.

Foundation excavations should be cleaned of all loose soils prior to placing steel and concrete. Any required foundation backfill should be mechanically compacted, flooding is not permitted.

RETAINING WALL DESIGN

Due to the depth of the proposed finish floor elevation which extends below the historically highest groundwater level, the retaining wall loads are dependent on the placement of a backdrain. If no drains are installed, the structure must be designed to accommodate the full hydrostatic pressure extending to the ground surface. As an alternative, a drain may be placed just above the historically highest ground water level (at 308 AMSL), greatly reducing the lateral hydrostatic pressure.

Restrained Retaining Walls

Restrained subterranean retaining walls up to 35 feet in height and supporting a level back slope may be designed to resist a triangular distribution of earth pressure. Wall pressures are provided

in the following table for hydrostatic design. Pressures for drained conditions are also provided for designs that incorporate a subdrain above the historic high-water level.

RESTRAINED BASEMENT WALLS ***(HYDROSTATIC DESIGN)***		
Height of Wall (Feet)	**AT-REST EARTH PRESSURE** Triangular Distribution of Pressure	**ACTIVE EARTH PRESSURE*** Triangular Distribution of Pressure
Up to 25	**95.6 pcf** [33.2 pcf (buoyant) + 62.4 pcf (hydrostatic)]	**77.1 pcf*** [14.7 pcf (buoyant) + 62.4 pcf (hydrostatic)]
25 to 35	**95.6 pcf** [33.2 pcf (buoyant) + 62.4 pcf (hydrostatic)]	**81.2 pcf*** [18.8 pcf (buoyant) + 62.4 pcf (hydrostatic)]

* To be combined with Dynamic Seismic Earth Pressure Active Hydrostatic Pressure

If a subdrain just above the historically highest groundwater level is installed, the portion of wall located above the historically highest groundwater levels may be designed based on the following table:

RESTRAINED BASEMENT WALLS ABOVE THE HISTORICALLY HIGHEST GROUNDWATER LEVEL ***(DRAINED CONDITIONS)*****		
Height of Wall (Feet)	**AT-REST EARTH PRESSURE** Triangular Distribution of Pressure	**ACTIVE EARTH PRESSURE*** Triangular Distribution of Pressure
Up to 20 feet	**63.7 pcf**	**37.9 pcf***

* To be combined with Dynamic Seismic Earth Pressure Active Hydrostatic Pressure

**Where drained retaining wall pressures are utilized in the design, a subdrain system must be installed so that external water pressures cannot develop behind the walls.

Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures. In addition to the recommended earth pressure, the upper ten feet of the retaining wall adjacent to streets, driveways or parking areas should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 pounds per square foot surcharge behind the walls due to normal street traffic. If the traffic is kept back at least ten feet from the retaining walls, the traffic surcharge may be neglected.

Retaining Wall Drainage

If retaining walls are not designed for hydrostatic pressures, a subdrain shall be provided at the wall base. Retaining wall subdrains may consist of 4-inch diameter perforated pipes, placed with perforated pipe surface facing down. The pipe shall be encased in at least one-foot cross-sectional area of gravel around the pipe. The gravel shall be wrapped in non-biodegradable filter fabric. The gravel may consist of three-quarter inch to one-inch crushed rocks.

As an alternative, the use of gravel pockets and weepholes is an acceptable drainage method for outdoor retaining walls. Weepholes shall be a minimum of 2 inches in diameter, placed at 8 feet on center along the base of the wall. Gravel pockets shall be a minimum of one cubic foot in dimension, and may consist of three-quarter inch to one-inch crushed rocks, wrapped in non-biodegradable filter fabric.

If clearance is not available behind the proposed retaining wall due to property line restrictions, omission of one-half of a block at the back of the wall on eight-foot centers is an acceptable method of draining walls. The resulting void should be filled with gravel. A collector is placed within the gravel which directs collected water through the wall weepholes or drainage system. This method should be approved by the retaining wall designer prior to implementation.

Where retaining walls are to be constructed adjacent to property lines there is usually not enough space for emplacement of a standard pipe and gravel drainage system. Under these circumstances, the use of a flat drainage produce is acceptable. Some municipalities do not allow the use of flat-drainage products. The use of such a product should be researched with the building official. Certain types of subdrain pipe are not acceptable to the various municipal agencies, it is recommended that prior to purchasing subdrainage pipe, the type and brand is cleared with the proper municipal agencies. Subdrainage pipes should outlet to an acceptable location.

Where shoring will not allow the installation of a standard subdrainage system outside the wall rock pockets may be utilized. The rock pockets with should drain through the wall. The rock pockets should be a minimum of 12 inches in length, width and depth. The pocket should be filled with gravel. The rock pockets should be no more than 8 feet on center.

Note: Interior retaining walls (i.e., drive ramps) will require provisions for wall drainage similar to requirements of exterior retaining walls.

Sump Pump Design

The purpose of the recommended retaining wall backdrainage system is to relieve hydrostatic pressure. Perched groundwater was encountered during exploration at a depth of 21 feet (2005). Static groundwater was observed at 35 feet (2016) and 42 feet below existing site grade (2021). The historically highest groundwater level is estimated at 20 feet below the ground surface.

Based on these considerations a retaining wall backdrainage system placed below the historically highest groundwater level is expected to experience an appreciable flow of water. Should a drainage system be placed below the historically highest groundwater level, it is the recommendation of this firm that a dewatering contractor be added to the design team to determine the flow rate and the optimal design of such a system.

For retaining walls drainage systems extending less than 20 feet below existing ground surface, the water anticipated from the wall drainage system will be from rainfall, watering and leaky pipes, etc. A pump capacity of 5 gallons per minute is considered sufficient.

Dynamic (Seismic) Earth Pressure

The maximum dynamic active pressure is equal to the sum of the initial static pressure and the dynamic (seismic) pressure increment. Under the most recent building code, as interpreted by most building departments, seismic earth pressure is required in the design of restraining walls which support over 6 feet of soil.

Retaining walls exceeding 6 feet in height shall be designed to resist the additional earth pressure caused by seismic ground shaking. A triangular pressure distribution should be utilized for the additional seismic loads, with an equivalent fluid pressure of 28.9 pounds per cubic foot. When using the load combination equations from the building code, the seismic earth pressure should be combined with the lateral active earth pressure for analyses of restrained basement walls under seismic loading condition.

Wall Surcharge due to Expansive Soils

The onsite soils were found to be critically expansive near the ground surface It is the recommendation of this firm that a 15 psf surcharge be applied to the upper 10 feet of the retaining walls as a result of the expansive property of the onsite soils.

Surcharge from Adjacent Structures

As indicated herein, additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures for retaining walls and shoring design.

The following surcharge equation provided in the LADBS Information Bulletin Document No. P/BC 2020-083, may be utilized to determine the surcharge loads on basement walls and shoring system for existing structures located within the 1:1 (h:v) surcharge influence zone of the excavation and basement.

Resultant lateral force: $R = (0.3*P*h^2)/(x^2+h^2)$

Location of lateral resultant: $d = x*[(x^2/h^2+1)*\tan^{-1}(h/x)-(x/h)]$

where:

R	=	resultant lateral force measured in pounds per foot of wall width.
P	=	resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
x	=	distance of resultant load from back face of wall measured in feet.
h	=	depth below point of application of surcharge loading to bottom of wall footing measured in feet.
d	=	depth of lateral resultant below point of application of surcharge loading measure in feet.
$\tan^{-1}(h/x)$	=	the angle in radians whose tangent is equal to h/x.

The structural engineer and shoring engineer may use this equation to determine the surcharge loads based on the loading of the adjacent structures located within the surcharge influence zone.

Waterproofing

Moisture affecting retaining walls is one of the most common post construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, or common salt. Efflorescence is common to retaining walls and does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection to below grade walls.

Retaining Wall Backfill

Any required backfill should be mechanically compacted in layers not more than 8 inches thick, to at least 95 percent of the maximum density obtainable by the most recent revision of ASTM D1557 method of compaction. Flooding should not be permitted. Compaction within 5 feet, measured horizontally, behind a retaining structure should be achieved by use of light weight, hand operated compaction equipment.

A compacted fill blanket or other seal shall be provided at the surface. Retaining walls may be backfilled with gravel adjacent to the wall to within two feet of the ground surface. The onsite earth soils are acceptable for use as retaining wall backfill as long as they are compacted to a minimum of 95 percent of the maximum density as determined by ASTM D1557.

Proper compaction of the backfill will be necessary to reduce settlement of overlying walks and paving. Some settlement of required backfill should be anticipated, and any utilities supported therein should be designed to accept differential settlement, particularly at the points of entry to the structure.

TEMPORARY EXCAVATIONS

Excavations on the order of 40 feet in vertical height will be required for the subterranean levels, foundations elements, elevator pit enclosures and placement of the engineered fill pad. The excavations are expected to expose fill, natural alluvial soils and bedrock, which are suitable for

vertical excavations up to 5 feet where not surcharged by adjacent traffic or structures. Excavations which will be surcharged by adjacent traffic or structures should be shored.

Where sufficient space is available, temporary unsurcharged embankments may be cut at a uniform ½ to 1 (horizontal to vertical) slope gradient to a height of 18 feet. Higher cuts must be cut back at a 1 to 1 inclination. A uniform sloped excavation is sloped from bottom to top and does not have a vertical component.

Where sloped embankments are utilized, the tops of the slopes should be barricaded to prevent vehicles and storage loads near the top of slope within a horizontal distance equal to the depth of the excavation. If the temporary construction embankments are to be maintained during the rainy season, berms are strongly recommended along the tops of the slopes to prevent runoff water from entering the excavation and eroding the slope faces. Water should not be allowed to pond on top of the excavation nor to flow towards it.

Where bedrock is exposed, the cut may not me made steeper than the orientation of bedding.

Temporary Dewatering

Currently it is anticipated that the structure will extend to an estimated depth of 30 to 40 feet below existing site grades including foundation elements and potential elevator pit enclosures. Existing perched groundwater is expected to be encountered as shallow as 21 feet, static groundwater is anticipated at 42 feet below ground surface. Temporary dewatering consisting of French drains will likely be required within the site to mitigate potential intrusion of perched groundwater and to ensure a stable subgrade during the excavation and basement construction phase of development. The expected flow rates and pre-pumping time frames should be determined during a dewatering test program conducted by a qualified dewatering consultant. Once the temporary

construction dewatering is discontinued, perched groundwater levels will likely return to their pre-construction levels.

Excavation Observations

It is critical that the soils exposed in the cut slopes are observed by a representative of Geotechnologies, Inc. during excavation so that modifications of the slopes can be made if variations in the geologic material conditions occur. Many building officials require that temporary excavations should be made during the continuous observations of the geotechnical engineer. All excavations should be stabilized within 30 days of initial excavation.

SHORING DESIGN

The following information on the design and installation of the shoring is as complete as possible at this time. It is suggested that Geotechnologies, Inc. review the final shoring plans and specifications prior to bidding or negotiating with a shoring contractor.

One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. The soldier piles may be designed as laterally braced utilizing drilled tied-back anchors or raker braces.

Soldier Piles

Drilled cast-in-place soldier piles should be placed no closer than 2 diameters on center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the geologic materials. For design purposes, an allowable passive value for the geologic materials below the bottom plane of excavation may be assumed to be 600 pounds per square foot per foot for isolated piles. Piles are considered isolated if spaced at least 3



diameters on center. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed geologic materials.

Perched groundwater was observed at depths ranging from 21 to 39 feet. Static groundwater was encountered during exploration at a depth of 42 feet below grade. Piles placed below the water level require the use of a tremie to place the concrete into the bottom of the hole. A tremie shall consist of a water-tight tube having a diameter of not less than 4 inches and connected to a concrete pump. The tube shall be equipped with a valve that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie shall be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end shall be closed at the start of the work to prevent water entering the tube and shall be entirely sealed at all times, except when the concrete is being placed. The tremie tube shall be kept full of concrete. The flow shall be continuous until the work is completed and the resulting concrete seal shall be monolithic and homogeneous. The tip of the tremie tube shall always be kept about five feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

A special concrete mix should be used for concrete to be placed below water. The design shall provide for concrete with a strength p.s.i. of 1,000 over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. The slump shall be commensurate to any research report for the admixture, provided that it shall also be the minimum for a reasonable consistency for placing when water is present.

Drilling mud or drilling polymer may be required should caving be experienced in the granular (saturated) geologic materials. If mud or polymer is used, the concrete shall be tremied into the hole as described in the paragraphs above. At no time should the distance between the surface of the concrete and the bottom of the casing be less than 5 feet.

The frictional resistance between the soldier piles and retained geologic material may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.35 based on uniform contact between the steel beam and lean-mix concrete and retained earth. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 550 pounds per square foot. The minimum depth of embedment for shoring piles is 5 feet below the bottom of the footing excavation or 7 feet below the bottom of excavated plane whichever is deeper. These values assumed that the shoring piles will not be vibrated into place.

Lagging

Soldier piles and anchors should be designed for the full anticipated pressures. Due to arching in the geologic materials, the pressure on the lagging will be less. It is recommended that the lagging should be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot. It is recommended that a representative of this firm observe the installation of lagging to insure uniform support of the excavated embankment.

Tied-Back Anchors

Tied-back anchors may be used to resist lateral loads. Friction anchors are recommended. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn 35 degrees with the vertical through the bottom plane of the excavation. Friction anchors should extend a minimum of 20 feet beyond the potentially active wedge.

Drilled friction anchors may be designed for a skin friction of 450 pounds per square foot. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. This skin friction is based on 15-foot-high shoring, a tied back anchor elevation 6 feet below grade and a minimum twenty-foot embedment beyond the potentially active wedge yielding an overburden of 12½ feet below ground surface. Where belled anchors are utilized, the capacity of

belled anchors may be designed by applying the skin friction over the surface area of the bonded anchor shaft. The diameter of the bell may be utilized as the diameter of the bonded anchor shaft when determining the surface area. This implies that in order for the belled anchor to fail, the entire parallel soil column must also fail.

Depending on the techniques utilized, and the experience of the contractor performing the installation, it is anticipated that a skin friction of 2,500 pounds per square foot could be utilized for post-grouted anchors. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads.

Anchors should be placed at least 6 feet on center to be considered isolated. It is recommended that at least 5 percent of the initial anchors have their capacities tested to 200 percent of their design capacities for a 24-hour period to verify their design capacity.

The total deflection during this test should not exceed 12 inches. The anchor deflection should not exceed 0.75 inches during the 24-hour period, measured after the 200 percent load has been applied. All anchors should be tested to at least 150 percent of design load. The total deflection during this test should not exceed 12 inches.

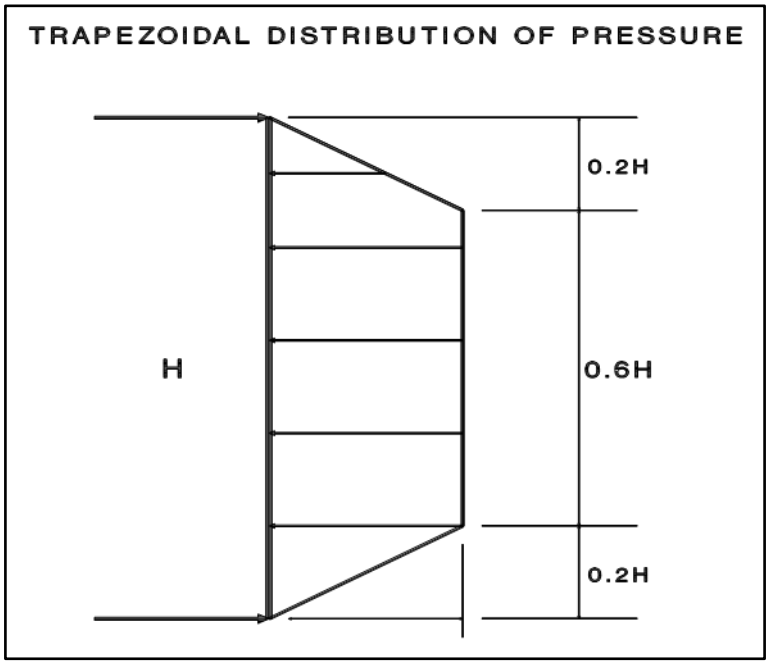
The rate of creep under the 150 percent test load should not exceed 0.1 inch over a 15-minute period in order for the anchor to be approved for the design loading. After a satisfactory test, each anchor should be locked-off at the design load. This should be verified by rechecking the load in the anchor. The load should be within 10 percent of the design load. Where satisfactory tests are not attained, the anchor diameter and/or length should be increased or additional anchors installed until satisfactory test results are obtained. The installation and testing of the anchors should be observed by the geotechnical engineer. Minor caving during drilling of the anchors should be anticipated.

Anchor Installation

Tied-back anchors may be installed between 20 and 40 degrees below the horizontal. Caving of the anchor shafts, particularly within sand deposits, should be anticipated and the following provisions should be implemented in order to minimize such caving. The anchor shafts should be filled with concrete by pumping from the tip out, and the concrete should extend from the tip of the anchor to the active wedge. In order to minimize the chances of caving, it is recommended that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

Lateral Pressures

A trapezoidal distribution of lateral earth pressure would be appropriate where shoring is to be restrained at the top by bracing or tie backs, with the trapezoidal distribution as shown in the diagram below.



Restrained shoring supporting a level backslope may be designed utilizing a trapezoidal distribution of pressure as indicated in the following table. It is assumed that the excavation will be drained for these pressures to be valid:

HEIGHT OF SHORING "H" (feet)	DESIGN SHORING FOR (Where H is the height of the wall)
Up to 30	23H
30 to 35	24H
35 to 40	25H
40 to 45	26H

Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressure should be applied where the shoring will be surcharged by adjacent traffic or structures. Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination.

Raker Brace Foundations

An allowable bearing pressure of 3,000 pounds per square foot may be used for the design a raker foundations. This bearing pressure is based on a raker foundation a minimum of 4 feet in width and length as well as 4 feet in depth. The base of the raker foundations should be horizontal. Inclined raker foundations will require separate calculations, as needed. Care should be employed in the positioning of raker foundations so that they do not interfere with the foundations for the proposed structure.

Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is estimated that the deflection could be on the order of

one inch at the top of the shored embankment. If greater deflection occurs during construction, additional bracing may be necessary to minimize settlement of adjacent buildings and utilities in adjacent street and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design. Where internal bracing is used, the rakers should be tightly wedged to minimize deflection. The proper installation of the raker braces and the wedging will be critical to the performance of the shoring.

The City of Los Angeles Department of Building and Safety requires limiting shoring deflection to ½ inch at the top of the shored embankment where a structure is within a 1:1 plane projected up from the base of the excavation. A maximum deflection of 1-inch has been allowed provided there are no structures within a 1:1 plane drawn upward from the base of the excavation.

Monitoring

Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles. Also, some means of periodically checking the load on selected anchors will be necessary, where applicable.

Some movement of the shored embankments should be anticipated as a result of the relatively deep excavation. It is recommended that photographs of the existing buildings on the adjacent properties be made during construction to record any movements for use in the event of a dispute.

Shoring Observations

It is critical that the installation of shoring is observed by a representative of Geotechnologies, Inc. Many building officials require that shoring installation should be performed during continuous

observation of a representative of the geotechnical engineer. The observations insure that the recommendations of the geotechnical report are implemented and so that modifications of the recommendations can be made if variations in the geologic material or groundwater conditions warrant. The observations will allow for a report to be prepared on the installation of shoring for the use of the local building official, where necessary.

SLABS ON GRADE

Concrete Slabs-on Grade

Concrete floor slabs not subject to traffic loading or hydrostatic uplift pressures may be a minimum of 5 inches in thickness. Slabs-on-grade should be cast over properly controlled fill soils. Any geologic materials loosened or over-excavated should be wasted from the site or properly compacted to 95 percent of the maximum dry density.

Outdoor concrete flatwork should be a minimum of 4 inches in thickness. Outdoor concrete flatwork should be cast over properly controlled fill soils. Any geologic soils loosened or over-excavated should be wasted from the site or properly compacted to 95 percent of the maximum dry density.

Hydrostatic Uplift

The historically highest groundwater level is estimated at 20 feet below existing ground surface. For basement floor slabs extending deeper than 20 feet below ground surface, the proposed basement floor slab shall be designed to resist hydrostatic uplift pressure. The recommended hydrostatic uplift pressure below the basement floor slab to be used in design is equivalent to 62.4(H) pounds per square foot, where H is the depth of the bottom of the floor slab measured below the historically highest groundwater level.

Design of Slabs That Receive Moisture-Sensitive Floor Coverings

It is recommended that floor slabs should be waterproofed. A qualified waterproofing consultant should be engaged in order to recommend a product and/or method which would provide protection from unwanted moisture.

Concrete Crack Control

The recommendations presented in this report are intended to reduce the potential for cracking of concrete slabs-on-grade due to settlement. However even where these recommendations have been implemented, foundations, stucco walls and concrete slabs-on-grade may display some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete cracking may be reduced and/or controlled by limiting the slump of the concrete used, proper concrete placement and curing, and by placement of crack control joints at reasonable intervals, in particular, where re-entrant slab corners occur.

For standard control of concrete cracking, a maximum crack control joint spacing of 8 feet should not be exceeded. Lesser spacings would provide greater crack control. Joints at curves and angle points are recommended. The crack control joints should be installed as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. Construction joints should be designed by a structural engineer.

Complete removal of the existing fill soils beneath outdoor flatwork such as walkways or patio areas, is not required, however, due to the rigid nature of concrete, some cracking, a shorter design life and increased maintenance costs should be anticipated. In order to provide uniform support beneath the flatwork it is recommended that a minimum of 12 inches of the exposed subgrade beneath the flatwork be scarified and recompacted to a minimum 95 percent relative compaction.

Slab Reinforcing

Concrete slabs-on-grade within the building should be reinforced with a minimum of #4 steel bars on 16-inch centers each way. Building slabs subject to hydrostatic uplift loading will require structural design.

Outdoor flatwork should be reinforced with a minimum of #3 steel bars on 18-inch centers each way.

PAVEMENTS

Prior to placing paving, the existing grade should be removed and recompacted to a minimum depth of 12 inches, moistened as required to achieve within 3 percent above optimum moisture content, and recompacted to 95 percent of the maximum density as determined by the most recent revision of ASTM D1557. The client should be aware that removal of all existing fill in the area of new paving is not required, however, pavement constructed in this manner will most likely have a shorter design life and increased maintenance costs.

The asphalt paving sections shown in the following table are based on an estimated R-Value of 30. The estimated R-Value is based on a subgrade which has been improved by soil mixing in accordance with the recommendations of this report. Recommended paving sections are indicated in the following table:

PAVING DESIGN SECTIONS				
Service Level	Asphalt Pavement		Concrete Pavement	
	Asphalt Pavement Thickness (Inches)	Asphalt Pavement Base Course (Inches)	Concrete Pavement Thickness (Inches)	Concrete Pavement Base Course (Inches)
Passenger Cars	3	5	6	4
Moderate Truck	4	8	6	4
Heavy Trucks	5	11	7.5	4

Aggregate base should be compacted to a minimum of 95 percent of the most recent revision of ASTM D1557 laboratory maximum dry density. Base materials should consist of Crushed Aggregate Base which conforms with Section 200-2.2 of the most recent edition of "Standard Specifications for Public Works Construction", (Green Book). Crushed Misc. Base is addressed in Section or 200-2.4.

Concrete paving may be used on the project. A subgrade modulus of 75 pounds per cubic inch may be assumed for design of concrete paving. For standard control of concrete cracking, a maximum crack control joint spacing of 8 feet should not be exceeded. Lesser spacings would provide greater crack control. Joints at curves and angle points are recommended. The crack control joints should be installed as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. Concrete paving should be reinforced with a minimum of #4 steel bars on 16-inch centers each way. Construction joints should be designed by a structural engineer.

The performance of pavement is highly dependent upon providing positive surface drainage away from the edges. Ponding of water on or adjacent to pavement can result in saturation of the subgrade materials and subsequent pavement distress. If planter islands are planned, the perimeter curb should extend a minimum of 12 inches below the bottom of the aggregate base.

STORMWATER DISPOSAL

Due to the property line to property line extent of the proposed structure and the depth of the finished floor elevation below the current and historical water levels, installation of an on-site stormwater disposal system is not recommended for the proposed development. Some other means of stormwater disposal will be required.

Where percolation of stormwater into the subgrade soils is not advisable, most Building Officials have allowed the stormwater to be filtered through soils in planter areas. Once the water has been filtered through a planter it may be released into the storm drain system. It is recommended that

overflow pipes are incorporated into the design of the discharge system in the planters to prevent flooding. In addition, the planters shall be sealed and waterproofed to prevent leakage. Please be advised that adverse impact to landscaping and periodic maintenance may result due to excessive water and contaminants discharged into the planters.

DESIGN REVIEW

Engineering of the proposed project should not begin until approval of the geotechnical report by the Building Official is obtained in writing. Significant changes in the geotechnical recommendations may result during the building department review process.

It is recommended that the geotechnical aspects of the project be reviewed by this firm during the design process. This review provides assistance to the design team by providing specific recommendations for particular cases, as well as review of the proposed construction to evaluate whether the intent of the recommendations presented herein are satisfied.

CONSTRUCTION MONITORING

Geotechnical observations and testing during construction are considered to be a continuation of the geotechnical investigation. It is critical that this firm review the geotechnical aspects of the project during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. All foundations should be observed by a representative of this firm prior to placing concrete or steel. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise Geotechnologies, Inc. at least twenty-four hours prior to any required site visit.

If conditions encountered during construction appear to differ from those disclosed herein, notify Geotechnologies, Inc. immediately so the need for modifications may be considered in a timely manner.

It is the responsibility of the contractor to ensure that all excavations and trenches are properly sloped or shored. All temporary excavations should be cut and maintained in accordance with applicable OSHA rules and regulations.

EXCAVATION CHARACTERISTICS

The exploration performed for this investigation is limited to the geotechnical excavations described. Direct exploration of the entire site would not be economically feasible. The owner, design team and contractor must understand that differing excavation and drilling conditions may be encountered based on boulders, gravel, oversize materials, groundwater and many other conditions. Fill soils, especially when they were placed without benefit of modern grading codes, regularly contain materials which could impede efficient grading and drilling. The contractor should be familiar with the site and the geologic materials in the vicinity.

CLOSURE AND LIMITATIONS

The purpose of this report is to aid in the design and completion of the described project. Implementation of the advice presented in this report is intended to reduce certain risks associated with construction projects. The professional opinions and geotechnical advice contained in this report are sought because of special skill in engineering and geology and were prepared in accordance with generally accepted geotechnical engineering practice. Geotechnologies, Inc. has a duty to exercise the ordinary skill and competence of members of the engineering profession. Those who hire Geotechnologies, Inc. are not justified in expecting infallibility, but can expect reasonable professional care and competence.

The recommendations of this report pertain only to the site investigated and are based upon the assumption that the geologic conditions do not deviate from those disclosed in the investigation. If any variations are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geotechnologies, Inc. should be notified so that supplemental recommendations can be prepared.

This report is issued with the understanding that it is the responsibility of the owner, or the owner's representatives, to ensure that the information and recommendations contained herein are brought to the attention of the project architect and engineer and are incorporated into the plans. The owner is also responsible to see that the contractor and subcontractors carry out the geotechnical recommendations during construction.

The findings of this report are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside control of this firm. Therefore, this report is subject to review and should not be relied upon after a period of three years.

Geotechnical observations and testing during construction is considered to be a continuation of the geotechnical investigation. It is, therefore, most prudent to employ the consultant performing the initial investigative work to provide observation and testing services during construction. This practice enables the project to flow smoothly from the planning stages through to completion.

Should another geotechnical firm be selected to provide the testing and observation services during construction, that firm should prepare a letter indicating their assumption of the responsibilities of geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for review. The letter should acknowledge the concurrence of the new geotechnical engineer with the recommendations presented in this report.

EXCLUSIONS

Geotechnologies, Inc. does not practice in the fields of methane gas, radon gas, environmental engineering, waterproofing, dewatering organic substances or the presence of corrosive soils or wetlands which could affect the proposed development including mold and toxic mold. Nothing

in this report is intended to address these issues and/or their potential effect on the proposed development. A competent professional consultant should be retained in order to address environmental issues, waterproofing, organic substances and wetlands which might affect the proposed development.

GEOTECHNICAL TESTING

Classification and Sampling

The soil is continuously logged by a representative of this firm and classified by visual examination in accordance with the Unified Soil Classification system. The field classification is verified in the laboratory, also in accordance with the Unified Soil Classification System. Laboratory classification may include visual examination, Atterberg Limit Tests and grain size distribution. The final classification is shown on the excavation logs.

Samples of the geologic materials encountered in the exploratory excavations were collected and transported to the laboratory. Undisturbed samples of soil are obtained at frequent intervals. Unless noted on the excavation logs as an SPT sample, samples acquired while utilizing a hollow-stem auger drill rig are obtained by driving a thin-walled, California Modified Sampler with successive 30-inch drops of a 140-pound hammer. Samples from bucket-auger drilling are obtained utilizing a California Modified Sampler with successive 12-inch drops of a kelly bar, whose weight is noted on the excavation logs. The soil is retained in brass rings of 2.50 inches outside diameter and 1.00 inch in height. The central portion of the samples are stored in close fitting, waterproof containers for transportation to the laboratory. Samples noted on the excavation logs as SPT samples are obtained in accordance with the most recent revision of ASTM D1586. Samples are retained for 30 days after the date of the geotechnical report.

Grain Size Distribution

These tests cover the quantitative determination of the distribution of particle sizes in soils. Sieve analysis is used to determine the grain size distribution of the soil larger than the Number 200 sieve.

The most recent revision of ASTM D422 is used to determine particle sizes smaller than the Number 200 sieve. A hydrometer is used to determine the distribution of particle sizes by a sedimentation process. The grain size distributions are plotted on the E-Plate presented in the Appendix of this report.

Moisture and Density Relationships

The field moisture content and dry unit weight are determined for each of the undisturbed soil samples, and the moisture content is determined for SPT samples by the most recent revision of ASTM D4959 or ASTM D4643. This information is useful in providing a gross picture of the soil consistency between exploration locations and any local variations. The dry unit weight is determined in pounds per cubic foot and shown on the “Excavation Logs”, A-Plates. The field moisture content is determined as a percentage of the dry unit weight.

Direct Shear Testing

Shear tests are performed by the most recent revision of ASTM D3080 with a strain controlled, direct shear machine manufactured by Soil Test, Inc. or a Direct Shear Apparatus manufactured by GeoMatic, Inc. Each sample is sheared under varying confining pressures in order to determine the Mohr-Coulomb shear strength parameters of the cohesion intercept and the angle of internal friction. Samples are generally tested in an artificially saturated condition. Depending upon the sample location and future site conditions, samples may be tested at field moisture content. The results are plotted on the "Shear Test Diagram," B-Plates.

The most recent revision of ASTM D3080 limits the particle size to 10 percent of the diameter of the direct shear test specimen. The sheared sample is inspected by the laboratory technician running the test. The inspection is performed by splitting the sample along the sheared plane and observing the soils exposed on both sides. Where oversize particles are observed in the shear plane, the results are discarded and the test run again with a fresh sample.

Consolidation Testing

Settlement predictions of the soil's behavior under load are made on the basis of the consolidation tests using the most recent revision of ASTM D2435. The consolidation apparatus is designed to receive a single one-inch-high ring. Loads are applied in several increments in a geometric progression, and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore fluid. Samples are generally tested at increased moisture content to determine the effects of water on the bearing soil. The normal pressure at which the water is added is noted on the drawing. Results are plotted on the "Consolidation Test," C-Plates.

Expansion Index Testing

The expansion tests performed on the remolded samples are in accordance with the Expansion Index testing procedures, as described in the most recent revision of ASTM D4829. The soil sample is compacted into a metal ring at a saturation degree of 50 percent. The ring sample is then placed in a consolidometer, under a vertical confining pressure of 1 lbf/square inch and inundated with distilled water. The deformation of the specimen is recorded for a period of 24 hour or until the rate of deformation becomes less than 0.0002 inches/hour, whichever occurs first. The expansion index, EI, is determined by dividing the difference between final and initial height of the ring sample by the initial height, and multiplied by 1,000.

Laboratory Compaction Characteristics

The maximum dry unit weight and optimum moisture content of a soil are determined by use of the most recent revision of ASTM D1557. A soil at a selected moisture content is placed in five layers into a mold of given dimensions, with each layer compacted by 25 blows of a 10-pound hammer dropped from a distance of 18 inches subjecting the soil to a total compactive effort of about 56,000 pounds per cubic foot. The resulting dry unit weight is determined. The procedure is repeated for a sufficient number of moisture contents to establish a relationship between the dry unit weight and the water content of the soil. The data when plotted represent a curvilinear relationship known as the compaction curve. The values of optimum moisture content and modified maximum dry unit weight are determined from the compaction curve.

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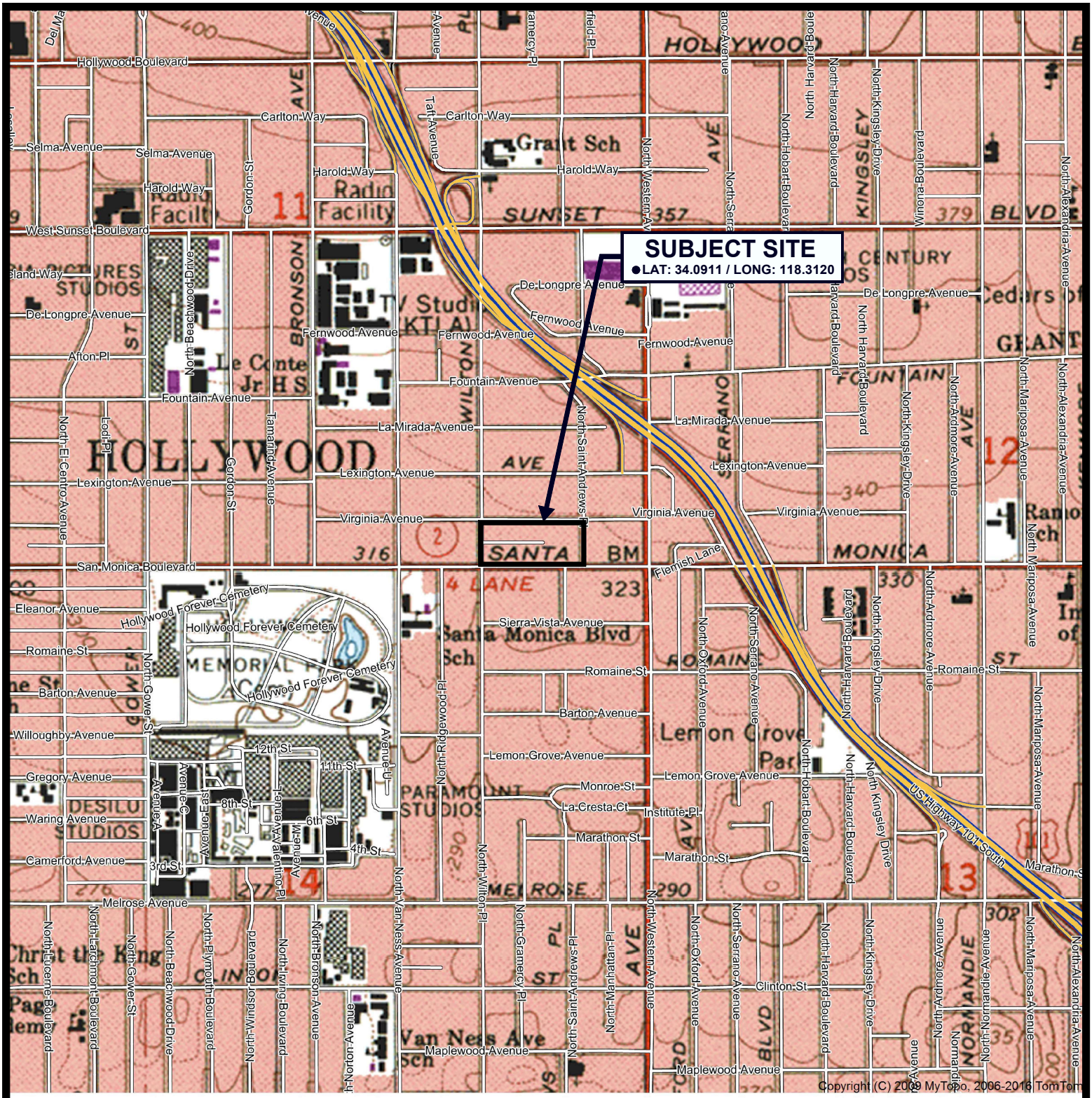

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0 1000 2000 3000
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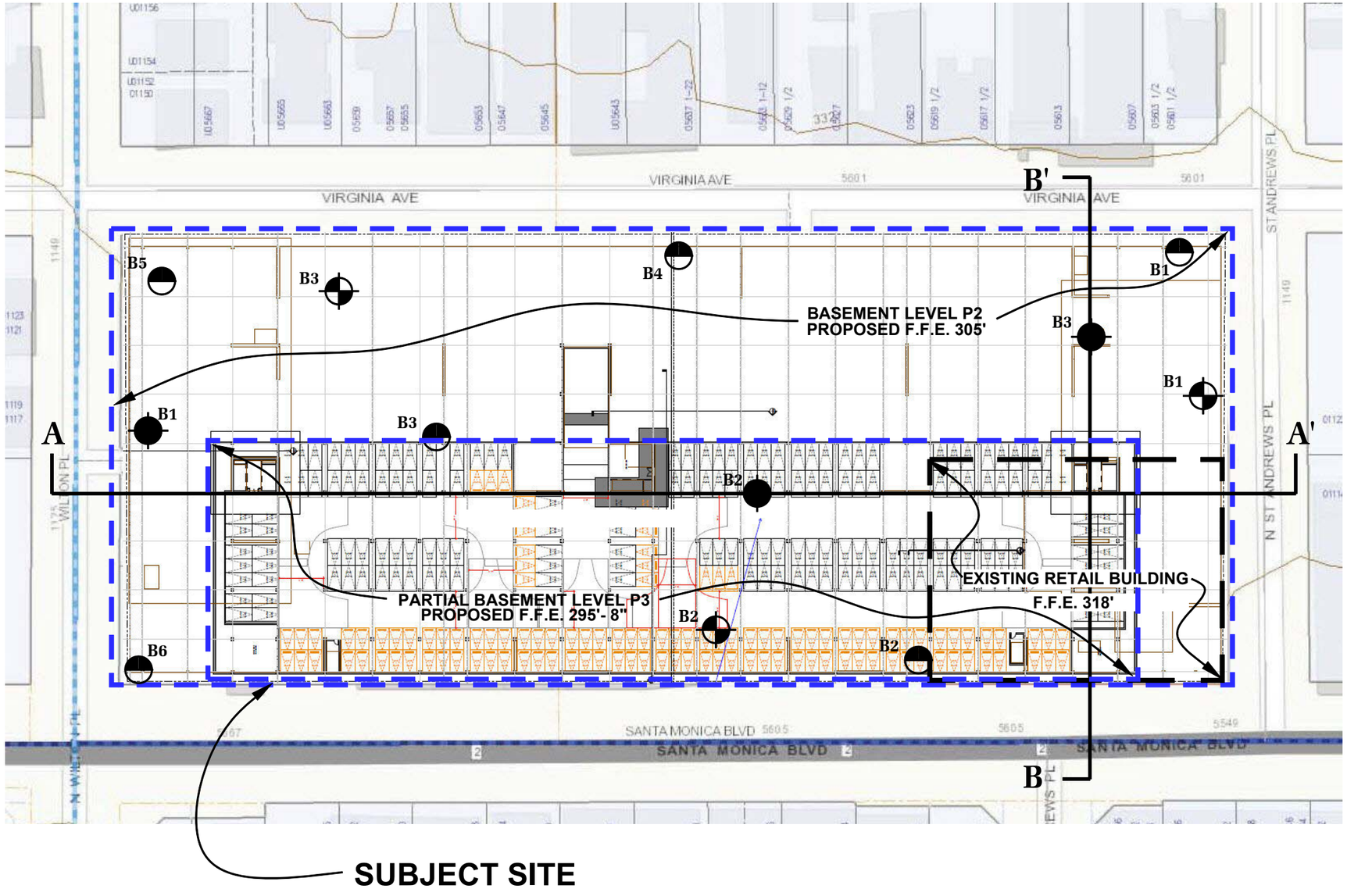
REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, HOLLYWOOD, CA QUADRANGLE

VICINITY MAP

Geotechnologies, Inc.
Consulting Geotechnical Engineers

BARDAS INVESTMENT GROUP
5601 SANTA MONICA BLVD., LOS ANGELES

FILE NO. 22064



N NE E SE S SW W NW

SCALE IN FEET

0 80 160

LEGEND

B3 — LOCATION & NUMBER OF BORING (THIS INVESTIGATION)

B3 — LOCATION & NUMBER OF BORING (PREVIOUS INVESTIGATION, FILE NO. 21151, DATED MARCH 2016)

B6 — LOCATION & NUMBER OF BORING (PREVIOUS INVESTIGATION BY GEOCON, APRIL 17, 2007)

REFERENCE: MAP BY THE CITY OF LOS ANGELES (http://navigatela.lacity.org/NavigateLA) NOT DATED

PLOT PLAN

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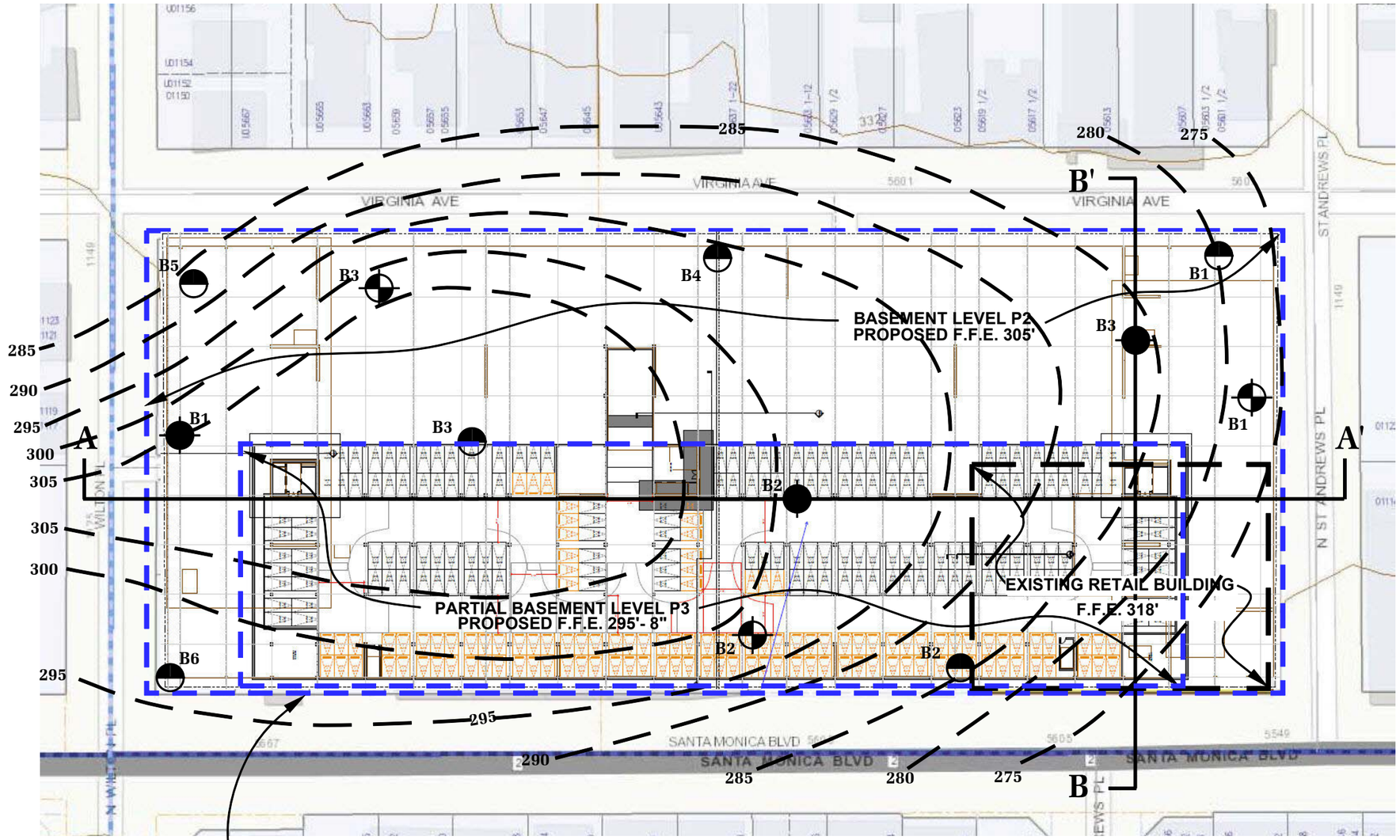
BARDAS INVESTMENT GROUP
5601 SANTA MONICA BLVD., LOS ANGELES

FILE No. 22064 | DRAWN BY: TC

DATE: May 2021



SCALE IN FEET

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LEGEND

- B3 — LOCATION & NUMBER OF BORING (THIS INVESTIGATION)
- B3 — LOCATION & NUMBER OF BORING (PREVIOUS INVESTIGATION, FILE NO. 21151, DATED MARCH 2016)
- B6 — LOCATION & NUMBER OF BORING (PREVIOUS INVESTIGATION BY GEOCON, APRIL 17, 2007)
- 275 ? — LINE OF EQUAL ELEVATION OF BEDROCK QUERIED WHERE UNSURE

REFERENCE: MAP BY THE CITY OF LOS ANGELES (http://navigatela.lacity.org/NavigateLA) NOT DATED

BEDROCK ELEVATION MAP

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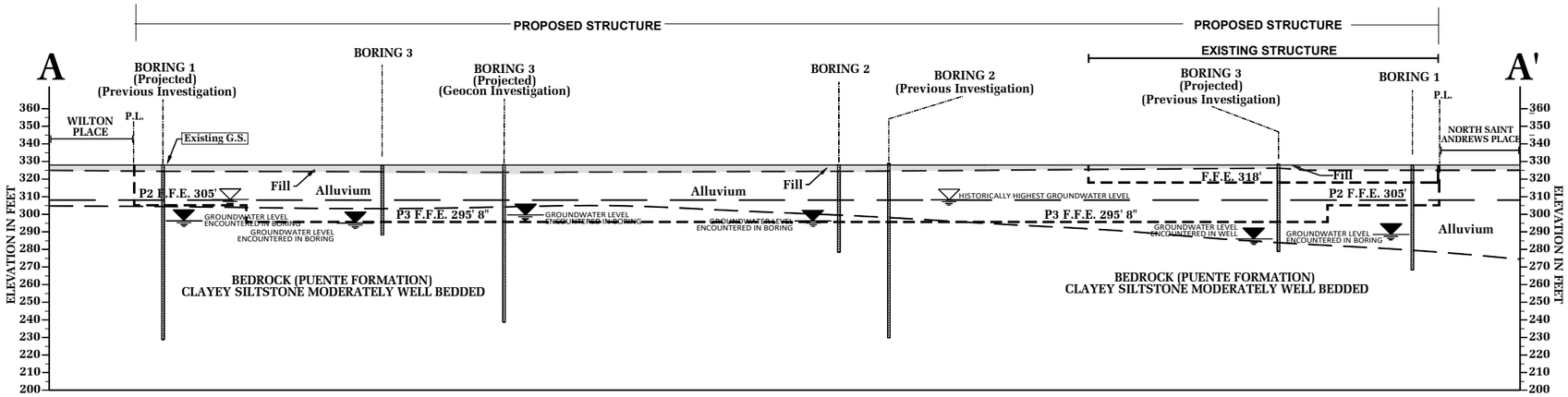
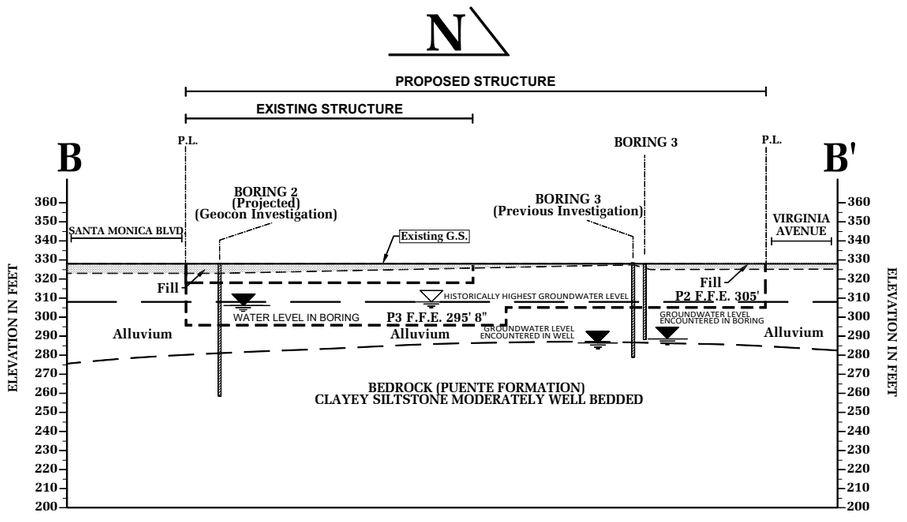
BARDAS INVESTMENT GROUP
5601 SANTA MONICA BLVD.

FILE No. 22064	DRAWN BY: TC/RTK
DATE: June '21	SHEET: 1 of 1

N90W





REFERENCE: MAP BY THE CITY OF LOS ANGELES (http://navigatela.lacity.org/NavigateLA) NOT DATED

SCALE IN FEET

0 80 160

CROSS-SECTIONS A-A' and B-B'

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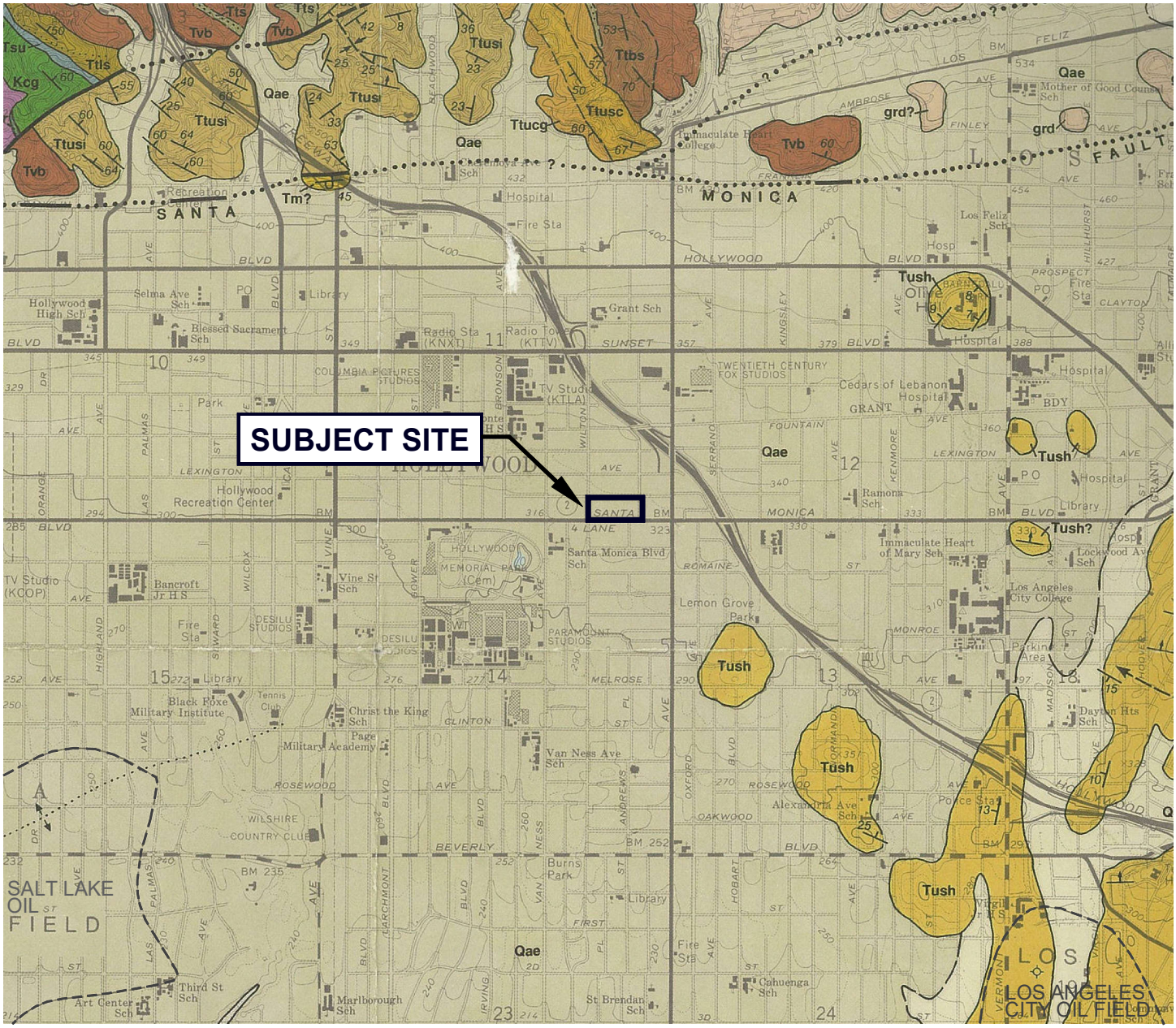
BARDAS INVESTMENT GROUP
5601 SANTA MONICA BLVD., LOS ANGELES

FILE No. 22064 | **DRAWN BY: TC**

DATE: May 2021



LEGEND

Qae: Older Surficial Sediments - Elevated and Dissected Alluvium consisting of clay, sand and gravel

Tush: Unnamed Shale - Gray to light brown, thin-bedded silty clay shale, soft and crumbly

Tm: Monterey Formation - White weathering, thin bedded, platy silicous shale

Ttusi: Upper Topanga Formation - Mostly gray micaceous clay shale or claystone, crumbly where weathered

Ttusc: Upper Topanga Formation - Light gray massive sandstone, with pebble-cobble conglomerate

Ttucg: Upper Topanga Formation - Light to medium gray, from coarse sandstone to cobble conglomerate

••••? Fault - dashed where indefinite or inferred, dotted where concealed, queried where existence is doubtful

REFERENCE: DIBBLEE, T.W., (1991), GEOLOGIC MAP OF THE HOLLYWOOD AND BURBANK (SOUTH 1/2) QUADRANGLES, MAP #DF-30

LOCAL GEOLOGIC MAP - DIBBLEE

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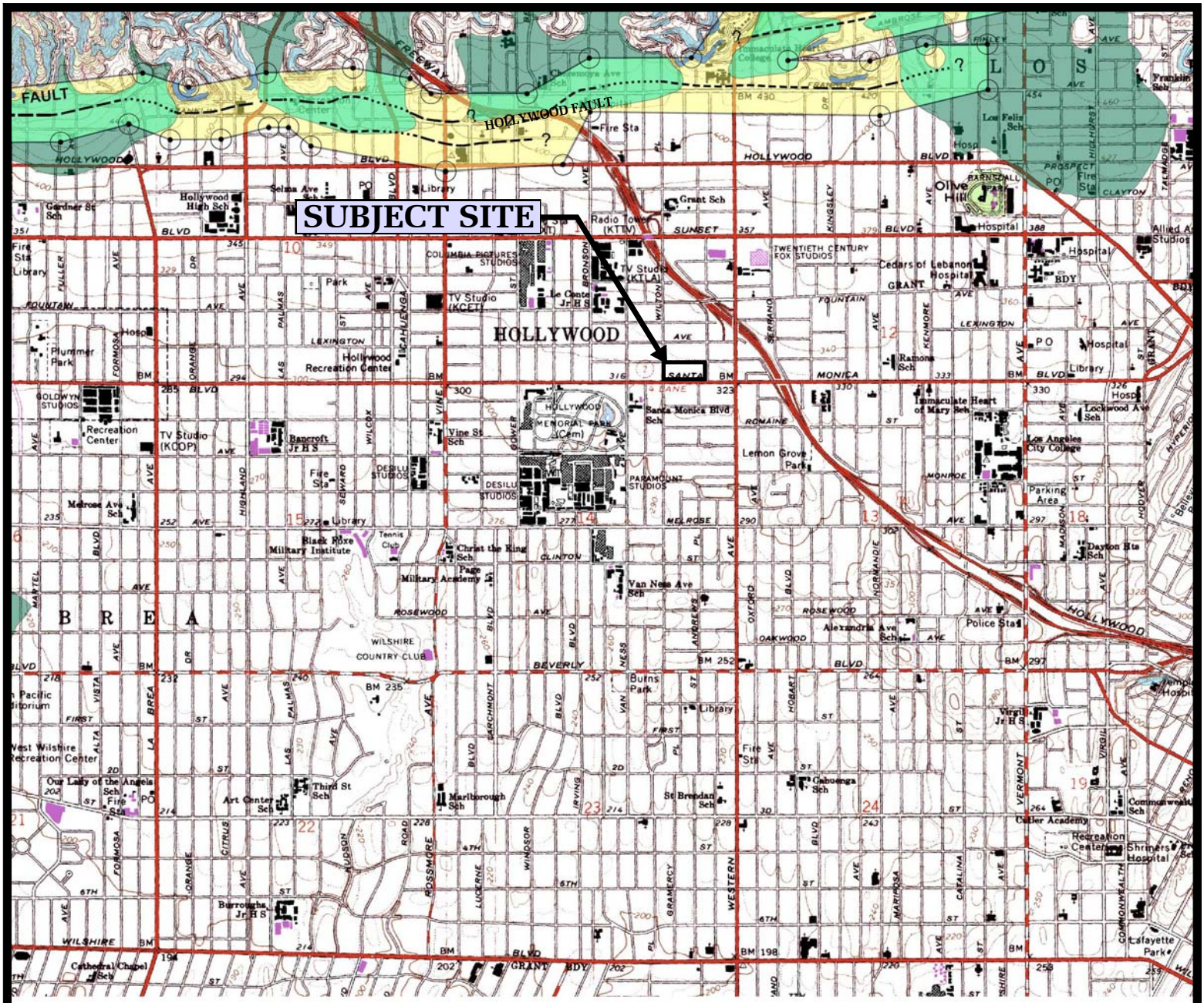

REFERENCE: EARTHQUAKE FAULT ZONES, HOLLYWOOD QUADRANGLE, CALIFORNIA GEOLOGICAL SURVEY, NOVEMBER 2014

EARTHQUAKE ZONES OF REQUIRED INVESTIGATION

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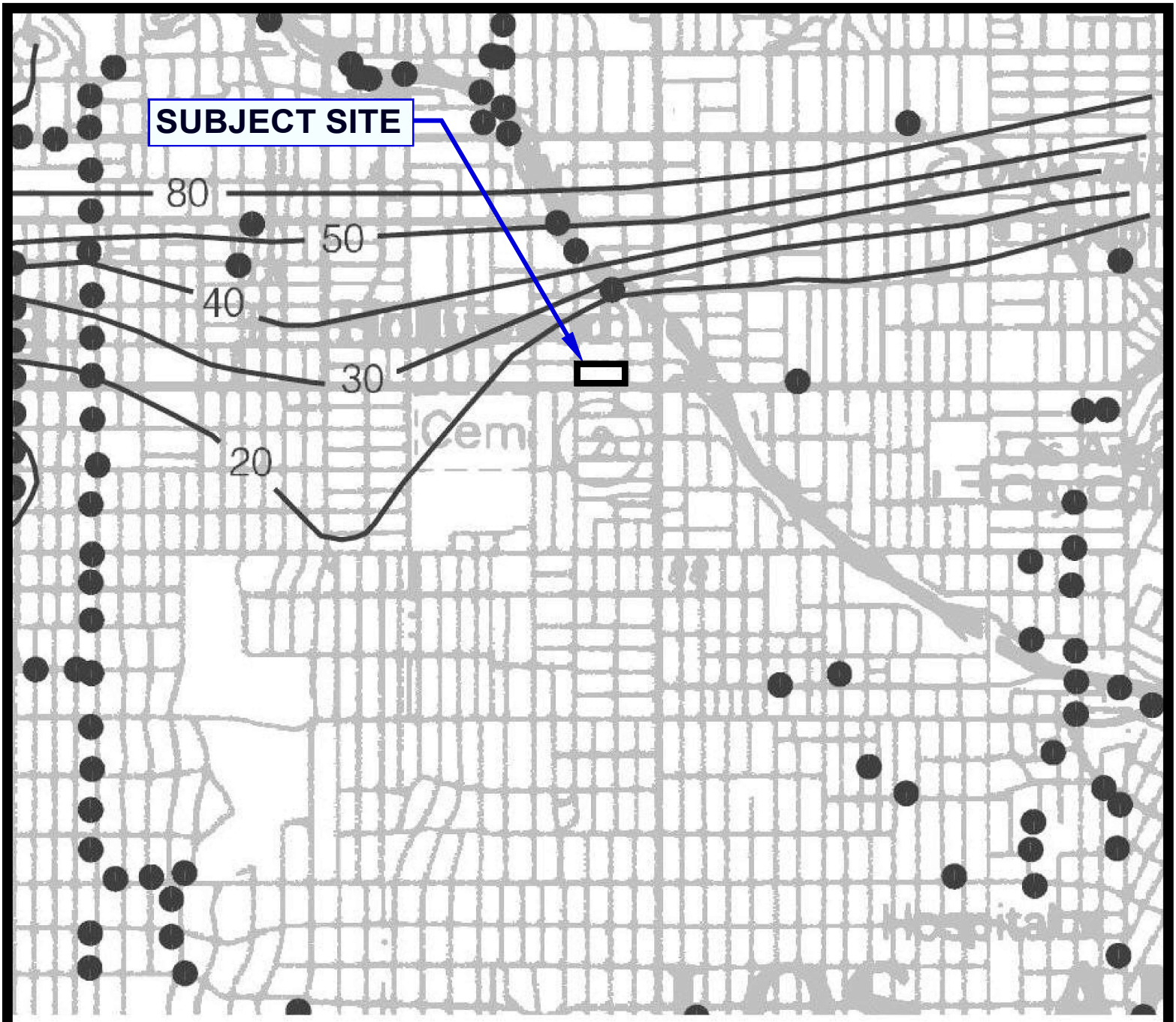
FILE NO. 22064



ONE MILE

SCALE

N

20 Depth to groundwater in feet

REFERENCE: CDMG, SEISMIC HAZARD ZONE REPORT, 026
HOLLYWOOD 7.5 - MINUTE QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA (1998, REVISED 2006)

HISTORICALLY HIGHEST GROUNDWATER LEVELS

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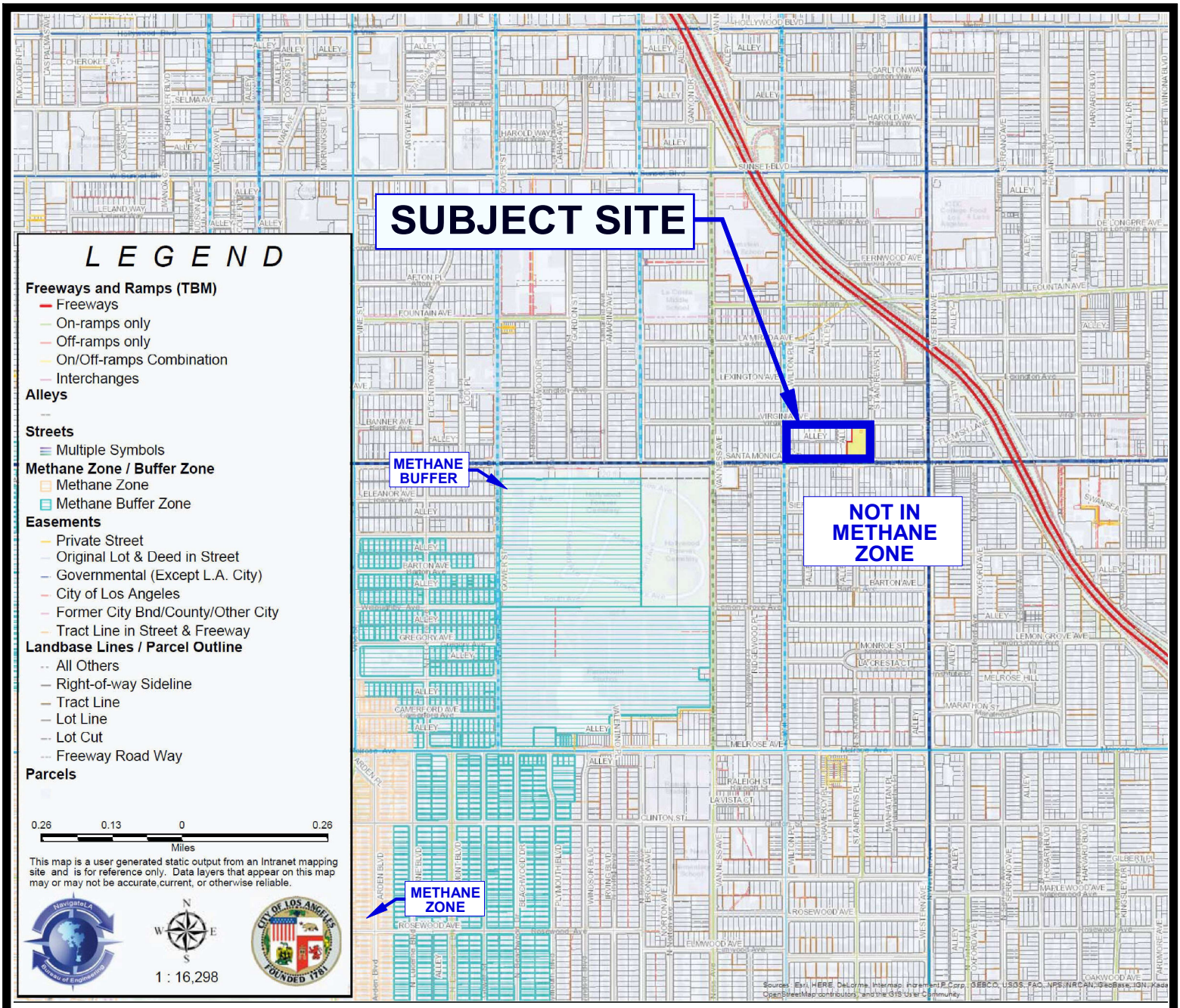
FILE NO. 22064



REFERENCE: http://navigatela.lacity.org/NavigateLA/

METHANE ZONE RISK MAP

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BARDAS INVESTMENT GROUP
5601 SANTA MONICA BLVD., LOS ANGELES

FILE NO. 22064

BORING LOG NUMBER 1

Bardas Investment Group **Date: 05/10/21** **Elevation: 327'***

File No. 22064 **Method: 8-inch diameter Hollow Stem Auger**

dy

* Reference: City of Los Angeles NavigateLA Website

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Bare Ground
				0 --		FILL: Silty Sand to Sandy Silt, dark brown, moist,
				-		medium dense, fine grained, stiff
				1 --		
				-		
				2 --		
2.5	40	22.3	104.5	-		
				3 --		
				-	ML/CL	OLDER ALLUVIUM: Clayey Silt to Silty Clay, dark brown,
				4 --		moist, stiff, fine grained
				-		
5	19	20.0	SPT	5 --		
				-		
				6 --		
				-		
				7 --		
7.5	72	16.3	113.7	-		
				8 --	SC/SM	Clayey Sand to Silty Sand, dark brown, moist, medium dense,
				-		fine grained
				9 --		
				-		
10	9	13.7	SPT	10 --		
				-	SM	Silty Sand, dark brown, moist, medium dense, fine grained
				11 --		
				-		
				12 --		
12.5	43	16.5	111.5	-		
				13 --	SM/ML	Silty Sand to Clayey Silt, dark brown, moist, stiff
				-		
				14 --		
				-		
15	25	19.3	SPT	15 --		
				-	ML	Sandy Silt, dark brown, moist, stiff
				16 --		
				-		
				17 --		
17.5	73	16.8	110.0	-		
				18 --	SM/ML	Silty Sand to Sandy Silt, dark brown, moist, medium dense,
				-		fine grained, stiff
				19 --		
				-		
20	26	13.2	SPT	20 --		
				-		
				21 --		
				-		
				22 --		
22.5	45	17.0	105.0	-		
				23 --	SM	Silty Sand, dark brown, moist, medium dense, fine grained
				-		
				24 --		
				-		
25	21	15.2	SPT	25 --		
				-	SP/ML	Sand to Sandy Silt, dark and yellowish brown, moist,
						medium dense, fine grained, stiff

BORING LOG NUMBER 1

Bardas Investment Group

File No. 22064

dy

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26		
				27		
27.5	83	4.6	123.6	28	SP	Sand. dark and yellowish brown, moist, very dense, fine to medium grained, minor cobbles
				29		
30	29	15.2	SPT	30		dark brown, wet, medium dense
				31		
				32		
32.5	39 50/5"	19.2	109.8	33		
				34		
35	61	15.4	SPT	35		
				36		
				37		
37.5	78	23.2	104.0	38		very dense
				39		
40	69	18.1	SPT	40	SP/ML	Sand to Sandy Silt, dark brown, gray, wet to moist, dense, fine to medium grained, stiff
				41		
				42		
42.5	45 50/4"	22.1	100.0	43	SP	Sand, dark brown, wet, very dense, fine grained
				44		
45	30 50/5"	24.8	SPT	45	SP/SM	Sand to Silty Sand, dark and yellowish brown, moist to wet, very dense, fine grained
				46		
				47		
47.5	100/9"	27.4	96.3	48	SM	Silty Sand, dark and yellowish brown, moist, very dense, fine grained, very stiff
				49		
50	38 50/4"	27.2	SPT	50		BEDROCK (PUENTE FORMATION): Siltstone to Sandstone, dark and yellowish brown, moist to wet, moderately hard

BORING LOG NUMBER 1

Bardas Investment Group

File No. 22064

dy

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				51 --		**BEDROCK (PUENTE FORMATION): Siltstone to Sandstone, dark and yellowish brown, moist to wet, moderately hard**
52.5	44 50/3"	23.3	101.6	52 --		
				53 --		
				54 --		
55	79	25.5	SPT	55 --		**Siltstone, dark brown to gray, moist, moderately hard**
				56 --		
				57 --		
57.5	90	30.2	94.8	58 --		**gray to dark gray**
				59 --		
60	80	32.8	SPT	60 --		**Total Depth: 60 feet** **Water at 39 feet** **Fill to 3 feet** **NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.** **Used 8-inch diameter Hollow-Stem Auger** **140-lb. Automatic Hammer, 30-inch drop** **Modified California Sampler used unless otherwise noted** **SPT=Standard Penetration Test**
				61 --		
				62 --		
				63 --		
				64 --		
				65 --		
				66 --		
				67 --		
				68 --		
				69 --		
				70 --		
				71 --		
				72 --		
				73 --		
				74 --		
				75 --		

BORING LOG NUMBER 2

Bardas Investment Group **Date: 05/10/21** **Elevation: 328'***

File No. 22064 **Method: 8-inch diameter Hollow Stem Auger**

dy

*** Reference: City of Los Angeles NavigateLA Website**

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt for parking
				0 --		5.5-inch Asphalt over 3-inch Base
				-		
				1 --		FILL: Sandy Silt with Clay, dark brown, moist, stiff
				-		
				2 --		
2.5	25	16.6	110.8	-		
				3 --		
				-	ML/CL	OLDER ALLUVIUM: Clayey Silt to Silty Clay, dark brown, moist, stiff, fine grained
				4 --		
				-		
5	36	14.1	109.1	5 --	ML	Sandy to Clayey Silt, dark brown, moist, stiff
				-		
				6 --		
				-		
				7 --		
7.5	103	17.7	115.7	-		
				8 --	ML/CL	Clayey Silt to Silty Clay, dark brown, moist, stiff
				-		
				9 --		
				-		
10	78	16.9	114.6	10 --	SM	Silty Sand, dark brown, moist, dense, fine grained
				-		
				11 --		
				-		
				12 --		
				-		
				13 --		
				-		
				14 --		
				-		
15	88	15.6	118.0	15 --	SM/ML	Silty Sand, to Sandy Silt, dark brown, moist, dense, fine grained
				-		
				16 --		
				-		
				17 --		
				-		
				18 --		
				-		
				19 --		
				-		
20	36	11.0	118.8	20 --	SM	Silty Sand, dark brown, moist, very dense, fine grained
	50/5"			-		
				21 --		
				-		
				22 --		
				-		
				23 --		
				-		
				24 --		
				-		
25	92	30.1	99.3	25 --	SP	Sand to Sandy Silt, dark and yellowish brown, moist, very dense, fine to medium grained, very stiff
				-		

BORING LOG NUMBER 2

Bardas Investment Group

File No. 22064

dy

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				- 26 -- - 27 -- - 28 -- - 29 -- -		
30	44 50/3"	28.2	93.5	30 -- - 31 -- - 32 -- - 33 -- - 34 -- -		BEDROCK (PUENTE FORMATION): Siltstone, yellow and grayish brown, moist, moderately hard
35	46 50/4"	30.2	92.5	35 -- - 36 -- - 37 -- - 38 -- - 39 -- -		
40	45 50/4"	34.3	86.0	40 -- - 41 -- - 42 -- - 43 -- - 44 -- -		
45	78	34.9	87.2	45 -- - 46 -- - 47 -- - 48 -- - 49 -- -		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual. Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted
50	46 50/3"	29.9	86.6	50 -- -		Total Depth: 50 feet Water at 32 feet Fill to 3 feet

BORING LOG NUMBER 3

Bardas Investment Group **Date: 05/11/21** **Elevation: 329.5'***

File No. 22064 **Method: 8-inch diameter Hollow Stem Auger**

dy

* Reference: City of Los Angeles NavigateLA Website

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt for parking
				0		4-inch Asphalt over 4-inch Base
				1		FILL: Sandy Silt to Silty Clay, dark brown, moist, stiff
2.5	28	23.4	102.2	2		
				3	CL	OLDER ALLUVIUM: Silty Clay, dark brown, moist, stiff, fine grained
5	49	13.7	115.2	4		
				5		
				6		
7.5	68	17.5	114.1	7		
				8		
				9		
10	33 50/5"	11.4	120.6	10	SM	Silty Sand, dark brown, moist, very dense, fine grained
				11		
				12		
				13		
				14		
15	90	7.8	118.5	15	SM/SP	Silty Sand to Sand, dark and yellowish brown, moist, very dense, fine to medium grained
				16		
				17		
				18		
				19		
20	38 50/5"	6.8	113.2	20	SP	Sand, dark brown, moist, very dense, fine to medium grained
				21		
				22		
				23		
				24		
25	92	31.2	93.0	25		BEDROCK (Puente Formation): Claystone, dark brown, moist, moderately hard

BORING LOG NUMBER 3

Bardas Investment Group

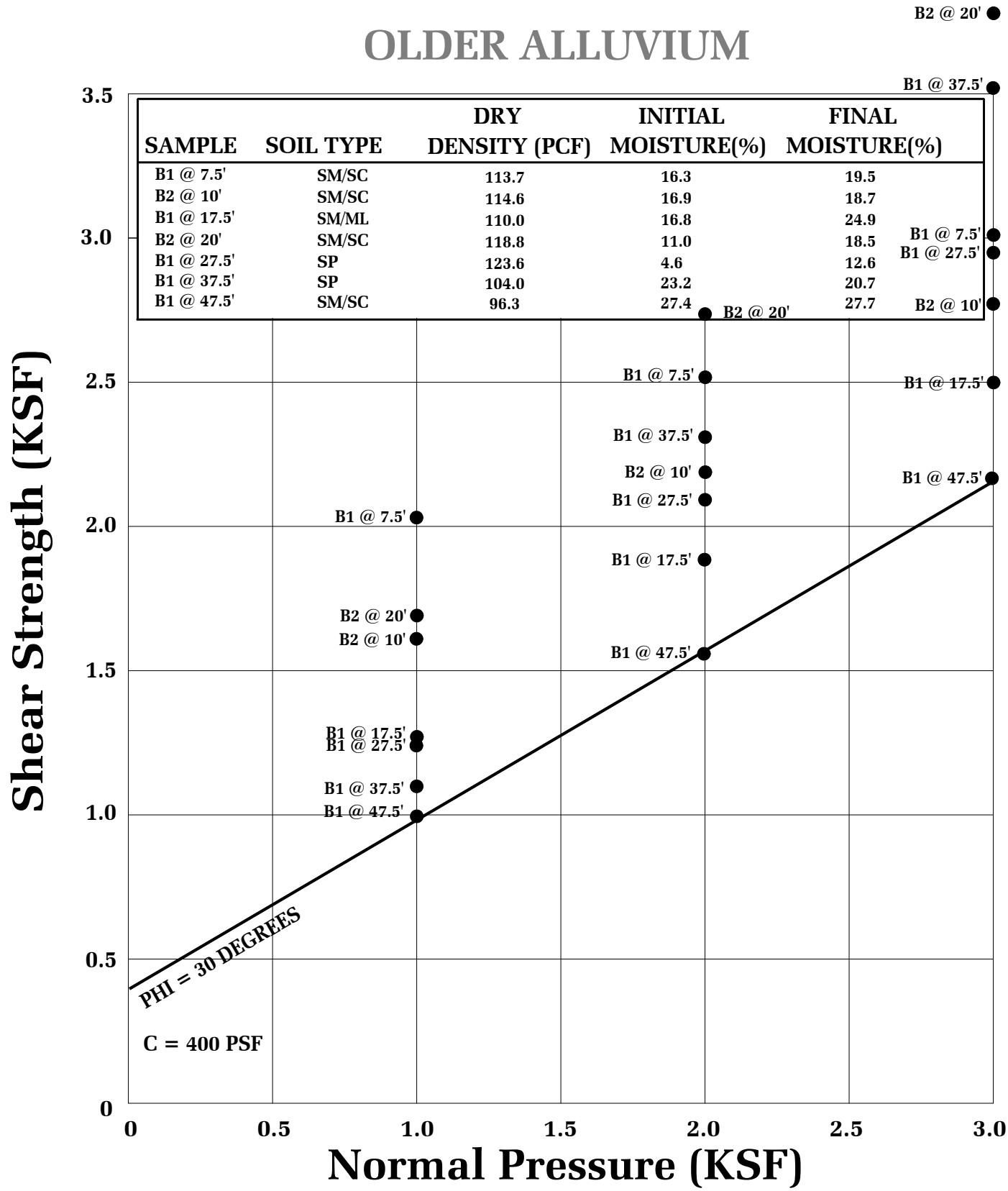
File No. 22064

dy

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				- 26 -- - 27 -- - 28 -- - 29 -- -		**BEDROCK (Puente Formation): Claystone, dark brown, moist, moderately hard**
30	**100/9"**	**23.5**	**99.5**	**30** -- - 31 -- - 32 -- - 33 -- - 34 -- -		**Siltstone to Claystone, dark and yellowish brown, less weathered**
35	**100/9"**	**34.3**	**85.9**	**35** -- - 36 -- - 37 -- - 38 -- -		
				39 -- -		**Siltstone to Sandstone**
40	**100/8"**	**30.2**	**95.4**	**40** -- - 41 -- - 42 -- - 43 -- - 44 -- - 45 -- - 46 -- - 47 -- - 48 -- - 49 -- - 50 -- -		**Total Depth: 40 feet** **Water at 35 feet** **Fill to 3 feet** **NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.** **Used 8-inch diameter Hollow-Stem Auger** **140-lb. Automatic Hammer, 30-inch drop** **Modified California Sampler used unless otherwise noted**

OLDER ALLUVIUM

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B1 @ 7.5'	SM/SC	113.7	16.3	19.5
B2 @ 10'	SM/SC	114.6	16.9	18.7
B1 @ 17.5'	SM/ML	110.0	16.8	24.9
B2 @ 20'	SM/SC	118.8	11.0	18.5
B1 @ 27.5'	SP	123.6	4.6	12.6
B1 @ 37.5'	SP	104.0	23.2	20.7
B1 @ 47.5'	SM/SC	96.3	27.4	27.7



● Direct Shear, Saturated

SHEAR TEST DIAGRAM

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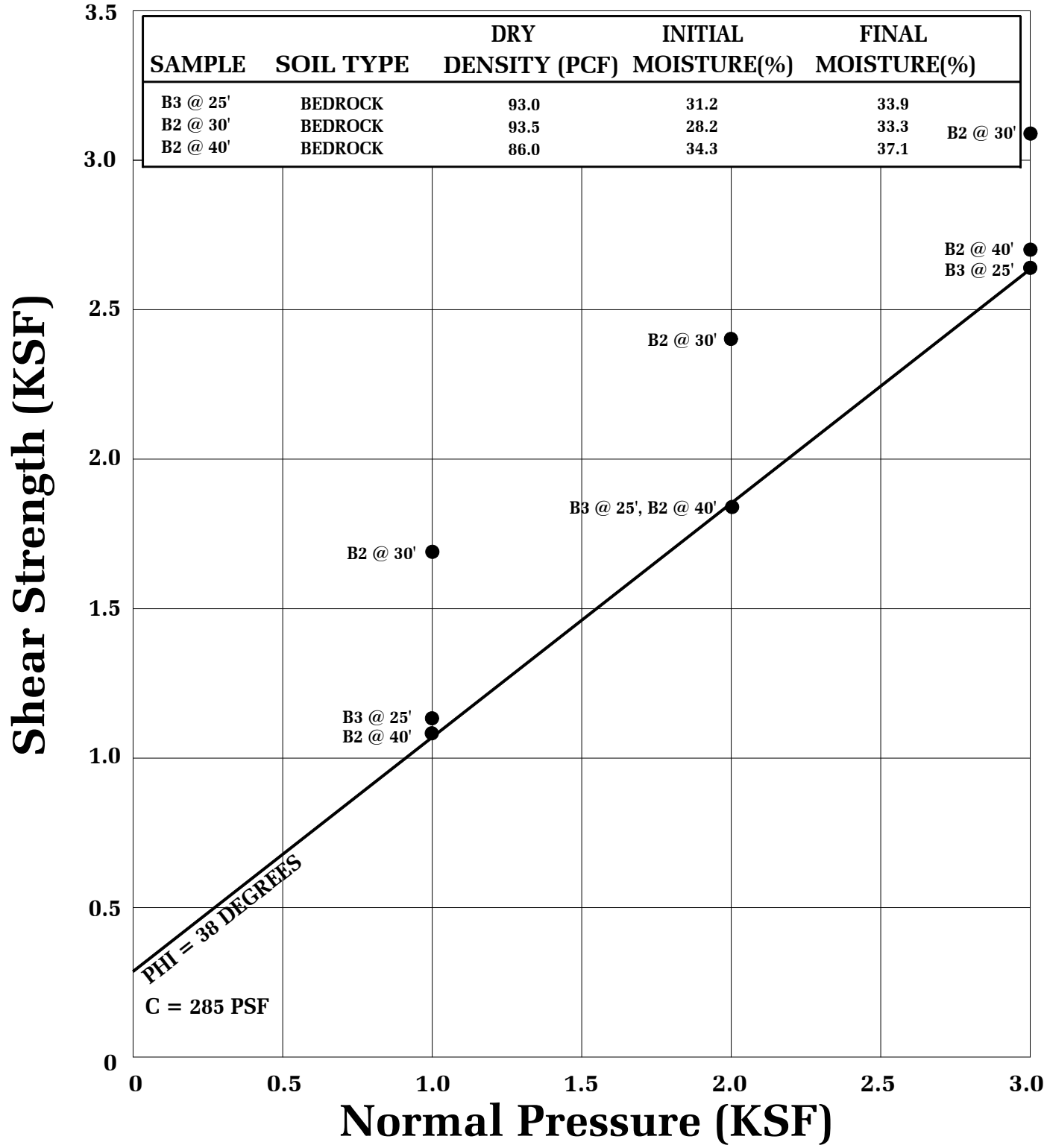
BARDAS INVESTMENT GROUP

FILE NO. 22064 | PLATE: B-1

BEDROCK

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B3 @ 25'	BEDROCK	93.0	31.2	33.9
B2 @ 30'	BEDROCK	93.5	28.2	33.3
B2 @ 40'	BEDROCK	86.0	34.3	37.1



● Direct Shear, Saturated

SHEAR TEST DIAGRAM

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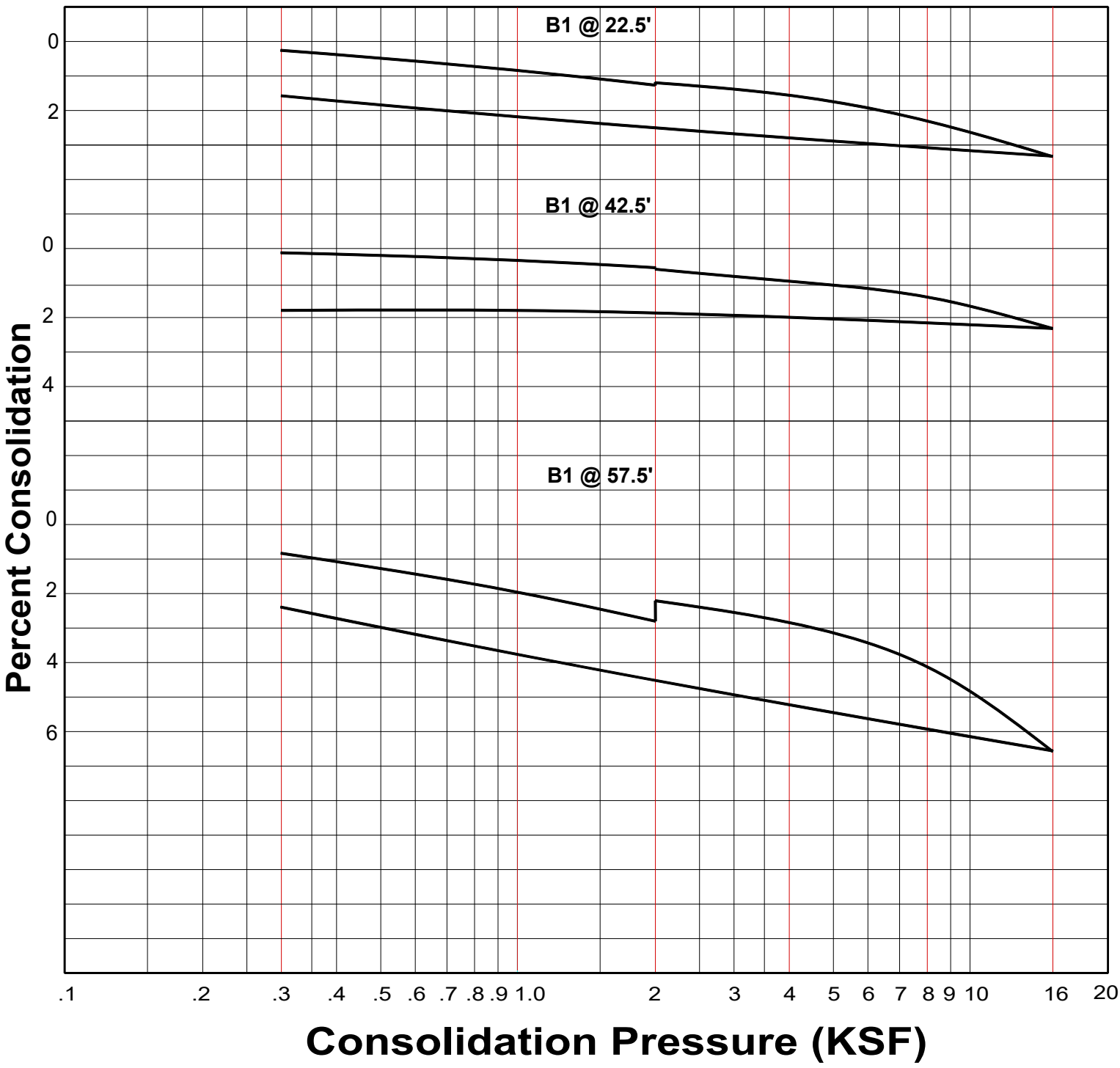
Consulting Geotechnical Engineers

BARDAS INVESTMENT GROUP

FILE NO. 22064 | PLATE: B-2

WATER ADDED AT 2 KSF



CONSOLIDATION TEST

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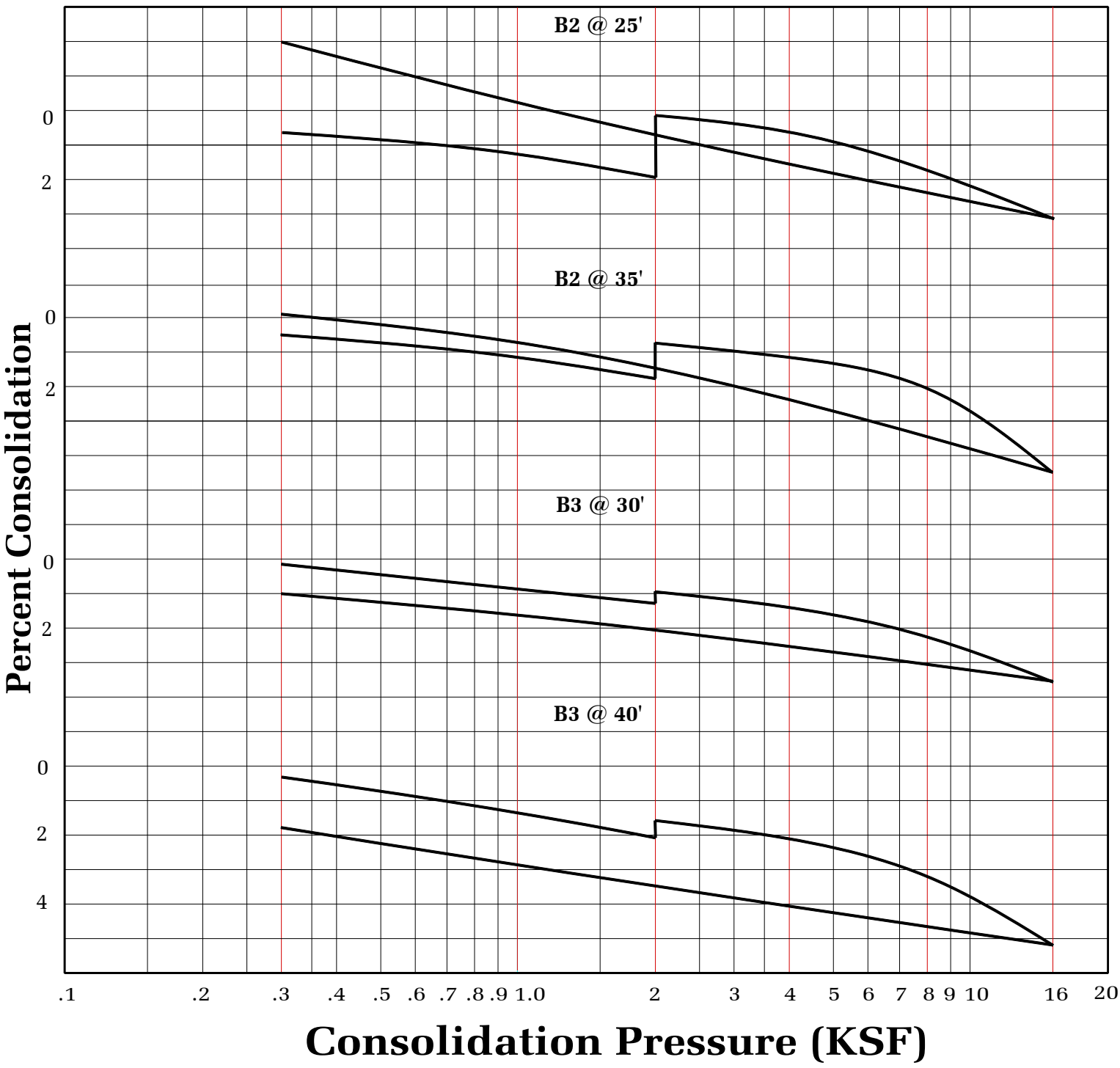
BARDAS INVESTMENT GROUP

FILE NO. 22064 | **PLATE: C-1**

WATER ADDED AT 2 KSF



CONSOLIDATION TEST

Geotechnologies, Inc.
Consulting Geotechnical Engineers

BARDAS INVESTMENT GROUP

FILE NO. 22064 | **PLATE: C-2**

ASTM D-1557

SAMPLE	B1 @ 1-5'	B3 @ 1-5'
SOIL TYPE:	SM/SC	CL
MAXIMUM DENSITY pcf.	128.40	113.60
OPTIMUM MOISTURE %	9.9	15.30

ASTM D 4829

SAMPLE	B1 @ 1-5'	B3 @ 1-5'
SOIL TYPE:	SM/SC	CL
EXPANSION INDEX UBC STANDARD 18-2	50	142
EXPANSION CHARACTER	MODERATE	CRITICIAL

SULFATE CONTENT

SAMPLE	B1 @ 1-5'	B3 @ 1-5'	B1 @ 32.5'	B2 @ 30'	B3 @ 20'
SULFATE CONTENT: (percentage by weight)	< 0.10%	< 0.10%	< 0.10%	< 0.10%	< 0.10%

COMPACTION/EXPANSION/SULFATE DATA SHEET

Geotechnologies, Inc.
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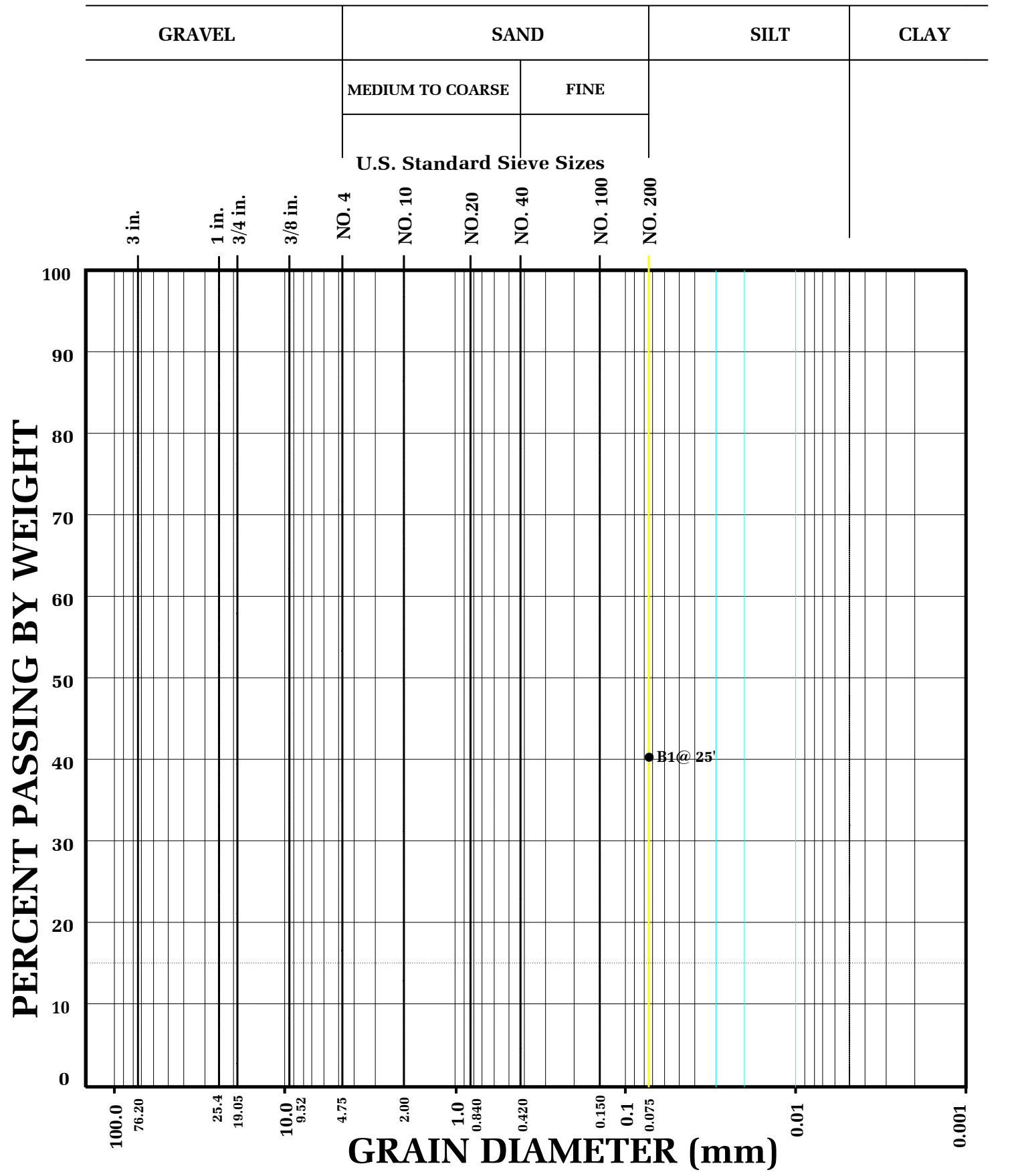
BARDAS INVESTMENT GROUP

FILE NO. 22064 | PLATE: D



GRAIN SIZE DISTRIBUTION

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BARDAS INVESTMENT GROUP

FILE NO. 22064 | PLATE: E

Geotechnologies, Inc.

Project: Bardas Investment Company
File No.: 22064
Description: Liquefaction Analysis (PGA_M)
Boring No: B1

LIQUEFACTION EVALUATION (Idriss & Boulanger, EERI NO 12)

EARTHQUAKE INFORMATION:

Earthquake Magnitude (M):	6.9
Peak Ground Horizontal Acceleration, PGA (g)	1.07
Calculated Mag.Wtg.Factor:	1.171

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	39.0
Historically Highest Groundwater Level* (ft):	20.0
Unit Weight of Water (pcf):	62.4

* Based on California Geological Survey Seismic Hazard Evaluation Report

BOREHOLE AND SAMPLER INFORMATION:

Borehole Diameter (inches):	8
SPT Sampler with room for Liner (Y/N):	Y

LIQUEFACTION BOUNDARY:

Plastic Index Cut Off (PI):	18
Minimum Liquefaction FS:	1

Depth to Base Layer (feet)	Total Unit Weight (pcf)	Current Water Level (feet)	Historical Water Level (feet)	Field SPT Blowcount N	Depth of SPT Blowcount (feet)	Fines Content #200 Sieve (%)	Plastic Index (PI)	Vetical Stress σ_{vc}, (psf)	Effective Vert. Stress σ_{vc}', (psf)	Fines Corrected $(N_1)_{60\text{-}cs}$	Stress Reduction Coeff, r_d	Cyclic Shear Ratio CSR	Cyclic Resistance Ratio (CRR)	Factor of Safety CRR/CSR (F.S.)	Liquefaction Settlment ΔS_i (inches)
1	127.8	Unsaturated	Unsaturated	19	5	0.0	0	127.8	127.8	45.3	1.00	0.698	2.000	Non-Liq.	0.00
2	127.8	Unsaturated	Unsaturated	19	5	0.0	0	255.6	255.6	45.3	1.00	0.696	2.000	Non-Liq.	0.00
3	127.8	Unsaturated	Unsaturated	19	5	0.0	0	383.4	383.4	43.0	1.00	0.694	2.000	Non-Liq.	0.00
4	127.8	Unsaturated	Unsaturated	19	5	0.0	0	511.2	511.2	40.5	0.99	0.692	2.000	Non-Liq.	0.00
5	127.8	Unsaturated	Unsaturated	19	5	0.0	0	639.0	639.0	40.4	0.99	0.689	2.000	Non-Liq.	0.00
6	127.8	Unsaturated	Unsaturated	19	5	0.0	0	766.8	766.8	38.7	0.99	0.687	2.000	Non-Liq.	0.00
7	127.8	Unsaturated	Unsaturated	19	5	0.0	0	894.6	894.6	37.2	0.98	0.684	2.000	Non-Liq.	0.00
8	132.2	Unsaturated	Unsaturated	19	5	0.0	0	1026.8	1026.8	35.9	0.98	0.682	1.723	Non-Liq.	0.00
9	132.2	Unsaturated	Unsaturated	19	5	0.0	0	1159.0	1159.0	36.5	0.98	0.679	2.000	Non-Liq.	0.00
10	132.2	Unsaturated	Unsaturated	9	10	0.0	0	1291.2	1291.2	15.9	0.97	0.676	0.203	Non-Liq.	0.00
11	132.2	Unsaturated	Unsaturated	9	10	0.0	0	1423.4	1423.4	15.1	0.97	0.673	0.192	Non-Liq.	0.00
12	132.2	Unsaturated	Unsaturated	9	10	0.0	0	1555.6	1555.6	14.4	0.96	0.670	0.183	Non-Liq.	0.00
13	129.9	Unsaturated	Unsaturated	9	10	0.0	0	1685.5	1685.5	13.8	0.96	0.667	0.176	Non-Liq.	0.00
14	129.9	Unsaturated	Unsaturated	9	10	0.0	0	1815.4	1815.4	13.3	0.95	0.664	0.169	Non-Liq.	0.00
15	129.9	Unsaturated	Unsaturated	25	15	0.0	0	1945.3	1945.3	45.4	0.95	0.661	2.000	Non-Liq.	0.00
16	129.9	Unsaturated	Unsaturated	25	15	0.0	0	2075.2	2075.2	44.6	0.95	0.658	2.000	Non-Liq.	0.00
17	129.9	Unsaturated	Unsaturated	25	15	0.0	0	2205.1	2205.1	43.8	0.94	0.654	2.000	Non-Liq.	0.00
18	128.9	Unsaturated	Unsaturated	26	20	0.0	0	2334.0	2334.0	44.9	0.94	0.651	2.000	Non-Liq.	0.00
19	128.9	Unsaturated	Unsaturated	26	20	0.0	0	2462.9	2462.9	44.2	0.93	0.647	2.000	Non-Liq.	0.00
20	128.9	Unsaturated	Unsaturated	26	20	0.0	0	2591.8	2591.8	43.6	0.93	0.644	2.000	Non-Liq.	0.00
21	128.9	Unsaturated	Saturated	26	20	0.0	0	2720.7	2658.3	43.0	0.92	0.655	2.000	3.1	0.00
22	128.9	Unsaturated	Saturated	26	20	0.0	0	2849.6	2724.8	42.4	0.92	0.666	2.000	3.0	0.00
23	122.9	Unsaturated	Saturated	26	20	0.0	0	2972.5	2785.3	41.8	0.91	0.676	2.000	3.0	0.00
24	122.9	Unsaturated	Saturated	26	20	0.0	0	3095.4	2845.8	41.3	0.90	0.685	2.000	2.9	0.00
25	122.9	Unsaturated	Saturated	21	25	40.3	0	3218.3	2906.3	36.1	0.90	0.693	1.457	2.1	0.00
26	122.9	Unsaturated	Saturated	21	25	40.3	0	3341.2	2966.8	35.5	0.89	0.700	1.277	1.8	0.00
27	122.9	Unsaturated	Saturated	21	25	40.3	0	3464.1	3027.3	35.0	0.89	0.707	1.132	1.6	0.00
28	129.3	Unsaturated	Saturated	29	30	0.0	0	3593.4	3094.2	47.1	0.88	0.713	1.975	2.8	0.00
29	129.3	Unsaturated	Saturated	29	30	0.0	0	3722.7	3161.1	46.7	0.88	0.719	1.950	2.7	0.00
30	129.3	Unsaturated	Saturated	29	30	0.0	0	3852.0	3228.0	46.3	0.87	0.724	1.927	2.7	0.00
31	129.3	Unsaturated	Saturated	29	30	0.0	0	3981.3	3294.9	45.8	0.87	0.728	1.904	2.6	0.00
32	129.3	Unsaturated	Saturated	29	30	0.0	0	4110.6	3361.8	45.4	0.86	0.732	1.882	2.6	0.00
33	130.8	Unsaturated	Saturated	29	30	0.0	0	4241.4	3430.2	44.9	0.85	0.735	1.860	2.5	0.00
34	130.8	Unsaturated	Saturated	29	30	0.0	0	4372.2	3498.6	44.4	0.85	0.738	1.839	2.5	0.00
35	130.8	Unsaturated	Saturated	61	35	0.0	0	4503.0	3567.0	93.4	0.84	0.741	1.819	2.5	0.00
36	130.8	Unsaturated	Saturated	61	35	0.0	0	4633.8	3635.4	92.7	0.84	0.743	1.799	2.4	0.00
37	130.8	Unsaturated	Saturated	61	35	0.0	0	4764.6	3703.8	92.0	0.83	0.744	1.780	2.4	0.00
38	128.1	Unsaturated	Saturated	61	35	0.0	0	4892.7	3769.5	91.4	0.83	0.746	1.761	2.4	0.00
39	128.1	Unsaturated	Saturated	61	35	0.0	0	5020.8	3835.2	90.7	0.82	0.747	1.743	2.3	0.00
40	128.1	Saturated	Saturated	69	40	0.0	0	5148.9	3900.9	102.3	0.81	0.748	1.734	2.3	0.00
41	128.1	Saturated	Saturated	69	40	0.0	0	5277.0	3966.6	101.9	0.81	0.748	1.725	2.3	0.00
42	128.1	Saturated	Saturated	69	40	0.0	0	5405.1	4032.3	101.6	0.80	0.749	1.717	2.3	0.00
43	122.1	Saturated	Saturated	69	40	0.0	0	5527.2	4092.0	101.3	0.80	0.749	1.709	2.3	0.00
44	122.1	Saturated	Saturated	69	40	0.0	0	5649.3	4151.7	101.0	0.79	0.749	1.701	2.3	0.00
45	122.1	Saturated	Saturated	80	45	0.0	0	5771.4	4211.4	116.8	0.79	0.749	1.693	2.3	0.00
46	122.1	Saturated	Saturated	80	45	0.0	0	5893.5	4271.1	116.4	0.78	0.748	1.686	2.3	0.00
47	122.1	Saturated	Saturated	80	45	0.0	0	6015.6	4330.8	116.1	0.77	0.748	1.678	2.2	0.00
48	122.7	Saturated	Saturated	80	45	0.0	0	6138.3	4391.1	115.8	0.77	0.747	1.671	2.2	0.00
49	122.7	Saturated	Saturated	80	45	0.0	0	6261.0	4451.4	115.4	0.76	0.746	1.663	2.2	0.00
50	122.7	Saturated	Saturated	88	50	0.0	0	6383.7	4511.7	126.6	0.76	0.745	1.656	2.2	0.00
											Total Liquefaction Settlement, S =				**0.00 inches**

Geotechnologies, Inc.

Project: Bardas Investment Company
File No.: 22064
Description: Liquefaction Analysis (2/3 PGA_M)
Boring No: B1

LIQUEFACTION EVALUATION (Idriss & Boulanger, EERI NO 12)

EARTHQUAKE INFORMATION:

Earthquake Magnitude (M):	6.4
Peak Ground Horizontal Acceleration, PGA (g)	0.71
Calculated Mag.Wtg.Factor:	1.335

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	39.0
Historically Highest Groundwater Level* (ft):	20.0
Unit Weight of Water (pcf):	62.4

* Based on California Geological Survey Seismic Hazard Evaluation Report

BOREHOLE AND SAMPLER INFORMATION:

Borehole Diameter (inches):	8
SPT Sampler with room for Liner (Y/N):	Y

LIQUEFACTION BOUNDARY:

Plastic Index Cut Off (PI):	18
Minimum Liquefaction FS:	1.1

Depth to Base Layer (feet)	Total Unit Weight (pcf)	Current Water Level (feet)	Historical Water Level (feet)	Field SPT Blowcount N	Depth of SPT Blowcount (feet)	Fines Content #200 Sieve (%)	Plastic Index (PI)	Vetical Stress σ_{vc}, (psf)	Effective Vert. Stress σ_{vc}', (psf)	Fines Corrected $(N_1)_{60\text{-}cs}$	Stress Reduction Coeff, r_d	Cyclic Shear Ratio CSR	Cyclic Resistance Ratio (CRR)	Factor of Safety CRR/CSR (F.S.)	Liquefaction Settlment ΔS_i (inches)
1	127.8	Unsaturated	Unsaturated	19	5	0.0	0	127.8	127.8	45.3	1.00	0.463	2.000	Non-Liq.	0.00
2	127.8	Unsaturated	Unsaturated	19	5	0.0	0	255.6	255.6	45.3	1.00	0.462	2.000	Non-Liq.	0.00
3	127.8	Unsaturated	Unsaturated	19	5	0.0	0	383.4	383.4	43.0	1.00	0.460	2.000	Non-Liq.	0.00
4	127.8	Unsaturated	Unsaturated	19	5	0.0	0	511.2	511.2	40.5	0.99	0.458	2.000	Non-Liq.	0.00
5	127.8	Unsaturated	Unsaturated	19	5	0.0	0	639.0	639.0	40.4	0.99	0.456	2.000	Non-Liq.	0.00
6	127.8	Unsaturated	Unsaturated	19	5	0.0	0	766.8	766.8	38.7	0.98	0.454	2.000	Non-Liq.	0.00
7	127.8	Unsaturated	Unsaturated	19	5	0.0	0	894.6	894.6	37.2	0.98	0.452	2.000	Non-Liq.	0.00
8	132.2	Unsaturated	Unsaturated	19	5	0.0	0	1026.8	1026.8	35.9	0.97	0.450	1.964	Non-Liq.	0.00
9	132.2	Unsaturated	Unsaturated	19	5	0.0	0	1159.0	1159.0	36.5	0.97	0.447	2.000	Non-Liq.	0.00
10	132.2	Unsaturated	Unsaturated	9	10	0.0	0	1291.2	1291.2	15.9	0.96	0.445	0.231	Non-Liq.	0.00
11	132.2	Unsaturated	Unsaturated	9	10	0.0	0	1423.4	1423.4	15.1	0.96	0.443	0.219	Non-Liq.	0.00
12	132.2	Unsaturated	Unsaturated	9	10	0.0	0	1555.6	1555.6	14.4	0.95	0.440	0.209	Non-Liq.	0.00
13	129.9	Unsaturated	Unsaturated	9	10	0.0	0	1685.5	1685.5	13.8	0.95	0.438	0.200	Non-Liq.	0.00
14	129.9	Unsaturated	Unsaturated	9	10	0.0	0	1815.4	1815.4	13.3	0.94	0.435	0.193	Non-Liq.	0.00
15	129.9	Unsaturated	Unsaturated	25	15	0.0	0	1945.3	1945.3	45.4	0.94	0.433	2.000	Non-Liq.	0.00
16	129.9	Unsaturated	Unsaturated	25	15	0.0	0	2075.2	2075.2	44.6	0.93	0.430	2.000	Non-Liq.	0.00
17	129.9	Unsaturated	Unsaturated	25	15	0.0	0	2205.1	2205.1	43.8	0.93	0.427	2.000	Non-Liq.	0.00
18	128.9	Unsaturated	Unsaturated	26	20	0.0	0	2334.0	2334.0	44.9	0.92	0.425	2.000	Non-Liq.	0.00
19	128.9	Unsaturated	Unsaturated	26	20	0.0	0	2462.9	2462.9	44.2	0.91	0.422	2.000	Non-Liq.	0.00
20	128.9	Unsaturated	Unsaturated	26	20	0.0	0	2591.8	2591.8	43.6	0.91	0.419	2.000	Non-Liq.	0.00
21	128.9	Unsaturated	Saturated	26	20	0.0	0	2720.7	2658.3	43.0	0.90	0.426	2.000	4.7	0.00
22	128.9	Unsaturated	Saturated	26	20	0.0	0	2849.6	2724.8	42.4	0.90	0.432	2.000	4.6	0.00
23	122.9	Unsaturated	Saturated	26	20	0.0	0	2972.5	2785.3	41.8	0.89	0.438	2.000	4.6	0.00
24	122.9	Unsaturated	Saturated	26	20	0.0	0	3095.4	2845.8	41.3	0.88	0.443	2.000	4.5	0.00
25	122.9	Unsaturated	Saturated	21	25	40.3	0	3218.3	2906.3	36.1	0.88	0.448	1.660	3.7	0.00
26	122.9	Unsaturated	Saturated	21	25	40.3	0	3341.2	2966.8	35.5	0.87	0.452	1.455	3.2	0.00
27	122.9	Unsaturated	Saturated	21	25	40.3	0	3464.1	3027.3	35.0	0.86	0.456	1.290	2.8	0.00
28	129.3	Unsaturated	Saturated	29	30	0.0	0	3593.4	3094.2	47.1	0.86	0.459	2.000	4.4	0.00
29	129.3	Unsaturated	Saturated	29	30	0.0	0	3722.7	3161.1	46.7	0.85	0.462	2.000	4.3	0.00
30	129.3	Unsaturated	Saturated	29	30	0.0	0	3852.0	3228.0	46.3	0.84	0.464	2.000	4.3	0.00
31	129.3	Unsaturated	Saturated	29	30	0.0	0	3981.3	3294.9	45.8	0.84	0.466	2.000	4.3	0.00
32	129.3	Unsaturated	Saturated	29	30	0.0	0	4110.6	3361.8	45.4	0.83	0.468	2.000	4.3	0.00
33	130.8	Unsaturated	Saturated	29	30	0.0	0	4241.4	3430.2	44.9	0.82	0.469	2.000	4.3	0.00
34	130.8	Unsaturated	Saturated	29	30	0.0	0	4372.2	3498.6	44.4	0.82	0.471	2.000	4.3	0.00
35	130.8	Unsaturated	Saturated	61	35	0.0	0	4503.0	3567.0	93.4	0.81	0.471	2.000	4.2	0.00
36	130.8	Unsaturated	Saturated	61	35	0.0	0	4633.8	3635.4	92.7	0.80	0.472	2.000	4.2	0.00
37	130.8	Unsaturated	Saturated	61	35	0.0	0	4764.6	3703.8	92.0	0.80	0.472	2.000	4.2	0.00
38	128.1	Unsaturated	Saturated	61	35	0.0	0	4892.7	3769.5	91.4	0.79	0.472	2.000	4.2	0.00
39	128.1	Unsaturated	Saturated	61	35	0.0	0	5020.8	3835.2	90.7	0.78	0.472	1.987	4.2	0.00
40	128.1	Saturated	Saturated	69	40	0.0	0	5148.9	3900.9	102.3	0.78	0.472	1.977	4.2	0.00
41	128.1	Saturated	Saturated	69	40	0.0	0	5277.0	3966.6	101.9	0.77	0.472	1.967	4.2	0.00
42	128.1	Saturated	Saturated	69	40	0.0	0	5405.1	4032.3	101.6	0.76	0.471	1.957	4.2	0.00
43	122.1	Saturated	Saturated	69	40	0.0	0	5527.2	4092.0	101.3	0.76	0.471	1.948	4.1	0.00
44	122.1	Saturated	Saturated	69	40	0.0	0	5649.3	4151.7	101.0	0.75	0.470	1.939	4.1	0.00
45	122.1	Saturated	Saturated	80	45	0.0	0	5771.4	4211.4	116.8	0.74	0.469	1.930	4.1	0.00
46	122.1	Saturated	Saturated	80	45	0.0	0	5893.5	4271.1	116.4	0.74	0.468	1.921	4.1	0.00
47	122.1	Saturated	Saturated	80	45	0.0	0	6015.6	4330.8	116.1	0.73	0.467	1.913	4.1	0.00
48	122.7	Saturated	Saturated	80	45	0.0	0	6138.3	4391.1	115.8	0.72	0.466	1.904	4.1	0.00
49	122.7	Saturated	Saturated	80	45	0.0	0	6261.0	4451.4	115.4	0.72	0.465	1.896	4.1	0.00
50	122.7	Saturated	Saturated	88	50	0.0	0	6383.7	4511.7	126.6	0.71	0.463	1.887	4.1	0.00
												Total Liquefaction Settlement, S =			**0.00 inches**

Geotechnologies, Inc.

Project: Bardas Investment Group

File No.: 22064

Settlement Calculation - Mat Foundation

Description: Proposed 6-Story Structure

Gridline: Mat Foundation on South Portion of Site

Soil Unit Weight	57.6	pcf	(Bouyant)	Mat Foundation
Bearing Value	3000.0	psf		
Depth of Footing	3.0	feet		
Width of Footing	160.0	feet		

* Influence Values are based on Westergaard's Analyses (Ref: Sowers)

Depth Below Subgrade Surface (feet)	Average Depth Below Subgrade Surface (feet)	Average Depth Below Foundation (feet)	Ratio of Foundation vs. Depth (a/z)	Influence Value	Foundation Influence Pressure (psf)	Natural Soil Pressure (psf)	Total Pressure (psf)	Consolidation Curve Used	Percent Strain [Total] (%)	Percent Strain [Natural] (%)	Percent Strain [Net] (%)	Thickness of Depth Increment (feet)	Net Settlement (inches)
3.0													
	4.0	1.0	160.0	94%	2809.5	230.4	3039.9	Fill	0.00	0.00	0.00	2.0	0.00
5.0													
	7.5	4.5	35.6	94%	2809.5	432	3241.5	B3 @ 40	2.20	0.80	1.40	5.0	0.84
10.0													
	15.0	12.0	13.3	90%	2702.325	864	3566.325	B1 @ 42.5	0.90	0.30	0.60	10.0	0.72
20.0													
	25.0	22.0	7.3	82%	2454.15	1440	3894.15	B1 @ 62.5	1.40	1.10	0.30	10.0	0.36
30.0													
	175.0	172.0	0.9	19%	558.75	10080	10638.75	B2 @ 72.5	2.22	2.20	0.02	290.0	0.70
320.0													

Total Settlement in inches: ***2.62***

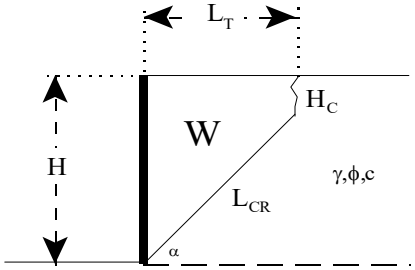
Geotechnologies, Inc.

Project: Bardas Investment Group
File No.: 22064
Description: Cantilever Retaining Walls (Up to 20 feet)

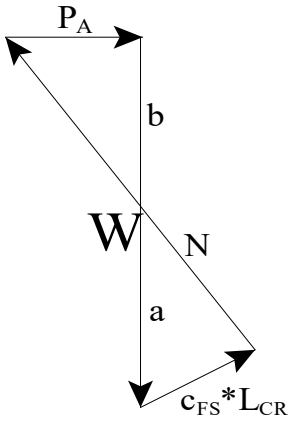
Retaining Wall Design with Level Backfill
(Vector Analysis)

Input:

Retaining Wall Height	(H)	20.00	feet
Unit Weight of Retained Soils	(γ)	120.0	pcf
Friction Angle of Retained Soils	(ϕ)	28.0	degrees
Cohesion of Retained Soils	(c)	260.0	psf
Factor of Safety	(FS)	1.50	
Factored Parameters:	(ϕ_{FS})	19.5	degrees
	(c_{FS})	173.3	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) $feet^2$	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
40	5.1	223	26757.5	23.2	10838.0	15919.5	5946.3
41	4.9	216	25934.0	23.0	10250.4	15683.7	6172.3
42	4.8	209	25125.2	22.7	9711.0	15414.2	6379.1
43	4.7	203	24332.5	22.5	9215.1	15117.4	6567.6
44	4.6	196	23556.8	22.2	8758.5	14798.3	6738.3
45	4.5	190	22798.3	22.0	8337.2	14461.1	6892.0
46	4.4	184	22057.3	21.7	7947.9	14109.4	7029.1
47	4.3	178	21333.3	21.4	7587.4	13745.9	7150.2
48	4.3	172	20626.3	21.2	7253.0	13373.2	7255.6
49	4.2	166	19935.6	20.9	6942.3	12993.2	7345.8
50	4.2	161	19260.7	20.7	6653.1	12607.6	7421.1
51	4.1	155	18601.0	20.4	6383.4	12217.7	7481.7
52	4.1	150	17956.0	20.2	6131.4	11824.6	7527.9
53	4.1	144	17325.0	19.9	5895.6	11429.4	7559.8
54	4.1	139	16707.4	19.7	5674.5	11032.8	7577.5
55	4.1	134	16102.4	19.4	5466.9	10635.5	7581.2
56	4.1	129	15509.6	19.2	5271.6	10238.0	7570.7
57	4.1	124	14928.3	18.9	5087.5	9840.8	7546.2
58	4.1	120	14357.8	18.7	4913.5	9444.2	7507.4
59	4.2	115	13797.6	18.5	4749.0	9048.6	7454.3
60	4.2	110	13247.0	18.3	4592.9	8654.2	7386.7
61	4.2	106	12705.6	18.0	4444.5	8261.2	7304.2
62	4.3	101	12172.8	17.8	4303.1	7869.7	7206.7
63	4.4	97	11648.0	17.6	4168.0	7480.0	7093.8
64	4.4	93	11130.7	17.3	4038.5	7092.2	6965.1
65	4.5	89	10620.3	17.1	3914.0	6706.3	6820.0



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 7581.2 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of wall)

$EFP = 2*P_A/H^2$

EFP 37.9 pcf

Design Wall for an Equivalent Fluid Pressure: 37.9 pcf

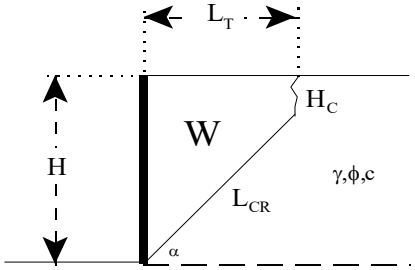
Geotechnologies, Inc.

Project: Bardas Investment Group
File No.: 22064
Description: Undrained Cantilever Retaining Walls (Up to 25 ft in height)

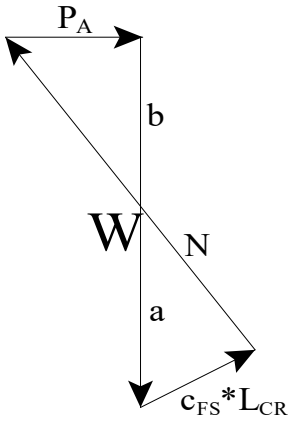
Retaining Wall Design with Level Backfill (Vector Analysis)

Input:

Retaining Wall Height	(H)	25.00	feet
Unit Weight of Retained Soils	(γ)	62.6	pcf
Friction Angle of Retained Soils	(ϕ)	28.0	degrees
Cohesion of Retained Soils	(c)	260.0	psf
Factor of Safety	(FS)	1.50	
Factored Parameters:	(ϕ_{FS})	19.5	degrees
	(c_{FS})	173.3	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) $feet^2$	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	8.6	276	17259.0	23.2	8818.7	8440.3	4022.6
46	8.4	268	16745.7	23.0	8441.9	8303.8	4136.9
47	8.3	259	16235.3	22.8	8087.7	8147.6	4238.1
48	8.2	251	15729.0	22.6	7754.5	7974.5	4326.5
49	8.1	243	15227.8	22.4	7441.0	7786.8	4402.3
50	8.0	235	14732.4	22.2	7145.6	7586.8	4465.7
51	7.9	228	14243.1	22.0	6867.1	7376.0	4516.9
52	7.9	220	13760.3	21.7	6604.1	7156.2	4555.8
53	7.9	212	13284.0	21.5	6355.4	6928.6	4582.8
54	7.8	205	12814.3	21.2	6119.9	6694.4	4597.8
55	7.8	197	12351.1	20.9	5896.6	6454.5	4600.9
56	7.8	190	11894.3	20.7	5684.3	6209.9	4592.1
57	7.9	183	11443.6	20.4	5482.3	5961.3	4571.3
58	7.9	176	10998.9	20.1	5289.5	5709.4	4538.6
59	8.0	169	10559.9	19.9	5105.1	5454.8	4493.7
60	8.0	162	10126.3	19.6	4928.3	5198.0	4436.7
61	8.1	155	9697.8	19.3	4758.2	4939.5	4367.4
62	8.2	148	9274.0	19.0	4594.2	4679.8	4285.5
63	8.4	141	8854.6	18.7	4435.5	4419.1	4190.9
64	8.5	135	8439.2	18.4	4281.3	4157.9	4083.4
65	8.7	128	8027.4	18.0	4130.8	3896.6	3962.7
66	8.8	122	7618.7	17.7	3983.2	3635.5	3828.6
67	9.1	115	7212.7	17.3	3837.8	3374.9	3680.8
68	9.3	109	6808.9	16.9	3693.6	3115.3	3519.0
69	9.6	102	6406.7	16.5	3549.7	2857.0	3343.0
70	9.9	96	6005.5	16.1	3405.0	2600.5	3152.6



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 4600.9 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of wall)

$EFP = 2*P_A/H^2$ 14.7 pcf (Lateral Earth Pressure based on Bouyant Weight of Soil in EFP)

Hydrostatic Pressure 62.4 pcf (Hydrostatic Pressure)

Design Wall for an Equivalent Fluid Pressure: **77.1 pcf**

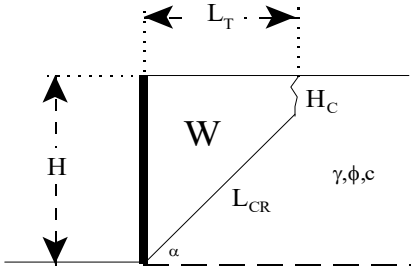
Geotechnologies, Inc.

Project: Bardas Investment Group
File No.: 22064
Description: Undrained Cantilever Retaining Walls (Up to 35 ft in height)

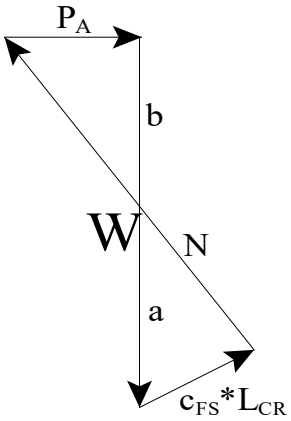
Retaining Wall Design with Level Backfill (Vector Analysis)

Input:

Retaining Wall Height	(H)	35.00	feet
Unit Weight of Retained Soils	(γ)	62.6	pcf
Friction Angle of Retained Soils	(ϕ)	28.0	degrees
Cohesion of Retained Soils	(c)	260.0	psf
Factor of Safety	(FS)	1.50	
Factored Parameters:	(ϕ_{FS})	19.5	degrees
	(c_{FS})	173.3	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) $feet^2$	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	8.6	576	36039.0	37.4	14189.0	21850.0	10413.5
46	8.4	557	34881.3	36.9	13535.1	21346.2	10634.4
47	8.3	539	33747.9	36.5	12928.4	20819.5	10829.6
48	8.2	521	32638.6	36.1	12364.5	20274.1	10999.7
49	8.1	504	31553.0	35.7	11839.5	19713.5	11145.2
50	8.0	487	30490.7	35.2	11349.9	19140.8	11266.7
51	7.9	470	29450.8	34.8	10892.5	18558.3	11364.5
52	7.9	454	28432.8	34.4	10464.6	17968.2	11439.1
53	7.9	438	27435.7	34.0	10063.5	17372.3	11490.6
54	7.8	423	26458.8	33.6	9686.8	16771.9	11519.2
55	7.8	407	25501.0	33.2	9332.6	16168.4	11525.1
56	7.8	392	24561.5	32.7	8998.7	15562.8	11508.3
57	7.9	378	23639.5	32.3	8683.5	14956.0	11468.6
58	7.9	363	22734.0	31.9	8385.3	14348.6	11406.0
59	8.0	349	21844.1	31.5	8102.6	13741.4	11320.3
60	8.0	335	20968.9	31.1	7834.1	13134.9	11211.1
61	8.1	321	20107.7	30.7	7578.2	12529.4	11078.1
62	8.2	308	19259.5	30.3	7334.0	11925.5	10920.8
63	8.4	294	18423.5	29.9	7100.1	11323.4	10738.7
64	8.5	281	17598.8	29.5	6875.4	10723.4	10531.2
65	8.7	268	16784.6	29.1	6658.9	10125.8	10297.6
66	8.8	255	15980.1	28.6	6449.4	9530.8	10037.0
67	9.1	243	15184.4	28.2	6245.8	8938.6	9748.6
68	9.3	230	14396.6	27.7	6046.9	8349.6	9431.5
69	9.6	218	13615.7	27.2	5851.7	7764.0	9084.7
70	9.9	205	12840.9	26.7	5658.8	7182.1	8707.0



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ = 11525.1 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of wall)

$EFP = 2*P_A/H^2$ = 18.8 pcf (Lateral Earth Pressure based on Bouyant Weight of Soil in EFP)

Hydrostatic Pressure = 62.4 pcf (Hydrostatic Pressure)

Design Wall for an Equivalent Fluid Pressure: 81.2 pcf

Geotechnologies, Inc.

Project: Bardas Investment

File No.: 22064

Soil Weight	γ	120	pcf
Internal Friction Angle	ϕ	28	degrees
Cohesion	c	0	psf
Height of Retaining Wall	H	20	feet

Restrained Retaining Wall Design based on At Rest Earth Pressure

$\sigma'_h = K_o \sigma'_v$

$K_o = 1 - \sin\phi$	0.531	
$\sigma'_v = \gamma H$	2400.0	psf

σ'_h =	1273.3	psf	
EFP =	63.7	pcf	
P_o =	12732.7	lbs/ft	(based on a triangular distribution of pressure)

Design wall for an EFP of 63.7 pcf

Geotechnologies, Inc.
Project: Bardas Investment
File No.: 22064

Soil Weight	γ	62.6	pcf	(Bouyant)
Internal Friction Angle	ϕ	28	degrees	
Cohesion	c	0	psf	
Height of Retaining Wall	H	25	feet	

Restrained Retaining Wall Design based on At Rest Earth Pressure

$\sigma'_h = K_o\sigma'_v$

$K_o = 1 - \sin\phi$ 0.531

$\sigma'_v = \gamma H$ 1565.0 psf

σ'_h = 830.3 psf

EFP = 33.2 pcf

P_o = 10378.5 lbs/ft (based on a triangular distribution of pressure)

33.2 (Lateral Earth Pressure based on Bouyant Weight of Soil in EFP)

62.4 (Hydrostatic Pressure)

Design wall for an EFP of 95.6 pcf

Geotechnologies, Inc.
Project: Bardas Investment
File No.: 22064

Soil Weight	γ	62.6	pcf	(Bouyant)
Internal Friction Angle	ϕ	28	degrees	
Cohesion	c	0	psf	
Height of Retaining Wall	H	35	feet	

Restrained Retaining Wall Design based on At Rest Earth Pressure

$\sigma'_h = K_o\sigma'_v$

$K_o = 1 - \sin\phi$	0.531	
$\sigma'_v = \gamma H$	2191.0	psf

σ'_h =	1162.4	psf	
EFP =	33.2	pcf	
P_o =	20341.8	lbs/ft	(based on a triangular distribution of pressure)

33.2	(Lateral Earth Pressure based on Bouyant Weight of Soil in EFP)
62.4	(Hydrostatic Pressure)

Design wall for an EFP of 95.6 pcf

Geotechnologies, Inc.
Project: Bardas Investment Group
File No.: 22064

Seismically Induced Lateral Soil Pressure on Retaining Wall

Input:

Height of Retaining Wall:	(H)	35.0	feet
Retained Soil Unit Weight:	(γ)	120.0	pcf
Horizontal Ground Acceleration:	(k_h)	0.36	g

Seismic Increment (ΔP_{AE}):

$\Delta P_{AE} = (0.5*\gamma*H^2)*(0.75*k_h)$

$\Delta P_{AE} =$ 19679.6 lbs/ft

$T*(2/3)*H = \Delta P_{AE}*0.6*H$

$T =$ 17711.7 lbs/ft

$EFP = 2*T/H^2$

EFP = 28.9 pcf

triangular distribution of pressure applied to the proposed retaining wall.

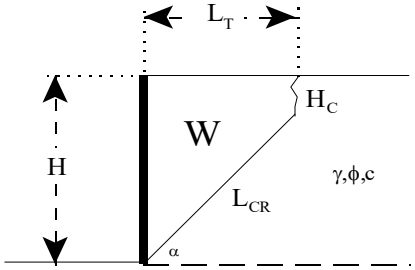
Geotechnologies, Inc.

Project: Bardas Investment Group
File No.: 22064
Description: Temporary Shoring Walls (Up to 30 feet)

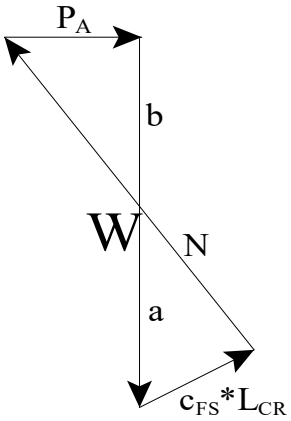
Shoring Design with Level Backfill
(Vector Analysis)

Input:

Shoring Height	(H)	30.00	feet
Unit Weight of Retained Soils	(γ)	120.0	pcf
Friction Angle of Retained Soils	(ϕ)	28.0	degrees
Cohesion of Retained Soils	(c)	260.0	psf
Factor of Safety	(FS)	1.25	
Factored Parameters:	(ϕ_{FS})	23.0	degrees
	(c_{FS})	208.0	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) $feet^2$	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	6.0	432	51816.3	33.9	17350.8	34465.5	13894.7
46	5.9	418	50139.1	33.5	16449.9	33689.2	14270.2
47	5.8	404	48499.6	33.1	15623.7	32875.9	14607.5
48	5.6	391	46897.5	32.8	14864.1	32033.4	14907.9
49	5.6	378	45332.2	32.4	14164.4	31167.8	15172.4
50	5.5	365	43802.8	32.0	13518.3	30284.5	15401.9
51	5.4	353	42308.2	31.6	12920.5	29387.7	15597.2
52	5.4	340	40847.1	31.3	12366.2	28480.9	15759.1
53	5.3	328	39418.2	30.9	11851.2	27567.0	15888.0
54	5.3	317	38020.1	30.6	11371.8	26648.3	15984.5
55	5.3	305	36651.5	30.2	10924.6	25726.8	16048.9
56	5.2	294	35310.8	29.9	10506.7	24804.2	16081.3
57	5.2	283	33996.9	29.5	10115.4	23881.5	16082.0
58	5.3	273	32708.2	29.2	9748.2	22960.1	16050.9
59	5.3	262	31443.6	28.8	9403.0	22040.6	15988.0
60	5.3	252	30201.6	28.5	9077.8	21123.8	15892.9
61	5.3	242	28981.1	28.2	8770.9	20210.2	15765.3
62	5.4	232	27780.7	27.9	8480.4	19300.3	15604.9
63	5.5	222	26599.4	27.5	8205.0	18394.4	15411.1
64	5.6	212	25435.9	27.2	7943.1	17492.8	15183.1
65	5.6	202	24289.0	26.9	7693.3	16595.7	14920.1
66	5.8	193	23157.7	26.5	7454.5	15703.2	14621.3
67	5.9	184	22040.7	26.2	7225.2	14815.5	14285.6
68	6.0	174	20937.1	25.9	7004.3	13932.8	13911.7
69	6.2	165	19845.6	25.5	6790.6	13055.1	13498.5
70	6.4	156	18765.2	25.1	6582.7	12182.5	13044.3



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 16082.0 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of shoring)

$EFP = 2*P_A/H^2$

EFP 35.7 pcf

Design Shoring for an Equivalent Fluid Pressure: 36 pcf

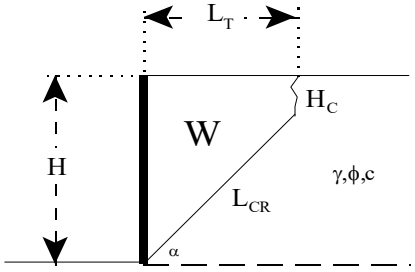
Geotechnologies, Inc.

Project: Bardas Investment Group
File No.: 22064
Description: Temporary Shoring Walls (Up to 35 feet)

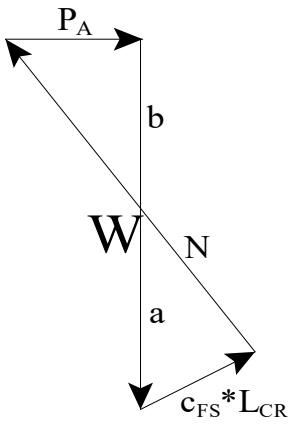
Shoring Design with Level Backfill
(Vector Analysis)

Input:

Shoring Height	(H)	35.00	feet
Unit Weight of Retained Soils	(γ)	120.0	pcf
Friction Angle of Retained Soils	(ϕ)	28.0	degrees
Cohesion of Retained Soils	(c)	260.0	psf
Factor of Safety	(FS)	1.25	
Factored Parameters:	(ϕ_{FS})	23.0	degrees
	(c_{FS})	208.0	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) $feet^2$	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	6.0	594	71316.3	41.0	20970.5	50345.8	20296.7
46	5.9	575	68970.1	40.5	19860.9	49109.2	20801.8
47	5.8	556	66683.6	40.0	18846.3	47837.3	21255.2
48	5.6	537	64455.4	39.5	17916.3	46539.1	21658.7
49	5.6	519	62283.3	39.0	17061.6	45221.7	22013.8
50	5.5	501	60165.3	38.5	16274.2	43891.1	22321.8
51	5.4	484	58099.0	38.1	15547.3	42551.7	22583.9
52	5.4	467	56082.2	37.6	14874.7	41207.5	22801.0
53	5.3	451	54112.5	37.2	14251.0	39861.5	22973.9
54	5.3	435	52187.7	36.7	13671.5	38516.2	23103.3
55	5.3	419	50305.5	36.3	13132.0	37173.5	23189.5
56	5.2	404	48463.8	35.9	12628.7	35835.1	23233.1
57	5.2	389	46660.3	35.5	12158.3	34502.1	23234.0
58	5.3	374	44893.2	35.1	11717.8	33175.4	23192.3
59	5.3	360	43160.4	34.7	11304.5	31855.9	23107.9
60	5.3	345	41460.0	34.3	10915.9	30544.0	22980.4
61	5.3	332	39790.1	33.9	10549.9	29240.2	22809.4
62	5.4	318	38149.1	33.5	10204.4	27944.7	22594.2
63	5.5	304	36535.1	33.1	9877.5	26657.7	22334.1
64	5.6	291	34946.7	32.8	9567.5	25379.2	22028.1
65	5.6	278	33382.0	32.4	9272.7	24109.3	21675.1
66	5.8	265	31839.6	32.0	8991.8	22847.9	21273.7
67	5.9	253	30318.0	31.6	8723.0	21595.0	20822.5
68	6.0	240	28815.6	31.2	8465.1	20350.5	20319.7
69	6.2	228	27331.0	30.9	8216.7	19114.3	19763.5
70	6.4	216	25862.6	30.5	7976.2	17886.4	19151.8



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 23234.0 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of shoring)

$EFP = 2*P_A/H^2$

EFP 37.9 pcf

Design Shoring for an Equivalent Fluid Pressure: 38 pcf

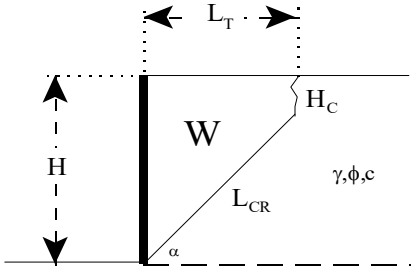
Geotechnologies, Inc.

Project: Bardas Investment Group
File No.: 22064
Description: Temporary Shoring Walls (Up to 40 feet)

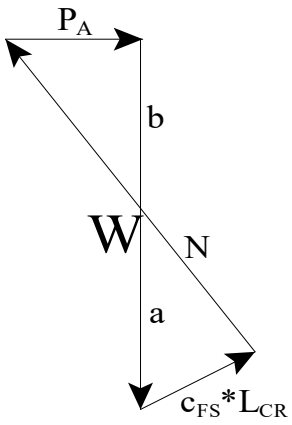
Shoring Design with Level Backfill
(Vector Analysis)

Input:

Shoring Height	(H)	40.00	feet
Unit Weight of Retained Soils	(γ)	120.0	pcf
Friction Angle of Retained Soils	(ϕ)	28.0	degrees
Cohesion of Retained Soils	(c)	260.0	psf
Factor of Safety	(FS)	1.25	
Factored Parameters:	(ϕ_{FS})	23.0	degrees
	(c_{FS})	208.0	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) $feet^2$	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	6.0	782	93816.3	48.0	24590.2	69226.1	27908.3
46	5.9	756	90698.1	47.4	23271.9	67426.1	28560.5
47	5.8	731	87665.2	46.8	22069.0	65596.2	29145.9
48	5.6	706	84714.5	46.2	20968.4	63746.1	29666.6
49	5.6	682	81842.3	45.6	19958.7	61883.5	30124.7
50	5.5	659	79045.0	45.1	19030.1	60014.9	30522.0
51	5.4	636	76319.1	44.5	18174.1	58145.0	30859.9
52	5.4	614	73661.1	44.0	17383.1	56278.0	31139.8
53	5.3	592	71067.5	43.4	16650.8	54416.7	31362.7
54	5.3	571	68534.9	42.9	15971.2	52563.7	31529.4
55	5.3	551	66060.2	42.4	15339.3	50720.9	31640.6
56	5.2	530	63640.2	41.9	14750.7	48889.5	31696.7
57	5.2	511	61272.0	41.4	14201.2	47070.8	31697.9
58	5.3	491	58952.8	41.0	13687.4	45265.4	31644.2
59	5.3	472	56679.7	40.5	13205.9	43473.8	31535.4
60	5.3	454	54450.3	40.1	12754.0	41696.3	31371.0
61	5.3	436	52262.1	39.6	12328.9	39933.2	31150.6
62	5.4	418	50112.5	39.2	11928.3	38184.2	30873.2
63	5.5	400	47999.5	38.8	11550.0	36449.5	30537.8
64	5.6	383	45920.6	38.3	11191.9	34728.8	30143.2
65	5.6	366	43873.9	37.9	10852.2	33021.8	29687.7
66	5.8	349	41857.3	37.5	10529.1	31328.2	29169.8
67	5.9	332	39868.7	37.1	10220.9	29647.8	28587.3
68	6.0	316	37906.2	36.6	9926.0	27980.2	27938.0
69	6.2	300	35967.9	36.2	9642.8	26325.1	27219.3
70	6.4	284	34051.9	35.8	9369.7	24682.2	26428.3



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 31697.9 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of shoring)

$EFP = 2*P_A/H^2$

EFP 39.6 pcf

Design Shoring for an Equivalent Fluid Pressure: 40 pcf

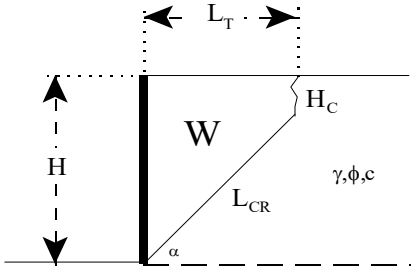
Geotechnologies, Inc.

Project: Bardas Investment Group
File No.: 22064
Description: Temporary Shoring Walls (Up to 45 feet)

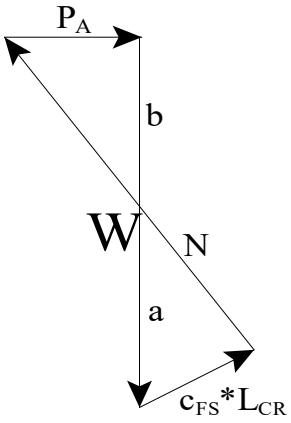
Shoring Design with Level Backfill
(Vector Analysis)

Input:

Shoring Height	(H)	45.00	feet
Unit Weight of Retained Soils	(γ)	120.0	pcf
Friction Angle of Retained Soils	(ϕ)	28.0	degrees
Cohesion of Retained Soils	(c)	260.0	psf
Factor of Safety	(FS)	1.25	
Factored Parameters:	(ϕ_{FS})	23.0	degrees
	(c_{FS})	208.0	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) $feet^2$	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	6.0	994	119316.3	55.1	28209.9	91106.4	36729.2
46	5.9	961	115323.1	54.4	26682.9	88640.2	37546.5
47	5.8	929	111444.4	53.7	25291.7	86152.7	38279.6
48	5.6	897	107674.8	53.0	24020.5	83654.2	38931.6
49	5.6	867	104009.1	52.3	22855.9	81153.2	39505.1
50	5.5	837	100442.0	51.6	21786.0	78656.0	40002.4
51	5.4	808	96968.6	50.9	20800.9	76167.7	40425.3
52	5.4	780	93583.9	50.3	19891.6	73692.3	40775.5
53	5.3	752	90283.1	49.7	19050.5	71232.6	41054.4
54	5.3	726	87061.7	49.1	18270.9	68790.9	41263.0
55	5.3	699	83915.5	48.5	17546.7	66368.8	41402.1
56	5.2	674	80840.2	48.0	16872.7	63967.5	41472.2
57	5.2	649	77831.9	47.4	16244.1	61587.7	41473.7
58	5.3	624	74886.9	46.9	15657.0	59229.9	41406.5
59	5.3	600	72001.7	46.3	15107.4	56894.3	41270.4
60	5.3	576	69172.8	45.8	14592.1	54580.7	41064.8
61	5.3	553	66396.9	45.3	14107.9	52289.0	40789.0
62	5.4	531	63671.1	44.8	13652.2	50018.9	40441.9
63	5.5	508	60992.4	44.4	13222.4	47769.9	40022.2
64	5.6	486	58357.8	43.9	12816.3	45541.5	39528.2
65	5.6	465	55764.8	43.4	12431.6	43333.2	38958.1
66	5.8	443	53210.6	43.0	12066.4	41144.3	38309.5
67	5.9	422	50692.8	42.5	11718.7	38974.1	37579.9
68	6.0	402	48208.9	42.0	11386.8	36822.1	36766.4
69	6.2	381	45756.5	41.6	11068.9	34687.6	35865.7
70	6.4	361	43333.2	41.1	10763.2	32569.9	34874.1



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 41473.7 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of shoring)

$EFP = 2*P_A/H^2$

EFP 41.0 pcf

Design Shoring for an Equivalent Fluid Pressure: 41 pcf

Geotechnologies, Inc.

Tiebacks Calculations

(Ref: Bowles, 1982)

Project: Bardas Investment Group

File No. 22064

Soil Parameters:

Weight of Soil	γ	120.00	*lbs/ft^3*
Friction Angle	ϕ	28.00	*degrees*
Cohesion	c	260.00	*lbs/ft^2*
Tieback Angle	α	20.00	*degrees*

Design Assumptions:

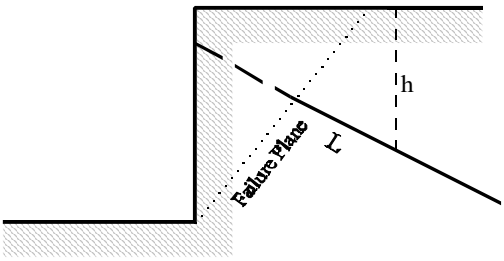
Diameter of Grout	d	0.50	*feet*
Length of Embeddment	L	20.00	*feet*
Depth to midpoint of Embeddment	h	10.00	*feet*
Earth Pressure Coefficient	K	0.50	
Factor of Safety Applied	F.S.	1.50	

Ultimate Resistance: R_{ult} 24.55 *kips*

Eq: pi*d*γ*L*h*cos(a)*tan(ϕ)+c*pi*d*L

Allowable Resistance:	$R_{allow} = R_{ult}/F.S.$	16.37	*kips*
Allowable Skin Friction:	$R_{allow}/2/pi/r/L$	521.05	*psf*

Allowable Skin Friction Design Value **450** ***psf***



Geotechnologies, Inc.

Tiebacks Calculations

(Ref: Bowles, 1982)

Project: Bardas Investment Group

File No. 22064

Soil Parameters:

Weight of Soil	γ	120.00	*lbs/ft^3*
Friction Angle	ϕ	28.00	*degrees*
Cohesion	c	260.00	*lbs/ft^2*
Tieback Angle	α	40.00	*degrees*

Design Assumptions:

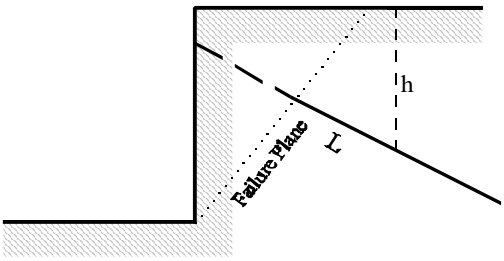
Diameter of Grout	d	0.50	*feet*
Length of Embeddment	L	20.00	*feet*
Depth to midpoint of Embeddment	h	10.00	*feet*
Earth Pressure Coefficient	K	0.50	
Factor of Safety Applied	F.S.	1.50	

Ultimate Resistance: R_{ult} 21.07 *kips*

Eq: pi*d*γ*L*h*cos(a)*tan(ϕ)+c*pi*d*L

Allowable Resistance:	$R_{allow} = R_{ult}/F.S.$	14.05	*kips*
Allowable Skin Friction:	$R_{allow}/2/pi/r/L$	447.18	*psf*

Allowable Skin Friction Design Value **450** ***psf***



Geotechnologies, Inc.

Project: Bardas Investment Company

File No.: 22064

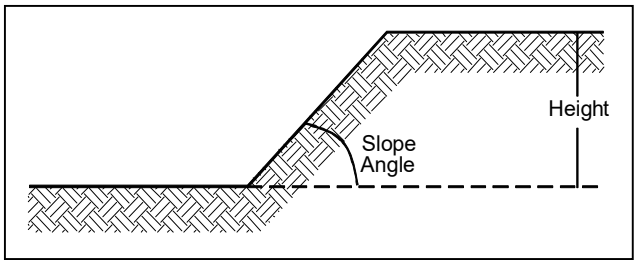
Slope Stability Calculations

Input

Soil Density	(γ)	120 pcf
Friction Angle	(ϕ)	28 degrees
Cohesion	(c)	260 psf
Factor of Safety	(FS)	1.25

Stability Number (N)

(ϕ_d)	23.0 degrees
$N_{(2:1)}$	0.000
$N_{(1.5:1)}$	0.023
$N_{(1:1)}$	0.052
$N_{(3/4:1)}$	0.070
$N_{(1:1.5)}$	0.077
$N_{(1:2)}$	0.094
$N_{(vertical)}$	0.169



Slope Angle (h:v)	Slope Angle (Degrees)	Maximum Height (Feet)
2 : 1	26.00	#DIV/0!
$1^1/_2$: 1	33.69	75
1 : 1	45.00	33
$^3/_4$: 1	53.13	25
1 : $1^1/_2$	56.30	23
$^1/_2$: 1	63.43	18
Vertical	90.00	10

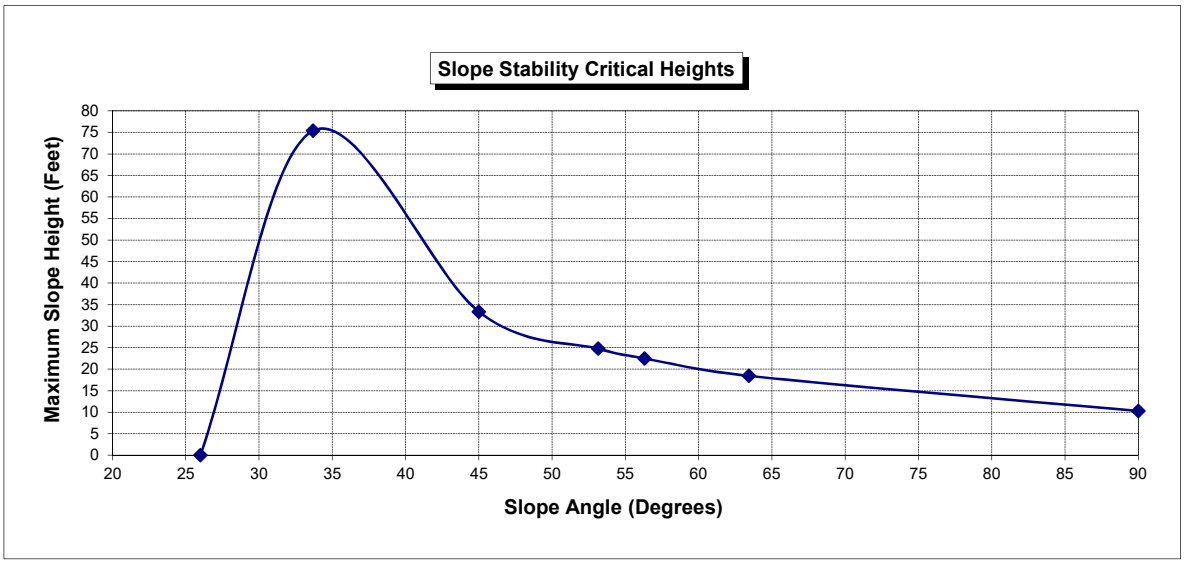
Reference: Taylor's Chart (1937)

(ϕ_δ)= ArcTan[(Tanϕ)/FS]

$$N = \frac{c}{(\gamma)(H)(FS)}$$

$$H = \frac{c}{(\gamma)(N)(FS)}$$

Assumptions: Slope is uniform, soils are homogeneous, no water seepage, no surcharge loads.



BORING LOG NUMBER 1

5601-5667 Santa Monica Blvd. (LA), Owner, LLC **Date: 02/03/16** **Elevation: 328'***

File No. 21151 **Method: 8-inch diameter Hollow Stem Auger**

km

*Reference: City of Los Angeles Navigate LA Website

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt Parking Lot
				0		4-inch Asphalt over 4-inch Base
				1		FILL: Sandy Silt, dark brown, moist, stiff
2.5	49	14.4	118.4	2		
				3	ML	ALLUVIUM: Sandy Silt, dark grayish brown, moist, stiff
				4		
5	11	10.6	SPT	5		dark brown
				6		
7.5	26	6.7	121.4	7		
				8	SM	Silty Sand, dark yellowish brown, medium dense, fine grained
				9		
10	15	4.8	SPT	10		
				11		
12.5	33/6" 50/5.5"	12.0	120.3	12		
				13		yellowish brown, very dense, fine grained
				14		
15	27	7.7	SPT	15		
				16		
17.5	36/6"	12.5	117.5	17		
				18		mottled dark and yellowish brown, fine to coarse grained, few gravel to 1/4"
				19		
20	44	12.8	SPT	20		
				21		
22.5	61	31.9	85.0	22		
				23		BEDROCK (PUENTE FORMATION): Clayey Siltstone, yellow and grayish brown, moist, moderately hard, slightly fractured, moderately well bedded
				24		
25	28	15.5	SPT	25		

BORING LOG NUMBER 1

5601-5667 Santa Monica Blvd. (LA), Owner, LLC

File No. 21151

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26		
				27		
27.5	87	17.1	110.9	28		Silty Sandstone, pale yellow, fine grained
				29		
30	30	22.5	SPT	30		brownish yellow
				31		
				32		
32.5	40/6"	18.1	108.0	33		Sandstone, yellowish brown
				34		
35	56	18.4	SPT	35		wet
				36		
				37		
37.5	39/6" 50/4"	14.4	108.8	38		fine to medium grained
				39		
40	32	28.0	SPT	40		fine grained
				41		
				42		
42.5	90	33.0	89.9	43		Claystone, mottled yellowish brown and olive, massive, no fractures
				44		
45	29	31.8	SPT	45		
				46		
				47		
47.5	51	32.4	88.7	48		
				49		
50	26	29.3	SPT	50		

BORING LOG NUMBER 1

5601-5667 Santa Monica Blvd. (LA), Owner, LLC

File No. 21151

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				51		
				52		
52.5	89	28.1	92.1	53		Claystone, interbedded with thin Sandstone layers, mottled yellowish and grayish brown, moist, well bedded, shallow dip
				54		
55	41	26.5	SPT	55		
				56		
57.5	81	23.3	98.6	57		
				58		
				59		
60	38	36.9	SPT	60		olive brown and light gray
				61		
62.5	70	26.0	95.9	62		interbedded Claystone (olive brown) and Sandstone (light gray), Sandstone layers 1/4" thick shallow bedding dip
				63		
				64		
65	35	32.1	SPT	65		
				66		
67.5	81	23.6	95.7	67		
				68		
				69		
70	37	32.2	SPT	70		Claystone, olive brown to grayish brown, moist, massive, interbedded Claystone (dark gray), and Sandstone (light gray)
				71		
72.5	72	26.5	93.7	72		
				73		
				74		
75	50	26.2	SPT	75		

BORING LOG NUMBER 1

5601-5667 Santa Monica Blvd. (LA), Owner, LLC

File No. 21151

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				76		
				77		
77.5	82	34.0	88.8	78		
				79		
80	40/6" 50/3"	26.2	SPT	80		interbedded Silty Sandstone, dark gray and dark brown, moderately hard
				81		
82.5	76	25.8	94.1	82		
				83		
				84		
85	75	18.2	SPT	85		
				86		
				87		
87.5	30/6" 50/2"	13.8	110.5	88		slight petroleum odor
				89		
90	47/6" 50/4"	20.5	SPT	90		interbedded Claystone and Silty Sandstone
				91		
				92		
92.5	100/6"	22.2	99.0	93		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				94		Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop
95	46/6" 50/3"	23.1	SPT	95		Modified California Sampler used unless otherwise noted
				96		SPT=Standard Penetration Test
				97		
97.5	40/6"	16.4	102.3	98		shallow bedding dip moderately hard to hard
				99		
100	37/6" 50/4"	32.0	SPT	100		Total Depth 100 feet Water at 32 feet Fill to 3 feet

BORING LOG NUMBER 2

5601-5667 Santa Monica Blvd. (LA), Owner, LLC **Date: 02/04/16** **Elevation: 329'***

File No. 21151 **Method: 8-inch diameter Hollow Stem Auger**

km

*Reference: City of Los Angeles Navigate LA Website

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt Parking Lot
				0		5-inch Asphalt over 4-inch Base
				1		FILL: Sandy Silt, yellowish brown, moist, stiff
2.5	47	No Recovery		2		
				3		
				4		
5	48	17.3	SPT	5		
				6		
				7	ML	ALLUVIUM: Sandy Silt, yellowish brown, moist, stiff
7.5	48	9.7	121.2	8	SM	Silty Sand, dark brown, moist, medium dense, fine grained
				9		
10	12	9.4	SPT	10	SP	Sand, medium dense, fine to medium grained
				11		
				12		
12.5	36	9.2	116.2	13		
				14		
15	26	14.0	SPT	15	SM	Silty Sand, brown, fine grained
				16		
				17		
17.5	72	19.7	109.8	18	ML	Sandy Silt, yellowish brown, very stiff, fine grained
				19		
20	34	9.3	SPT	20	SM	Silty Sand, medium dense
				21		
				22		
22.5	78	14.4	110.6	23		dark brown, moist, medium dense, fine grained
				24		
25	59	17.0	SPT	25		

BORING LOG NUMBER 2

5601-5667 Santa Monica Blvd. (LA), Owner, LLC

File No. 21151

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26		
				27		
27.5	83	8.5	122.2			
				28	SM/SP	Silty Sand to Sand, very dense, fine grained
				29		
30	21	9.9	SPT	30		BEDROCK (PUENTE FORMATION): Clayey Siltstone, mottled light reddish brown or light greenish gray, moderately hard, well bedded, shallow dip, slightly fractured
				31		
				32		
32.5	85	29.2	91.8			
				33		
				34		
35	27	29.1	SPT	35		
				36		
				37		
37.5	86	27.3	94.7			
				38		
				39		
40	26	32.2	SPT	40		Siltstone, dark and grayish brown, moist, moderately hard
				41		
				42		
42.5	37 50/5"	24.4	92.9			interbedded Claystone (greenish gray) and Sandstone (light reddish brown), moist, medium hard to hard
				43		
				44		
45	35	20.9	SPT	45		
				46		
				47		
47.5	40 50/4"	23.6	100.9			
				48		
				49		
50	32	29.5	SPT	50		
						Sandstone, yellowish brown, wet, moderately hard

BORING LOG NUMBER 2

5601-5667 Santa Monica Blvd. (LA), Owner, LLC

File No. 21151

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				51		
				52		
52.5	46	23.3	105.2	53		interbedded Siltstone (greenish gray) to Sandstone (yellowish brown), wet, moderately hard
				54		
55	32	24.9	SPT	55		
				56		
				57		
57.5	40 50/4"	25.3	97.7	58		
				59		
60	30	31.5	SPT	60		
				61		
				62		
62.5	39 50/5"	29.3	92.6	63		
				64		
65	30	34.1	SPT	65		Sandstone (light gray) to Siltstone (greenish gray)
				66		
				67		
67.5	40 50/3"	30.5	90.4	68		Clayey Siltstone, moist, moderately hard
				69		
70	51	32.7	SPT	70		
				71		
				72		
72.5	75 50/5"	27.9	93.8	73		
				74		
75	56	31.2	SPT	75		

BORING LOG NUMBER 2

5601-5667 Santa Monica Blvd. (LA), Owner, LLC

File No. 21151

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				76		
				77		
77.5	79	26.8	94.7			
				78		bluish gray
				79		
80	37	37.0	SPT	80		
				81		
				82		
82.5	40 50/5"	32.3	87.8	83		dark gray
				84		
85	52	30.7	SPT	85		dark grayish brown
				86		
				87		
87.5	92 50/4:	23.3	96.8	88		
				89		
90	73 50/4"	28.4	SPT	90		
				91		
				92		
92.5	40 50/4"	24.0	101.4	93		Siltstone, gray to dark gray, moist, medium hard to hard
				94		
95	72	28.6	SPT	95		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				96		Used 8-inch diameter Hollow-Stem Auger
				97		140-lb. Automatic Hammer, 30-inch drop
97.5	45 50/3"	26.4	96.0	98		Modified California Sampler used unless otherwise noted
				99		SPT=Standard Penetration Test
100	28 50/5"	32.4	SPT	100		Total Depth 100 feet
						No Water
						Fill to 6 feet

BORING LOG NUMBER 3

5601-5667 Santa Monica Blvd. (LA), Owner, LLC **Date: 02/05/16** **Elevation: 328.5'***

File No. 21151 **Method: 8-inch diameter Hollow Stem Auger**

km

*Reference: City of Los Angeles Navigate LA Website

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt Parking Lot
				0		5-inch Asphalt over 7-inch Base
				1		FILL: Sandy Silt, dark brown, moist, stiff
2.5	47	6.7	121.3	2		
				3	SM	ALLUVIUM: Silty Sand, dark brown, moist, medium dense, fine grained
				4		
5	48	11.4	118.0	5	SM/ML	Silty Sand to Sandy Silt, dark brown, moist, medium dense, fine grained, stiff
				6		
7.5	80	15.8	116.3	7	ML	Sandy to Clayey Silt, dark brown, moist, very stiff
				8		
				9		
10	84	17.2	113.7	10		
				11		
				12		
				13		
				14		
15	43/6" 50/5.5"	16.4	114.3	15		
				16		
				17		
				18		
				19		
20	76	10.2	123.4	20	SM/SP	Silty Sand to Sand, dark brown, moist, dense, fine grained
				21		
				22		
				23		
				24		
25	59	11.4	119.5	25		Silty Sand to Sand, dark brown, moist, medium dense, fine grained

BORING LOG NUMBER 3

5601-5667 Santa Monica Blvd. (LA), Owner, LLC

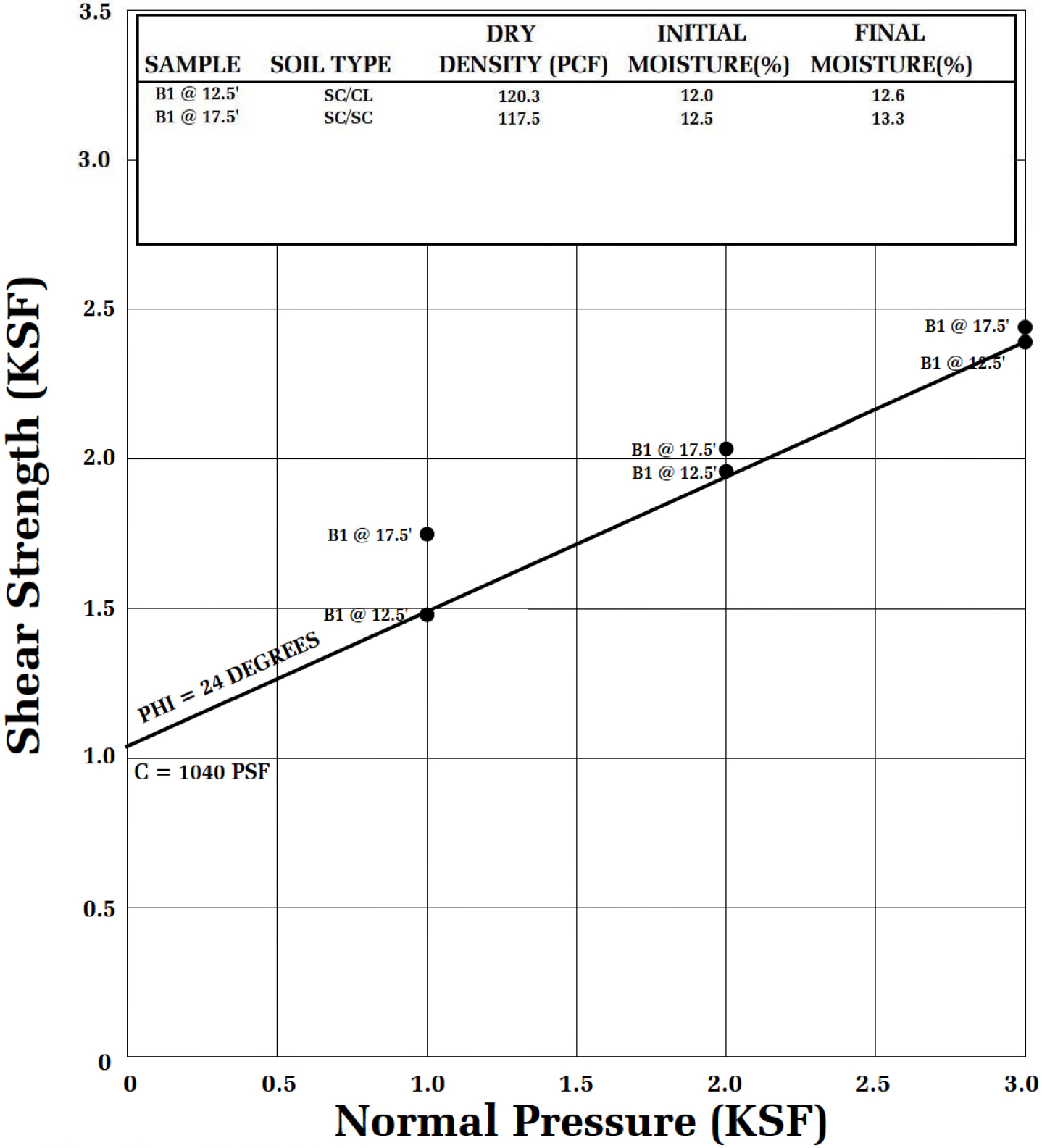
File No. 21151

km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26		
				27		
				28		
				29		
30	84	20.2	112.5	30		
				31	ML/SM	Sandy Silt to Silty Sand, dark brown, moist, dense, fine grained, stiff
				32		
				33		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				34		Used 8-inch diameter Hollow-Stem Auger
35	85	No Recovery		35		140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted Converted boring into developing well used 2" PVC pipe
				36		
				37		2/26/16 - Water at 35.4 feet, pumped at 1.5 gal/min. for 20 min. Water at 41.1 feet recovered to 37.3 feet after 7 min.
				38		
				39		
40	88	No Recovery		40		
41	100/11"	24.9	92.7	41		BEDROCK (PUENTE FORMATION): Siltstone, dark and grayish brown, moist, moderately hard to hard
				42		
				43		
				44		
45	37/6" 50/5"	31.1	88.5	45		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				46		Used 8-inch diameter Hollow-Stem Auger
				47		140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted Converted boring into developing well used 2" PVC pipe
				48		
				49		
						Sandstone, dark brown, very moist to wet, moderately hard
50	100/8"	19.5	108.8	50		
						Total Depth 50 feet Water at 35.1 feet after well development Fill to 1 foot

ALLUVIUM

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B1 @ 12.5'	SC/CL	120.3	12.0	12.6
B1 @ 17.5'	SC/SC	117.5	12.5	13.3



● Direct Shear, Field Moisture

SHEAR TEST DIAGRAM

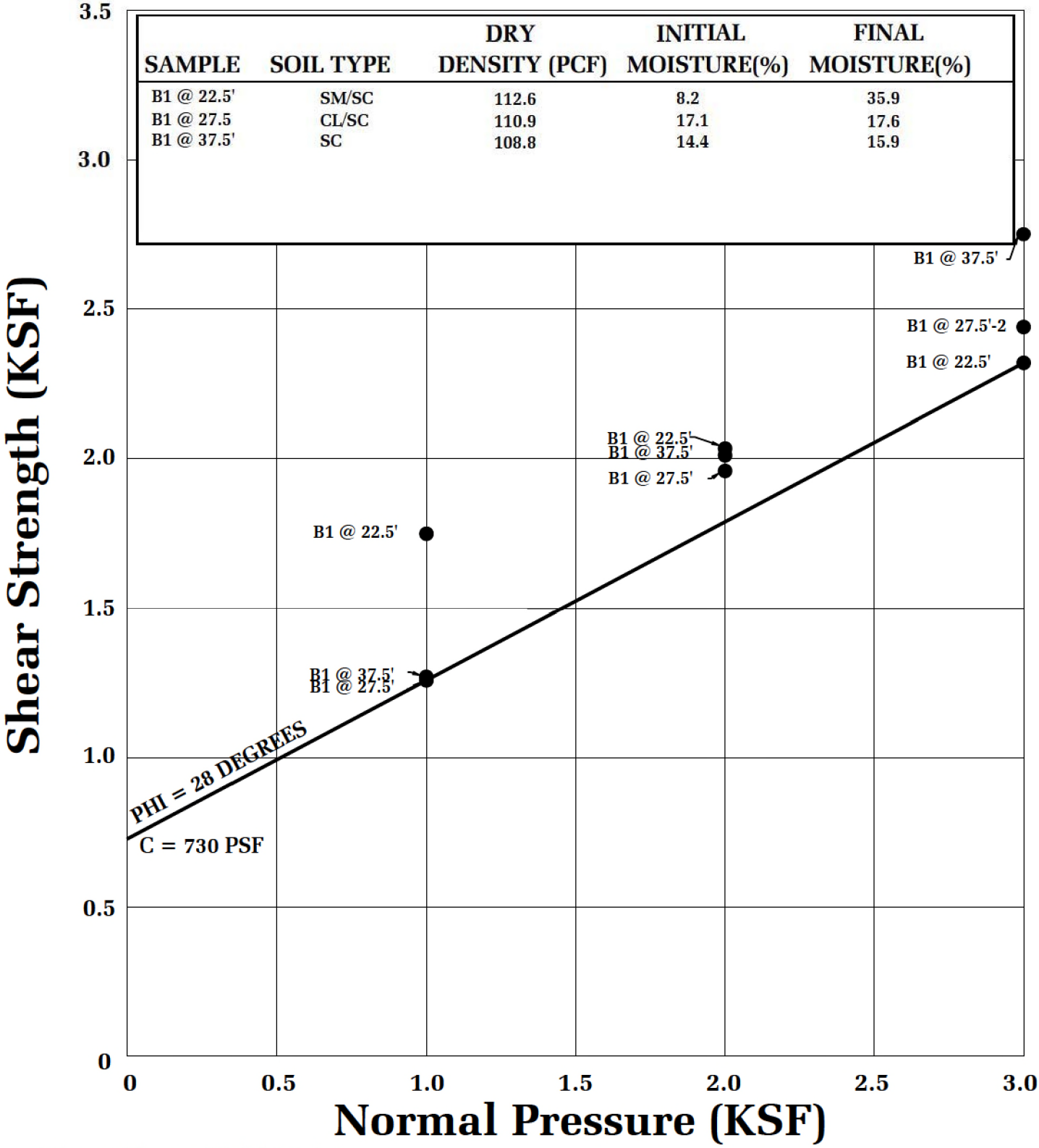
Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151 | PLATE: B-1

BEDROCK

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B1 @ 22.5'	SM/SC	112.6	8.2	35.9
B1 @ 27.5	CL/SC	110.9	17.1	17.6
B1 @ 37.5'	SC	108.8	14.4	15.9



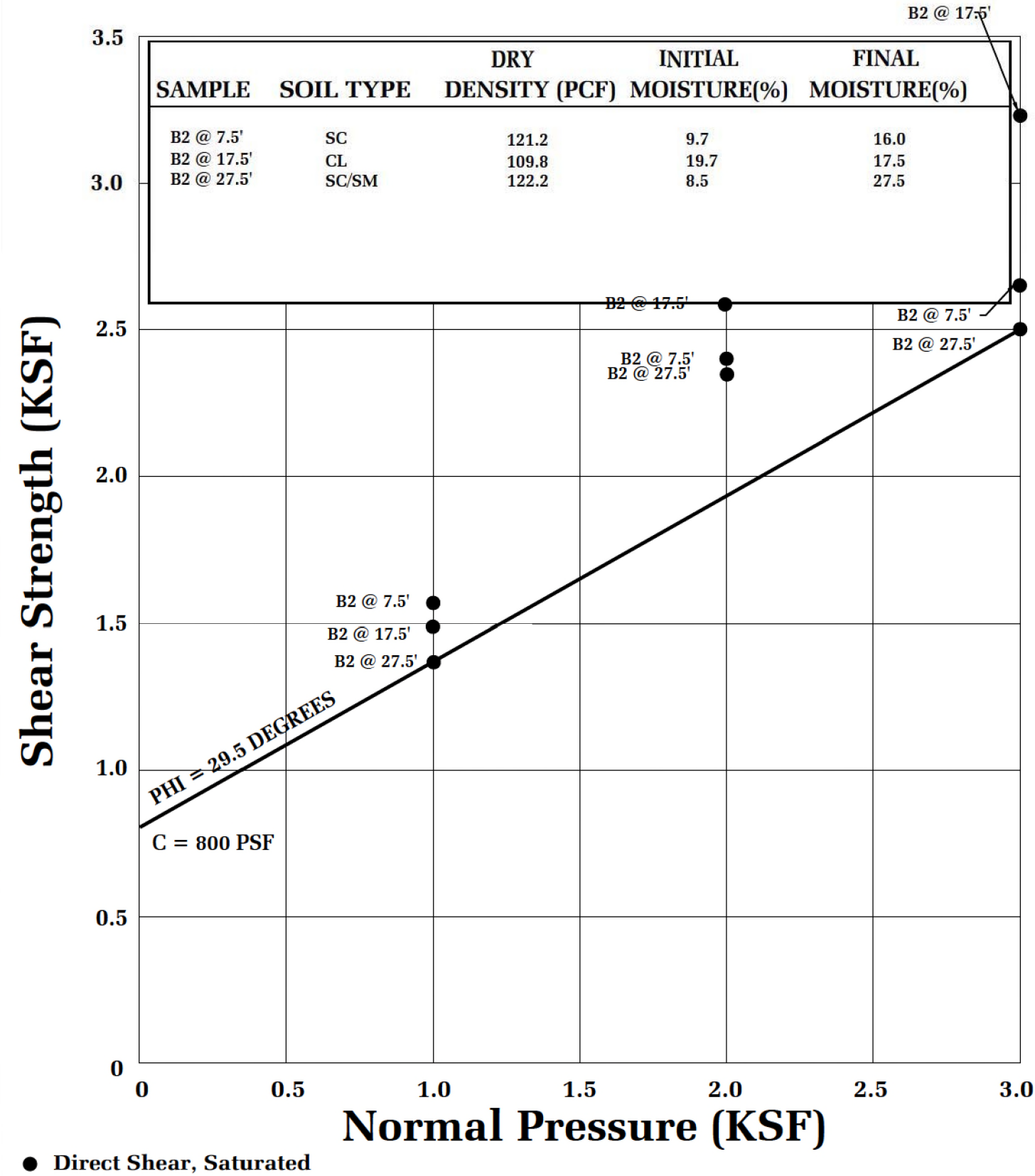
● Direct Shear, Field Moisture

SHEAR TEST DIAGRAM

Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151 | PLATE: B-2



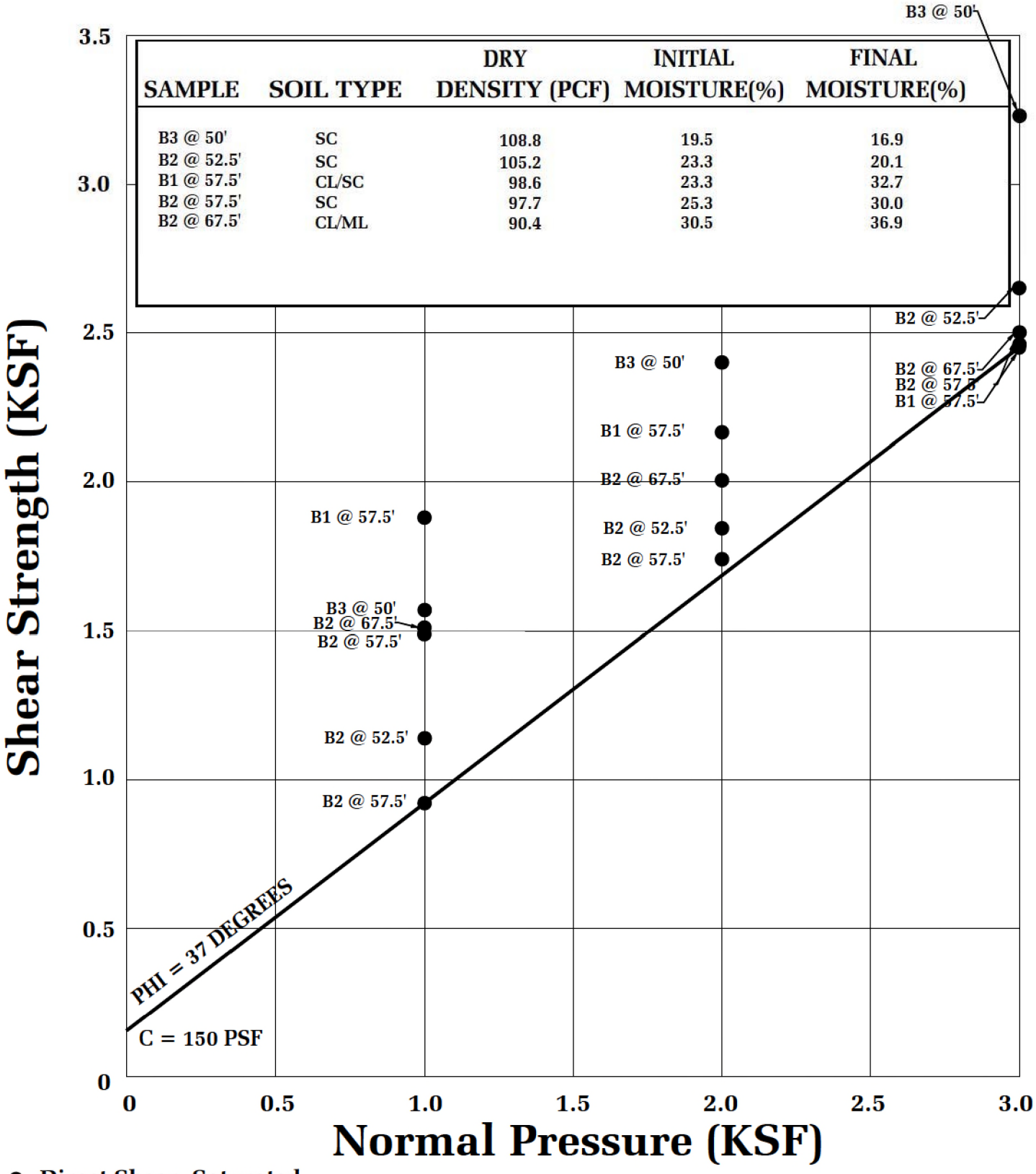
SHEAR TEST DIAGRAM

Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151 | PLATE: B-3

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B3 @ 50'	SC	108.8	19.5	16.9
B2 @ 52.5'	SC	105.2	23.3	20.1
B1 @ 57.5'	CL/SC	98.6	23.3	32.7
B2 @ 57.5'	SC	97.7	25.3	30.0
B2 @ 67.5'	CL/ML	90.4	30.5	36.9



● Direct Shear, Saturated

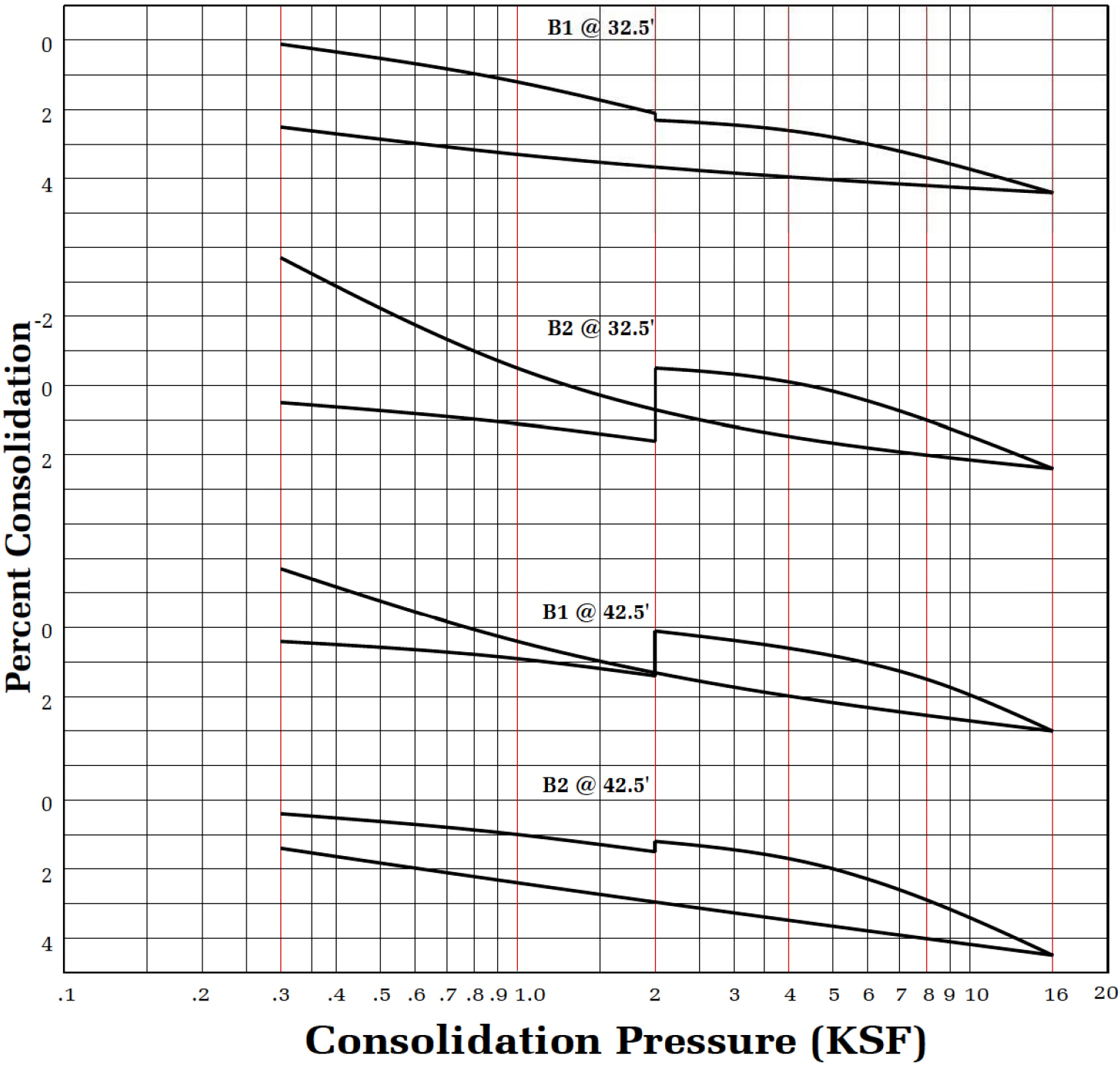
SHEAR TEST DIAGRAM

Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151 | PLATE: B-4

WATER ADDED AT 2 KSF



CONSOLIDATION TEST

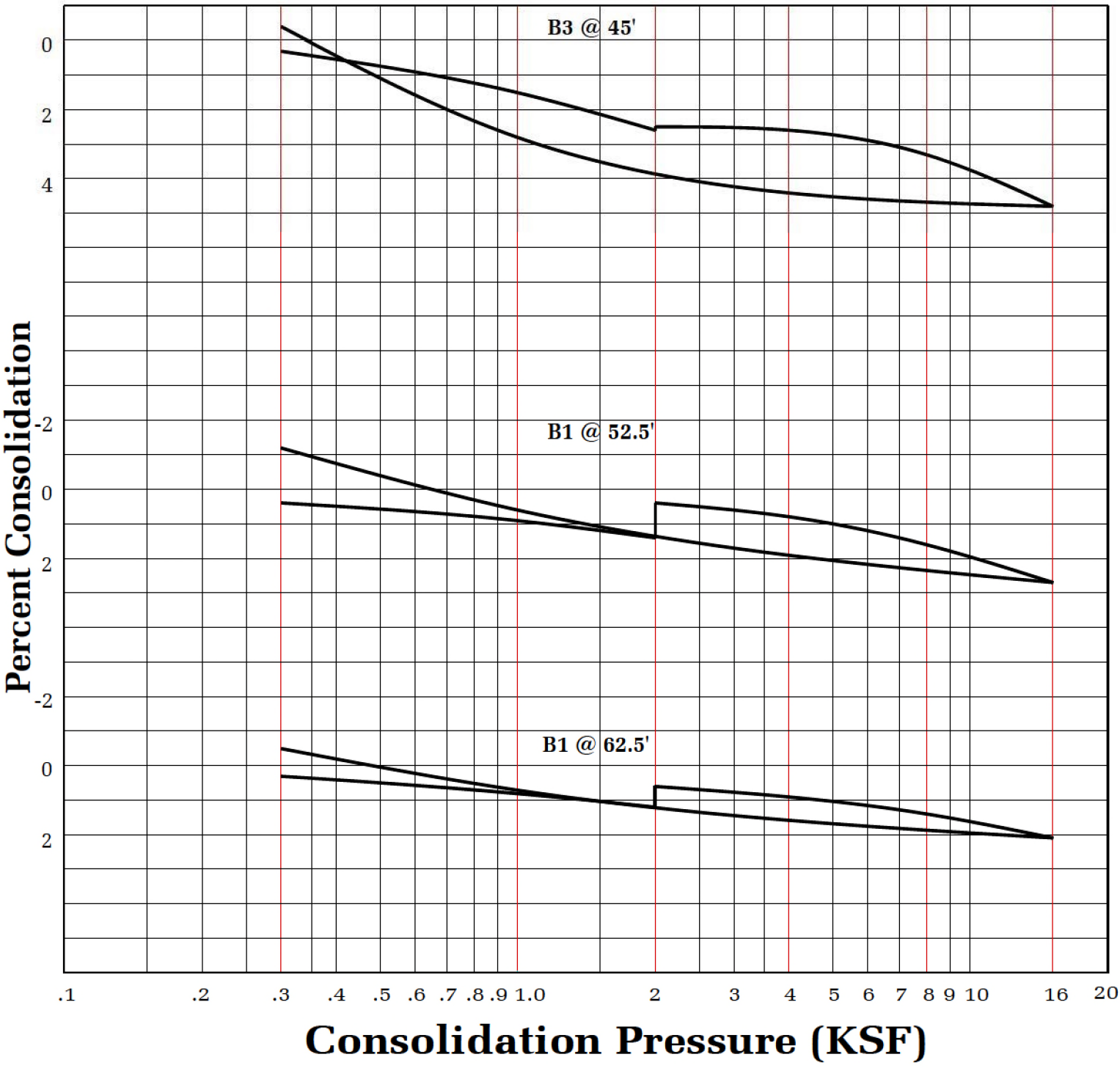
Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151

PLATE: C-1

WATER ADDED AT 2 KSF



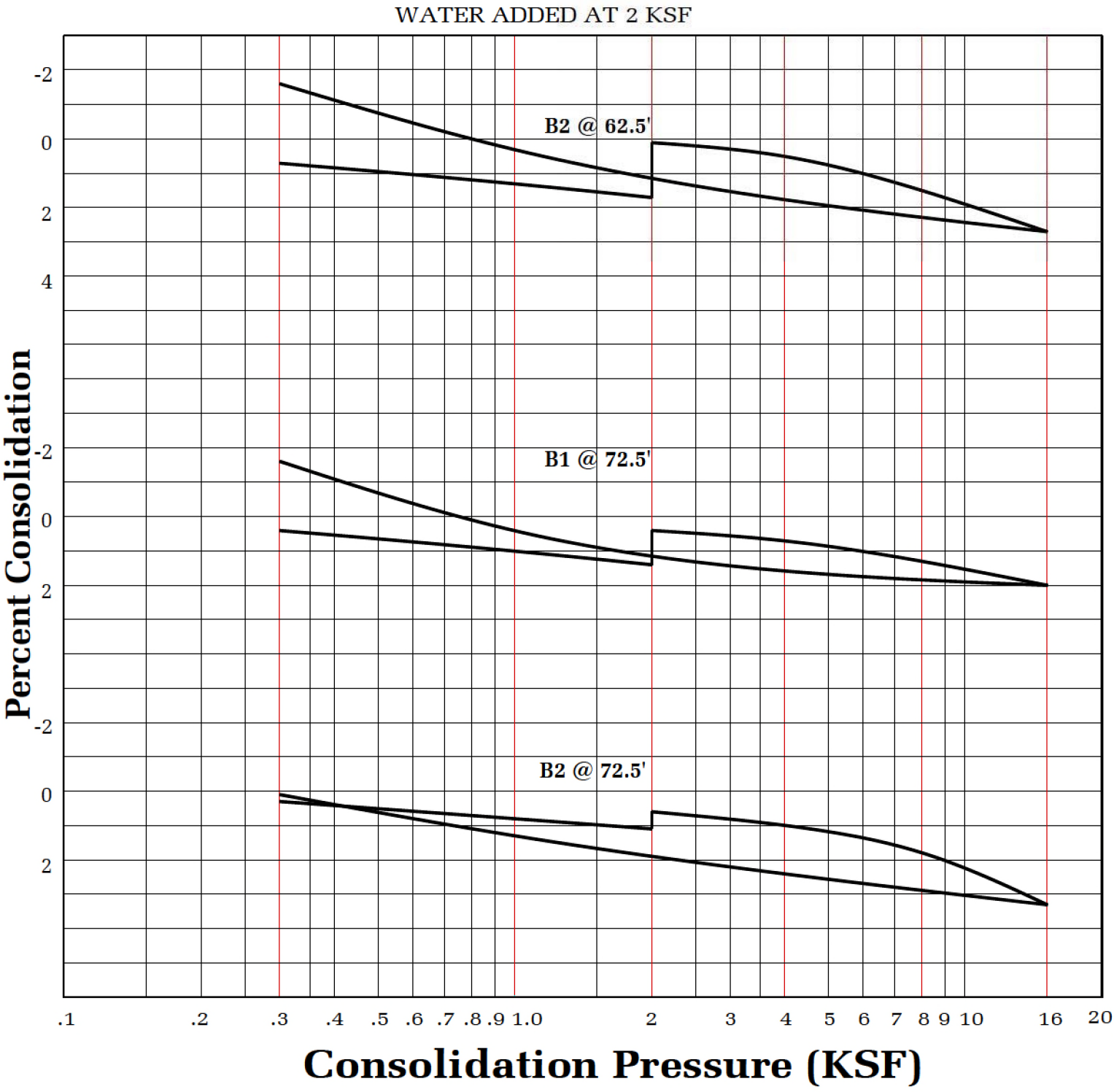
CONSOLIDATION TEST

Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151

PLATE: C-2



CONSOLIDATION TEST

Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151

PLATE: C-3

ASTM D-1557

SAMPLE	B1 @ 1-5'
SOIL TYPE:	SM/CL
MAXIMUM DENSITY pcf.	118.9
OPTIMUM MOISTURE %	14.2

ASTM D 4829

SAMPLE	B1 @ 1-5'
SOIL TYPE:	SM/CL
EXPANSION INDEX UBC STANDARD 18-2	142
EXPANSION CHARACTER	CRITICAL

SULFATE CONTENT

SAMPLE	B1 @ 1-5'	B1 @ 32.5'	B1 @ 42.5'	B1 @ 52.5'	B1 @ 62.5'	B1 @ 72.5'
SULFATE CONTENT: (percentage by weight)	< 0.10 %	< 0.10 %	< 0.10 %	< 0.10 %	< 0.10 %	< 0.10 %

SAMPLE	B2 @ 32.5'	B2 @ 40'	B2 @ 62.5'	B2 @ 72.5'	B3 @ 45'	B3 @ 50'
SULFATE CONTENT: (percentage by weight)	< 0.10 %	< 0.10 %	< 0.10 %	< 0.10 %	< 0.10 %	< 0.10 %

COMPACTION/EXPANSION/SULFATE DATA SHEET

Geotechnologies, Inc.
Consulting Geotechnical Engineers

5601-5667 SANTA MONICA BLVD.
(LA) OWNER, LLC

FILE NO. 21151 | PLATE: D

Geotechnologies, Inc.

Project: 5601-5667 Santa Monica Blvd, LLC
File No.: 21151
Description: Liquefaction Analysis (PGA_M)
Boring No: B1

LIQUEFACTION EVALUATION (Idriss & Boulanger, EERI NO 12)

EARTHQUAKE INFORMATION:

Earthquake Magnitude (M):	6.9
Peak Ground Horizontal Acceleration, PGA (g):	1.07
Calculated Mag.Wtg.Factor:	1.171

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	32.0
Historically Highest Groundwater Level* (ft):	20.0
Unit Weight of Water (pcf):	62.4

* Based on California Geological Survey Seismic Hazard Evaluation Report

BOREHOLE AND SAMPLER INFORMATION:

Borehole Diameter (inches):	8
SPT Sampler with room for Liner (Y/N):	Y

LIQUEFACTION BOUNDARY:

Plastic Index Cut Off (PI):	18
Minimum Liquefaction FS:	1

Depth to Base Layer (feet)	Total Unit Weight (pcf)	Current Water Level (feet)	Historical Water Level (feet)	Field SPT Blowcount N	Depth of SPT Blowcount (feet)	Fines Content #200 Sieve (%)	Plastic Index (PI)	Vetical Stress σ_{vc}, (psf)	Effective Vert. Stress σ_{vc}', (psf)	Fines Corrected $(N_1)_{60\text{-}cs}$	Stress Reduction Coeff, r_d	Cyclic Shear Ratio CSR	Cyclic Resistance Ratio (CRR)	Factor of Safety CRR/CSR (F.S.)	Liquefaction Settlment ΔS_i (inches)
1	135.4	Unsaturated	Unsaturated	11	5	0.0	0	135.4	135.4	24.2	1.00	0.698	0.351	Non-Liq.	0.00
2	135.4	Unsaturated	Unsaturated	11	5	0.0	0	270.8	270.8	24.2	1.00	0.696	0.351	Non-Liq.	0.00
3	135.4	Unsaturated	Unsaturated	11	5	0.0	0	406.2	406.2	24.2	1.00	0.694	0.351	Non-Liq.	0.00
4	135.4	Unsaturated	Unsaturated	11	5	0.0	0	541.6	541.6	24.2	0.99	0.692	0.351	Non-Liq.	0.00
5	135.4	Unsaturated	Unsaturated	11	5	0.0	0	677.0	677.0	24.4	0.99	0.689	0.355	Non-Liq.	0.00
6	135.4	Unsaturated	Unsaturated	11	5	0.0	0	812.4	812.4	22.8	0.99	0.687	0.317	Non-Liq.	0.00
7	135.4	Unsaturated	Unsaturated	11	5	0.0	0	947.8	947.8	21.3	0.98	0.684	0.287	Non-Liq.	0.00
8	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1077.3	1077.3	27.6	0.98	0.682	0.474	Non-Liq.	0.00
9	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1206.8	1206.8	28.1	0.98	0.679	0.498	Non-Liq.	0.00
10	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1336.3	1336.3	26.9	0.97	0.676	0.433	Non-Liq.	0.00
11	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1465.8	1465.8	25.8	0.97	0.673	0.385	Non-Liq.	0.00
12	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1595.3	1595.3	24.8	0.96	0.670	0.350	Non-Liq.	0.00
13	134.7	Unsaturated	Unsaturated	15	10	0.0	0	1730.0	1730.0	23.9	0.96	0.667	0.321	Non-Liq.	0.00
14	134.7	Unsaturated	Unsaturated	15	10	0.0	0	1864.7	1864.7	23.0	0.95	0.664	0.298	Non-Liq.	0.00
15	134.7	Unsaturated	Unsaturated	27	15	0.0	0	1999.4	1999.4	48.6	0.95	0.661	2.000	Non-Liq.	0.00
16	134.7	Unsaturated	Unsaturated	27	15	0.0	0	2134.1	2134.1	47.8	0.95	0.658	2.000	Non-Liq.	0.00
17	134.7	Unsaturated	Unsaturated	27	15	0.0	0	2268.8	2268.8	47.0	0.94	0.654	2.000	Non-Liq.	0.00
18	132.2	Unsaturated	Unsaturated	27	15	0.0	0	2401.0	2401.0	46.3	0.94	0.651	2.000	Non-Liq.	0.00
19	132.2	Unsaturated	Unsaturated	27	15	0.0	0	2533.2	2533.2	45.7	0.93	0.647	2.000	Non-Liq.	0.00
20	132.2	Unsaturated	Unsaturated	44	20	0.0	0	2665.4	2665.4	73.5	0.93	0.644	2.000	Non-Liq.	0.00
21	132.2	Unsaturated	Saturated	44	20	0.0	0	2797.6	2735.2	72.5	0.92	0.655	2.000	3.1	0.00
22	132.2	Unsaturated	Saturated	44	20	0.0	0	2929.8	2805.0	71.6	0.92	0.665	2.000	3.0	0.00
											Total Liquefaction Settlement, S =				**0.00 inches**

Geotechnologies, Inc.

Project: 5601-5667 Santa Monica Blvd, LLC
File No.: 21151
Description: Liquefaction Analysis (2/3 PGA_M)
Boring No: B1

LIQUEFACTION EVALUATION (Idriss & Boulanger, EERI NO 12)

EARTHQUAKE INFORMATION:

Earthquake Magnitude (M):	6.4
Peak Ground Horizontal Acceleration, PGA (g):	0.71
Calculated Mag.Wtg.Factor:	1.335

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	32.0
Historically Highest Groundwater Level* (ft):	20.0
Unit Weight of Water (pcf):	62.4

* Based on California Geological Survey Seismic Hazard Evaluation Report

BOREHOLE AND SAMPLER INFORMATION:

Borehole Diameter (inches):	8
SPT Sampler with room for Liner (Y/N):	Y

LIQUEFACTION BOUNDARY:

Plastic Index Cut Off (PI):	18
Minimum Liquefaction FS:	1.1

Depth to Base Layer (feet)	Total Unit Weight (pcf)	Current Water Level (feet)	Historical Water Level (feet)	Field SPT Blowcount N	Depth of SPT Blowcount (feet)	Fines Content #200 Sieve (%)	Plastic Index (PI)	Vetical Stress σ_{vc}, (psf)	Effective Vert. Stress σ_{vc}', (psf)	Fines Corrected $(N_1)_{60\text{-}cs}$	Stress Reduction Coeff, r_d	Cyclic Shear Ratio CSR	Cyclic Resistance Ratio (CRR)	Factor of Safety CRR/CSR (F.S.)	Liquefaction Settlment ΔS_i (inches)
1	135.4	Unsaturated	Unsaturated	11	5	0.0	0	135.4	135.4	24.2	1.00	0.463	0.401	Non-Liq.	0.00
2	135.4	Unsaturated	Unsaturated	11	5	0.0	0	270.8	270.8	24.2	1.00	0.462	0.401	Non-Liq.	0.00
3	135.4	Unsaturated	Unsaturated	11	5	0.0	0	406.2	406.2	24.2	1.00	0.460	0.401	Non-Liq.	0.00
4	135.4	Unsaturated	Unsaturated	11	5	0.0	0	541.6	541.6	24.2	0.99	0.458	0.401	Non-Liq.	0.00
5	135.4	Unsaturated	Unsaturated	11	5	0.0	0	677.0	677.0	24.4	0.99	0.456	0.405	Non-Liq.	0.00
6	135.4	Unsaturated	Unsaturated	11	5	0.0	0	812.4	812.4	22.8	0.98	0.454	0.361	Non-Liq.	0.00
7	135.4	Unsaturated	Unsaturated	11	5	0.0	0	947.8	947.8	21.3	0.98	0.452	0.327	Non-Liq.	0.00
8	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1077.3	1077.3	27.6	0.97	0.450	0.541	Non-Liq.	0.00
9	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1206.8	1206.8	28.1	0.97	0.447	0.567	Non-Liq.	0.00
10	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1336.3	1336.3	26.9	0.96	0.445	0.493	Non-Liq.	0.00
11	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1465.8	1465.8	25.8	0.96	0.443	0.439	Non-Liq.	0.00
12	129.5	Unsaturated	Unsaturated	15	10	0.0	0	1595.3	1595.3	24.8	0.95	0.440	0.398	Non-Liq.	0.00
13	134.7	Unsaturated	Unsaturated	15	10	0.0	0	1730.0	1730.0	23.9	0.95	0.438	0.366	Non-Liq.	0.00
14	134.7	Unsaturated	Unsaturated	15	10	0.0	0	1864.7	1864.7	23.0	0.94	0.435	0.340	Non-Liq.	0.00
15	134.7	Unsaturated	Unsaturated	27	15	0.0	0	1999.4	1999.4	48.6	0.94	0.433	2.000	Non-Liq.	0.00
16	134.7	Unsaturated	Unsaturated	27	15	0.0	0	2134.1	2134.1	47.8	0.93	0.430	2.000	Non-Liq.	0.00
17	134.7	Unsaturated	Unsaturated	27	15	0.0	0	2268.8	2268.8	47.0	0.93	0.427	2.000	Non-Liq.	0.00
18	132.2	Unsaturated	Unsaturated	27	15	0.0	0	2401.0	2401.0	46.3	0.92	0.425	2.000	Non-Liq.	0.00
19	132.2	Unsaturated	Unsaturated	27	15	0.0	0	2533.2	2533.2	45.7	0.91	0.422	2.000	Non-Liq.	0.00
20	132.2	Unsaturated	Unsaturated	44	20	0.0	0	2665.4	2665.4	73.5	0.91	0.419	2.000	Non-Liq.	0.00
21	132.2	Unsaturated	Saturated	44	20	0.0	0	2797.6	2735.2	72.5	0.90	0.426	2.000	4.7	0.00
22	132.2	Unsaturated	Saturated	44	20	0.0	0	2929.8	2805.0	71.6	0.90	0.432	2.000	4.6	0.00
											Total Liquefaction Settlement, S =				**0.00 inches**

Geotechnologies, Inc.

Project: 5601-5667 Santa Monica Blvd, LLC
File No.: 21151
Description: Liquefaction Analysis (PGA_M)
Boring No: B2

LIQUEFACTION EVALUATION (Idriss & Boulanger, EERI NO 12)

EARTHQUAKE INFORMATION:

Earthquake Magnitude (M):	6.9
Peak Ground Horizontal Acceleration, PGA (g):	1.07
Calculated Mag.Wtg.Factor:	1.171

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	101.0
Historically Highest Groundwater Level* (ft):	20.0
Unit Weight of Water (pcf):	62.4

* Based on California Geological Survey Seismic Hazard Evaluation Report

BOREHOLE AND SAMPLER INFORMATION:

Borehole Diameter (inches):	8
SPT Sampler with room for Liner (Y/N)	Y

LIQUEFACTION BOUNDARY:

Plastic Index Cut Off (PI):	18
Minimum Liquefaction FS:	1

Depth to Base Layer (feet)	Total Unit Weight (pcf)	Current Water Level (feet)	Historical Water Level (feet)	Field SPT Blowcount N	Depth of SPT Blowcount (feet)	Fines Content #200 Sieve (%)	Plastic Index (PI)	Vetical Stress σ_{vc}, (psf)	Effective Vert. Stress σ_{vc}', (psf)	Fines Corrected $(N_1)_{60\text{-}cs}$	Stress Reduction Coeff, r_d	Cyclic Shear Ratio CSR	Cyclic Resistance Ratio (CRR)	Factor of Safety CRR/CSR (F.S.)	Liquefaction Settlment ΔS_i (inches)
1	132.9	Unsaturated	Unsaturated	48	5	0.0	0	132.9	132.9	114.4	1.00	0.698	2.000	Non-Liq.	0.00
2	132.9	Unsaturated	Unsaturated	48	5	0.0	0	265.8	265.8	114.4	1.00	0.696	2.000	Non-Liq.	0.00
3	132.9	Unsaturated	Unsaturated	48	5	0.0	0	398.7	398.7	104.3	1.00	0.694	2.000	Non-Liq.	0.00
4	132.9	Unsaturated	Unsaturated	48	5	0.0	0	531.6	531.6	96.7	0.99	0.692	2.000	Non-Liq.	0.00
5	132.9	Unsaturated	Unsaturated	48	5	0.0	0	664.5	664.5	97.2	0.99	0.689	2.000	Non-Liq.	0.00
6	132.9	Unsaturated	Unsaturated	48	5	0.0	0	797.4	797.4	92.7	0.99	0.687	2.000	Non-Liq.	0.00
7	132.9	Unsaturated	Unsaturated	48	5	0.0	0	930.3	930.3	89.0	0.98	0.684	2.000	Non-Liq.	0.00
8	132.9	Unsaturated	Unsaturated	48	5	0.0	0	1063.2	1063.2	85.9	0.98	0.682	2.000	Non-Liq.	0.00
9	132.9	Unsaturated	Unsaturated	48	5	0.0	0	1196.1	1196.1	88.5	0.98	0.679	2.000	Non-Liq.	0.00
10	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1323.0	1323.0	21.3	0.97	0.676	0.277	Non-Liq.	0.00
11	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1449.9	1449.9	20.4	0.97	0.673	0.259	Non-Liq.	0.00
12	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1576.8	1576.8	19.5	0.96	0.670	0.244	Non-Liq.	0.00
13	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1703.7	1703.7	18.8	0.96	0.667	0.231	Non-Liq.	0.00
14	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1830.6	1830.6	18.1	0.95	0.664	0.220	Non-Liq.	0.00
15	126.9	Unsaturated	Unsaturated	26	15	0.0	0	1957.5	1957.5	47.1	0.95	0.661	2.000	Non-Liq.	0.00
16	126.9	Unsaturated	Unsaturated	26	15	0.0	0	2084.4	2084.4	46.3	0.95	0.658	2.000	Non-Liq.	0.00
17	126.9	Unsaturated	Unsaturated	26	15	0.0	0	2211.3	2211.3	45.6	0.94	0.654	2.000	Non-Liq.	0.00
18	131.4	Unsaturated	Unsaturated	26	15	0.0	0	2342.7	2342.7	44.9	0.94	0.651	2.000	Non-Liq.	0.00
19	131.4	Unsaturated	Unsaturated	26	15	0.0	0	2474.1	2474.1	44.2	0.93	0.647	2.000	Non-Liq.	0.00
20	126.5	Unsaturated	Unsaturated	34	20	0.0	0	2600.6	2600.6	57.1	0.93	0.644	2.000	Non-Liq.	0.00
21	126.5	Unsaturated	Saturated	34	20	0.0	0	2727.1	2664.7	56.4	0.92	0.655	2.000	3.1	0.00
22	126.5	Unsaturated	Saturated	34	20	0.0	0	2853.6	2728.8	55.7	0.92	0.666	2.000	3.0	0.00
23	126.5	Unsaturated	Saturated	34	20	0.0	0	2980.1	2792.9	55.1	0.91	0.676	2.000	3.0	0.00
24	126.5	Unsaturated	Saturated	34	20	0.0	0	3106.6	2857.0	54.5	0.90	0.684	2.000	2.9	0.00
25	126.5	Unsaturated	Saturated	59	25	0.0	0	3233.1	2921.1	93.6	0.90	0.693	2.000	2.9	0.00
26	126.5	Unsaturated	Saturated	59	25	0.0	0	3359.6	2985.2	92.7	0.89	0.700	2.000	2.9	0.00
27	126.5	Unsaturated	Saturated	59	25	0.0	0	3486.1	3049.3	91.8	0.89	0.707	1.996	2.8	0.00
28	132.6	Unsaturated	Saturated	59	25	0.0	0	3618.7	3119.5	95.7	0.88	0.713	1.970	2.8	0.00
29	132.6	Unsaturated	Saturated	59	25	0.0	0	3751.3	3189.7	94.8	0.88	0.718	1.945	2.7	0.00
														Total Liquefaction Settlement, S =	**0.00 inches**

Geotechnologies, Inc.

Project: 5601-5667 Santa Monica Blvd, LLC
File No.: 21151
Description: Liquefaction Analysis (2/3 PGA_M)
Boring No: B2

LIQUEFACTION EVALUATION (Idriss & Boulanger, EERI NO 12)

EARTHQUAKE INFORMATION:

Earthquake Magnitude (M):	6.4
Peak Ground Horizontal Acceleration, PGA (g):	0.71
Calculated Mag.Wtg.Factor:	1.335

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	101.0
Historically Highest Groundwater Level* (ft):	20.0
Unit Weight of Water (pcf):	62.4

* Based on California Geological Survey Seismic Hazard Evaluation Report

BOREHOLE AND SAMPLER INFORMATION:

Borehole Diameter (inches):	8
SPT Sampler with room for Liner (Y/N)	Y

LIQUEFACTION BOUNDARY:

Plastic Index Cut Off (PI):	18
Minimum Liquefaction FS:	1.1

Depth to Base Layer (feet)	Total Unit Weight (pcf)	Current Water Level (feet)	Historical Water Level (feet)	Field SPT Blowcount N	Depth of SPT Blowcount (feet)	Fines Content #200 Sieve (%)	Plastic Index (PI)	Vetical Stress σ_{vc}, (psf)	Effective Vert. Stress σ_{vc}', (psf)	Fines Corrected $(N_1)_{60\text{-}cs}$	Stress Reduction Coeff, r_d	Cyclic Shear Ratio CSR	Cyclic Resistance Ratio (CRR)	Factor of Safety CRR/CSR (F.S.)	Liquefaction Settlment ΔS_i (inches)
1	132.9	Unsaturated	Unsaturated	48	5	0.0	0	132.9	132.9	114.4	1.00	0.463	2.000	Non-Liq.	0.00
2	132.9	Unsaturated	Unsaturated	48	5	0.0	0	265.8	265.8	114.4	1.00	0.462	2.000	Non-Liq.	0.00
3	132.9	Unsaturated	Unsaturated	48	5	0.0	0	398.7	398.7	104.3	1.00	0.460	2.000	Non-Liq.	0.00
4	132.9	Unsaturated	Unsaturated	48	5	0.0	0	531.6	531.6	96.7	0.99	0.458	2.000	Non-Liq.	0.00
5	132.9	Unsaturated	Unsaturated	48	5	0.0	0	664.5	664.5	97.2	0.99	0.456	2.000	Non-Liq.	0.00
6	132.9	Unsaturated	Unsaturated	48	5	0.0	0	797.4	797.4	92.7	0.98	0.454	2.000	Non-Liq.	0.00
7	132.9	Unsaturated	Unsaturated	48	5	0.0	0	930.3	930.3	89.0	0.98	0.452	2.000	Non-Liq.	0.00
8	132.9	Unsaturated	Unsaturated	48	5	0.0	0	1063.2	1063.2	85.9	0.97	0.450	2.000	Non-Liq.	0.00
9	132.9	Unsaturated	Unsaturated	48	5	0.0	0	1196.1	1196.1	88.5	0.97	0.447	2.000	Non-Liq.	0.00
10	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1323.0	1323.0	21.3	0.96	0.445	0.316	Non-Liq.	0.00
11	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1449.9	1449.9	20.4	0.96	0.443	0.295	Non-Liq.	0.00
12	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1576.8	1576.8	19.5	0.95	0.440	0.278	Non-Liq.	0.00
13	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1703.7	1703.7	18.8	0.95	0.438	0.263	Non-Liq.	0.00
14	126.9	Unsaturated	Unsaturated	12	10	0.0	0	1830.6	1830.6	18.1	0.94	0.435	0.251	Non-Liq.	0.00
15	126.9	Unsaturated	Unsaturated	26	15	0.0	0	1957.5	1957.5	47.1	0.94	0.433	2.000	Non-Liq.	0.00
16	126.9	Unsaturated	Unsaturated	26	15	0.0	0	2084.4	2084.4	46.3	0.93	0.430	2.000	Non-Liq.	0.00
17	126.9	Unsaturated	Unsaturated	26	15	0.0	0	2211.3	2211.3	45.6	0.93	0.427	2.000	Non-Liq.	0.00
18	131.4	Unsaturated	Unsaturated	26	15	0.0	0	2342.7	2342.7	44.9	0.92	0.425	2.000	Non-Liq.	0.00
19	131.4	Unsaturated	Unsaturated	26	15	0.0	0	2474.1	2474.1	44.2	0.91	0.422	2.000	Non-Liq.	0.00
20	126.5	Unsaturated	Unsaturated	34	20	0.0	0	2600.6	2600.6	57.1	0.91	0.419	2.000	Non-Liq.	0.00
21	126.5	Unsaturated	Saturated	34	20	0.0	0	2727.1	2664.7	56.4	0.90	0.426	2.000	4.7	0.00
22	126.5	Unsaturated	Saturated	34	20	0.0	0	2853.6	2728.8	55.7	0.90	0.432	2.000	4.6	0.00
23	126.5	Unsaturated	Saturated	34	20	0.0	0	2980.1	2792.9	55.1	0.89	0.438	2.000	4.6	0.00
24	126.5	Unsaturated	Saturated	34	20	0.0	0	3106.6	2857.0	54.5	0.88	0.443	2.000	4.5	0.00
25	126.5	Unsaturated	Saturated	59	25	0.0	0	3233.1	2921.1	93.6	0.88	0.447	2.000	4.5	0.00
26	126.5	Unsaturated	Saturated	59	25	0.0	0	3359.6	2985.2	92.7	0.87	0.452	2.000	4.4	0.00
27	126.5	Unsaturated	Saturated	59	25	0.0	0	3486.1	3049.3	91.8	0.86	0.455	2.000	4.4	0.00
28	132.6	Unsaturated	Saturated	59	25	0.0	0	3618.7	3119.5	95.7	0.86	0.458	2.000	4.4	0.00
29	132.6	Unsaturated	Saturated	59	25	0.0	0	3751.3	3189.7	94.8	0.85	0.461	2.000	4.3	0.00
											Total Liquefaction Settlement, S =				**0.00 inches**

BORING 1

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Asphalt Paving Description
					0		**Asphalt: 4"**
					1		**Fill:** Clayey Sand, dense, dark brown, moist, fine grained with trace medium grained
					2		
					3		
					4		
⛁	5	23	9.0	120.1	5	SC/SM	**Alluvium:** Clayey to Silty Sand, dense, brown, moist, fine grained, trace ash, trace caliche, trace pinhole porosity
					6		
					7		
					8		
					9		
					10		
					11		
					12		
					13		
					14	SM	Silty Sand, dense, brown with dark yellowish brown staining, moist, fine to coarse grained, trace gravel
⛁	15	31	9.5	110.2	15		
					16		
					17		
					18		
					19		
					20		

⛁ - Ring Sample from California Modified Sampler

Figure A-1a

BORING 1 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					20 --		
					21 --		
					22 --		
					23 --		
					24 --		more silty, medium dense, very moist to wet, fine grained groundwater seepage
⛁	25	20	24.3	98.7	25 --		
					26 --		
					27 --		
					28 --		
					29 --		
					30 --		
					31 --		
					32 --		
					33 --		
					34 --	SC/SM	Silty to Clayey Sand, very dense, mottled brown and dark olive brown, moist, fine grained
⛁	35	58	17.2	109.0	35 --		
					36 --		
					37 --		
⛁	37.5	77	15.0	116.4	38 --	CL	Silty Clay, stiff, mottled light olive brown and brown, moist, trace fine grained sand, trace caliche
					39 --		
⛁	40	45	13.2	118.5	40 --	SC/SM	Clayey to Silty Sand, very dense, brown, moist, fine grained

⛁ - Ring Sample from California Modified Sampler

Figure A-1b

BORING 1 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Asphalt Paving Description
					40		
					41		
					42		
⛁	42.5	45	15.4	115.4	43		
					44		
⛁	45	52	15.4	114.7	45		
					46		
					47		
					48		
					49	SM	Silty Sand, very dense, dark yellowish brown, very moist to wet, fine grained with trace coarse grained
⛁	50	92	25.0	99.8	50		
					51		
					52		
					53		
					54		
⛁	55	89	24.9	95.4	55		less silty
					56		
					57		
					58		
					59		
					60		

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-1c

BORING 1 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					60 --		
					61 --		
					62 --		
					63 --		
					64 --		more silty, mottled olive brown and dark yellowish brown
					65 --		
⛁	65	68	21.2	106.2	66 --		End at 65 feet Fill to 5 feet Groundwater at 23 feet
					67 --		
					68 --		
					69 --		
					70 --		
					71 --		
					72 --		
					73 --		
					74 --		
					75 --		
					76 --		
					77 --		
					78 --		
					79 --		
					80 --		

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-1d

BORING 2

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Conditions: Asphalt Paving Description
					0		**Asphalt: 3"**
					1		**Fill:** Clayey Sand, medium dense to dense, dark brown, moist, fine to fine to medium grained, abundant concrete fragments
					2		
					3		
					4		
⛁	5	13	18.3	95.6	5		
					6	SC/SM	**Alluvium:** Clayey to Silty Sand, dense, brown to dark brown, moist, medium grained, trace coarse grained, trace pinhole porosity
					7		
					8		
					9		
⛁	10	40	13.1	112.9	10		some caliche
					11		
					12		
					13		
					14		
⛁	15	14	20.0	96.5	15	SM	Silty Sand, medium dense, brown, moist, fine grained
					16		
					17		
					18		
					19		
⛁	20	30	16.9	108.7	20		more silty with trace clay, trace ash, trace caliche, trace pinhole porosity

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-2a

BORING 2 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					20		
					21		
					22		
					23		groundwater seepage
					24		
					25		less silty, less ash, yellowish brown staining, very moist to wet
	25	25	17.0	110.5	26		
					27		
					28		
					29		
					30	SP/SM	Poorly Graded Sand with Silt, dense, brown, wet, fine to medium grained, trace coarse grained sand, trace gravel
	30	80	8.8	128.2	31		
					32		
					33		
					34		
					35		some cobbles
	35	28	No Recovery		36		
					37		
					38		
					39	ML/SM	Silty Sand to Sandy Silt, very dense, light olive brown with yellowish brown staining, fine grained
	40	64	No Recovery		40		

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-2b

BORING 2 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					40		
					41		
					42		
					43		
					44		
⛁	45	71	36.8	82.0	45		
					46		
					47		more sandy, orange to yellowish brown, trace ash
⛁	47.5	64	27.9	91.7	48		
					49		
						SM	Silty Sand, medium dense, light brown, wet, fine grained
⛁	50	85	19.3	109.9	50		
					51		
					52		more silty, very fine grained, trace caliche
⛁	52.5	48	26.6	96.7	53		
					54		
							more silty, very moist
⛁	55	65	26.7	94.0	55		
					56		
					57		
					58		
					59		Clayey Silt, very firm, mottled light olive brown and dark yellowish brown, moist, trace ash, trace caliche
⛁	60	40	19.9	106.9	60	ML	

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-2c

BORING 2 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 29, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Conditions: Asphalt Paving Description
					60		
					61		
					62		
					63		
					64		
⛁	65	60	28.8	92.5	65		
					66		
					67		
					68		
					69		very stiff
⛁	70	64	28.7	90.0	70		
					71		End at 70 feet Fill to 5 feet Groundwater at 22 feet
					72		
					73		
					74		
					75		
					76		
					77		
					78		
					79		
					80		

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-2d

BORING 3

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 24, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Asphalt Parking Lot Description
					0		**Asphalt: 5"** **Base: 2"**
					1		**Fill:** Sandy Clay, medium firm, black, moist to very moist
⛁	2	43	23.1	98.3	2		
					3		
					4		
⛁	5	49	16.3	108.2	5		
					6	SC	**Alluvium:** Clayey Sand, dense, brown, moist, fine to medium grained
					7		
					8		
					9		
⛁	10	69	12.5	115.9	10		
					11		yellow brown and brown, fine to coarse grained, trace orange staining
					12		
					13		
					14		
⛁	15	71	12.6	110.4	15		
					16		very dense, orange brown
					17		
					18		
					19		
⛁	20	81	28.6	81.2	20	CL	Silty Clay, very firm, grey and orange brown, moist

⛁ - Ring Sample from California Modified Sampler

▮ - Standard Penetrometer Test (SPT) Sampler

Figure A-3a

BORING 3 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 24, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Conditions: Asphalt Paving Description
					20		
					21		
					22		
					23		
					24		
⛁	25	79	27.9	92.1	25		
					26		
					27		
					28		
					29		groundwater seepage
⛁	30	73	26.6	94.0	30		sandy clay, brown, very moist, stiff
					31		
					32		
					33		
					34		
⛁	35	67	30.0	91.2	35	ML	Clayey Silt, very stiff, orange brown and grey, moist
					36		
					37		
					38		
					39		
⛁	40	68	22.7	102.0	40		

⛁ - Ring Sample from California Modified Sampler

| - Standard Penetrometer Test (SPT) Sampler

Figure A-3b

BORING 3 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 24, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					40 --		
					41 --		
					42 --		
					43 --		
					44 --		
	45	71	No Recovery		45 --		
					46 --		
					47 --		
					48 --		
					49 --		
	50	69	27.3	94.0	50 --	CL	Silty to Sandy Clay, stiff, mottled light olive brown and dark yellowish brown, moist, fine grained, some caliche
					51 --		
					52 --		
					53 --		
					54 --		
					55 --		
					56 --		
					57 --		
					58 --		
					59 --		
	60	84	31.5	89.0	60 --	SM/ML	Silty Sand to Sandy Silt, stiff, mottled light olive brown and dark yellowish brown, moist, fine grained, some caliche, trace ash

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-3c

BORING 3 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 24, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					60 --		
					61 --		
					62 --		
					63 --		
					64 --		
					65 --		
					66 --		
					67 --		
					68 --		
					69 --		
						ML	Clayey Silt, very stiff, mottled light olive brown, dark yellowish brown, and dark grey, moist, trace caliche
	70	65	31.4	86.3	70 --		
					71 --		
					72 --		
					73 --		
					74 --		
					75 --		
					76 --		
					77 --		
					78 --		
					79 --		
							trace fine grained sand
	80	50 (5")	27.5	94.3	80 --		

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-3d

BORING 3 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 24, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					80 --		
					81 --		
					82 --		
					83 --		
					84 --		
					85 --		
					86 --		
					87 --		
					88 --		
					89 --	ML	Sandy to Clayey Silt, very stiff, mottled dark grey, light grey, light olive brown, and dark yellowish brown, moist, fine grained, trace caliche
⛁	90	100 (6")	20.5	99.8	90 --		End at 90 feet Fill to 5 feet Groundwater at 28.5 feet
					91 --		
					92 --		
					93 --		
					94 --		
					95 --		
					96 --		
					97 --		
					98 --		
					99 --		
					100 --		

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-3e

BORING 4

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 23, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Conditions: Asphalt Parking Lot Description
					0		**Asphalt: 3"** **Base: 2.5"**
					1		**Fill:** Clayey Sand, medium dense, brown and dark brown, moist, fine to medium grained
⛁	2	28	22.2	99.0	2		
					3	SC	**Alluvium:** Clayey Sand, medium dense, dark brown, moist, fine to medium grained
					4		
⛁	5	18	16.0	104.9	5		brown, slightly porous
					6		
					7		
					8		
					9		
⛁	10	84	13.7	116.1	10		greyish brown and orange brown, dense to very dense, fine to coarse grained
					11		
					12		
					13		
					14		
⛁	15	80	18.6	106.5	15		
					16	CL	Sandy Clay, very firm, light brown, moist
					17		
					18		
					19		
⛁	20	75	17.9	107.4	20		brown

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-4a

BORING 4 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 23, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					20		
					21		
					22		
					23		
					24		groundwater seepage
⛁	25	80	18.8	109.8	25	SC	Clayey Sand, dense, brown, very moist, fine to coarse grained
					26		
					27		
					28		
					29		
⛁	30	69	23.9	101.9	30		wet, fine to medium grained
					31		
					32		
					33		
					34		
⛁	35	65	21.8	104.2	35	CL	Sandy Clay,very firm, dark brown, very moist
					36		
					37		
					38		
					39		
⛁	40	79	27.2	47.9	40		grey, some gravel

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-4b

BORING 4 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 23, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					40		
					41		
					42		
	43	90	28.7	178.0	43		clayey, very firm, grey and orange brown, moist, trace gravel
					44		
					45		
	46	100 (7")	34.9	82.3	46		very dense
					47		
					48		
	49	100 (4")	28.5	93.1	49	SC	Clayey Sand, very dense, orange brown, moist to very moist, fine to medium grained
					50		
					51		
	52	100 (6")	No Recovery		52		
					53		
	54	100 (6")	20.0	109.3	54		brown and light grey
					55		
					56		
					57		
					58		
					59		
	60	100 (5")	20.0	108.4	60		brown to dark brown

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-4c

BORING 4 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 23, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					60		
					61		
					62		
					63		
					64		brown
	65	100 (7")	20.1	108.5	65		End at 65 feet Fill to 2 feet Groundwater at 24.5 feet
					66		
					67		
					68		
					69		
					70		
					71		
					72		
					73		
					74		
					75		
					76		
					77		
					78		
					79		
					80		

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-4d

BORING 5

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Asphalt Paving Description
					0		**Asphalt: 6"**
					1		**Fill:** Sandy Clay to Clayey Sand, dense, dark brown, fine grained with trace medium grained sand, some asphalt fragments
					2		
					3		
					4		
▭	5	30	13.6	111.4	5		
					6	SC/SM	**Alluvium:** Clayey to Silty Sand, very dense, brown, fine grained with trace medium, grained, trace caliche
					7		
					8		
					9		
▭	10	28	11.2	89.3	10	SM	Silty Sand, dense, brown, fine grained, trace caliche, trace ash, some pinhole porosity, trace clay
					11		
					12		
					13		
					14		
					15		slightly more porous
▭	15	38	13.4	100.4	16		
					17		
					18		
					19	SP/SM	Poorly Graded Sand with Silt, medium dense, brown, moist, fine grained
▭	20	43	6.4	125.9	20		

▭ - Ring Sample from California Modified Sampler

| - Standard Penetrometer Test (SPT) Sampler

Figure A-5a

BORING 5 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					20 --		
					21 --		
					22 --		
					23 --		
					24 --		
						SC/CL	Sandy Clay to Clayey Sand, dense, brown with trace yellowish brown staining, moist, fine grained, trace pinhole porosity
⛁	25	30	17.8	112.8	25 --		
					26 --		groundwater seepage
					27 --		
					28 --		
					29 --		
						SC	Clayey Sand, dense, brown, very moist, fine to medium grained
⛁	30	46	11.8	137.7	30 --		
					31 --		
					32 --		
					33 --		
					34 --		
							less clayey, trace coarse grained sand, trace gravel
⛁	35	45	18.5	109.9	35 --		
					36 --		
					37 --		
					38 --		
					39 --		Clayey to Silty Sand, dense, brown, very moist, fine grained to medium
⛁	40	45	13.7	117.2	40 --	SM/SC	grained with trace coarse grained, trace gravel

⛁ - Ring Sample from California Modified Sampler

▯ - Standard Penetrometer Test (SPT) Sampler

Figure A-5b

BORING 5 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					40		
					41		
					42		
					43		
					44		
					45	SM	Silty Sand, dense, mottled dark yellowish brown, light olive brown, and tan, moist, fine grained
					46		
					47	ML	Sandy Silt, very firm, mottled light olive brown and dark yellowish brown, moist, fine grained
					48		
					49		
					50		slightly clayey, stiff, very fine grained, trace ash
					51		
					52		
					53		abundant ash
					54		
					55		less clayey, very firm
					56		
					57		
					58		
					59		
					60		more sandy with trace clay, stiff, trace caliche
	45	71	20.6	103.7			
	47.5	83	29.6	90.3			
	50	69	23.3	97.4			
	52.5	66	24.0	94.6			
	55	41	37.1	81.3			
	60	70	23.6	101.3			

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-5c

BORING 5 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					60		
					61		
					62		
					63		
					64		
					65	SM/ML	Interbedded Sandy Silt and Silty Sand, very dense to hard, mottled light olive brown and dark yellowish brown, moist, very fine grained
					66		
					67		
					68		
					69		
					70		
	65	79	28.0	93.7			
	70	97	27.4	93.5			End at 70 feet Fill to 5 feet Groundwater at 26 feet
					71		
					72		
					73		
					74		
					75		
					76		
					77		
					78		
					79		
					80		

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-5d

BORING 6

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Asphalt Paving Description
					0		**Asphalt: 6"**
					1		**Fill:** Sandy Clay, firm, dark brown, moist, fine grained with trace medium grained
					2		
					3		
					4		
⛁	5	14	19.3	107.8	5		
					6		
					7		
					8		
					9	SC/SM	**Alluvium:** Silty to Clayey Sand, dense, brown, moist, fine grained with trace medium grained, trace pinhole porosity
⛁	10	16	11.7	105.8	10		
					11		
					12		
					13		
					14		
					15	SM	Silty Sand, dense, brown, moist, fine grained to medium grained with trace clay, trace coarse grained sand
⛁	15	24	22.0	95.6	16		
					17		
					18		
					19	SP/SM	Poorly Graded Sand with Silt, dense, brown, moist, fine to medium grained with some coarse grained sand, trace gravel
⛁	20	41	7.1	113.5	20		

⛁ - Ring Sample from California Modified Sampler

| - Standard Penetrometer Test (SPT) Sampler

Figure A-6a

BORING 6 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					20		
					21		groundwater seepage
					22		
					23		
					24		
					25	SM	Silty Sand, dense, brown, wet, fine to medium grained, trace coarse grained sand, trace gravel
					26		
					27		
					28		
					29		very dense, mottled orange brown and tan, fine grained, some gravel, slate fragments
					30		
					31		
					32		
					33		
					34		
					35	ML	Clayey Silt, very firm, mottled light olive brown and orange brown, moist, trace ash
					36		
					37	CL	Sandy Clay, stiff, mottled light olive brown and orange brown, moist, fine grained
					38		
					39		
					40		
	25	80	15.4	115.1			
	30	41	28.7	92.5			
	35	61	27.3	93.8			
	37.5	50	29.7	91.4			
	40	64	33.6	85.3			

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-6b

BORING 6 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					40 --		
					41 --		
					42 --		
	42.5	83	23.1	94.7	43 --		
					44 --		more sandy, very firm, very fine grained
	45	60	29.0	91.2	45 --		
					46 --		
					47 --		
					48 --		
					49 --		silty clay, stiff, olive brown with dark yellowish brown staining
	50	84	28.1	94.0	50 --		
					51 --		
					52 --		
					53 --		
					54 --		
	55	70	24.1	99.5	55 --	ML	Clayey Silt, stiff, mottled tan and dark yellowish brown, moist
					56 --		
					57 --		
					58 --		
					59 --		becomes sandy, dark greyish green, very fine grained
	60	81	26.8	95.2	60 --		

- Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-6c

BORING 6 (continued)

GEOCON
INLAND EMPIRE, INC

Project No.: A8284-06-01
Client: Continental Management Group, LLC
Location: 5661 Santa Monica Blvd.
Hollywood, CA
Sears Hollywood

Excavation Date: March 28, 2005
Excavation Method: Hollow Stem Auger
Boring Diameter: 7 inches
Sampling Method: Cal-Mod
Hammer Drop: 30 inches
Hammer Weight: 140 lbs.

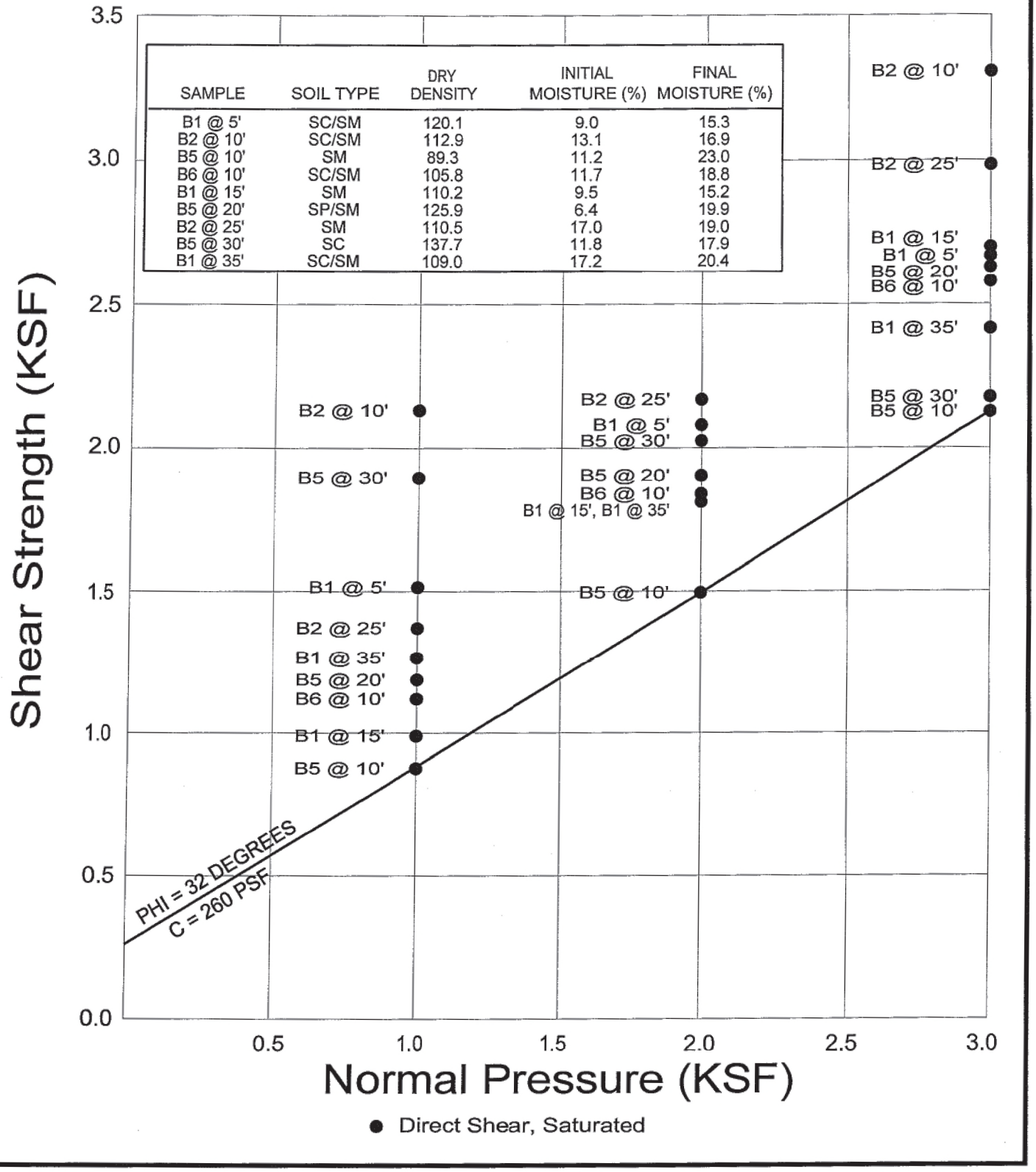
Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Description
					60		
					61		
					62		
					63		
					64		
							some clay, mottled olive brown and greyish green
⛁	65	86	26.1	94.9	65		
					66		
					67		
					68		
					69		+
⛁	70	85	3.6	106.7	70		End at 70 feet Fill to 8 feet Groundwater at 21 feet
					71		
					72		
					73		
					74		
					75		
					76		
					77		
					78		
					79		
					80		

⛁ - Ring Sample from California Modified Sampler

- Standard Penetrometer Test (SPT) Sampler

Figure A-6d

SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1 @ 5'	SC/SM	120.1	9.0	15.3
B2 @ 10'	SC/SM	112.9	13.1	16.9
B5 @ 10'	SM	89.3	11.2	23.0
B6 @ 10'	SC/SM	105.8	11.7	18.8
B1 @ 15'	SM	110.2	9.5	15.2
B5 @ 20'	SP/SM	125.9	6.4	19.9
B2 @ 25'	SM	110.5	17.0	19.0
B5 @ 30'	SC	137.7	11.8	17.9
B1 @ 35'	SC/SM	109.0	17.2	20.4



GEOCON
INCORPORATED

ENVIRONMENTAL GEOTECHNICAL MATERIALS
6970 FLANDERS DRIVE - SAN DIEGO, CA 92121
PHONE (858) 558-6900 - FAX (858) 558-6159

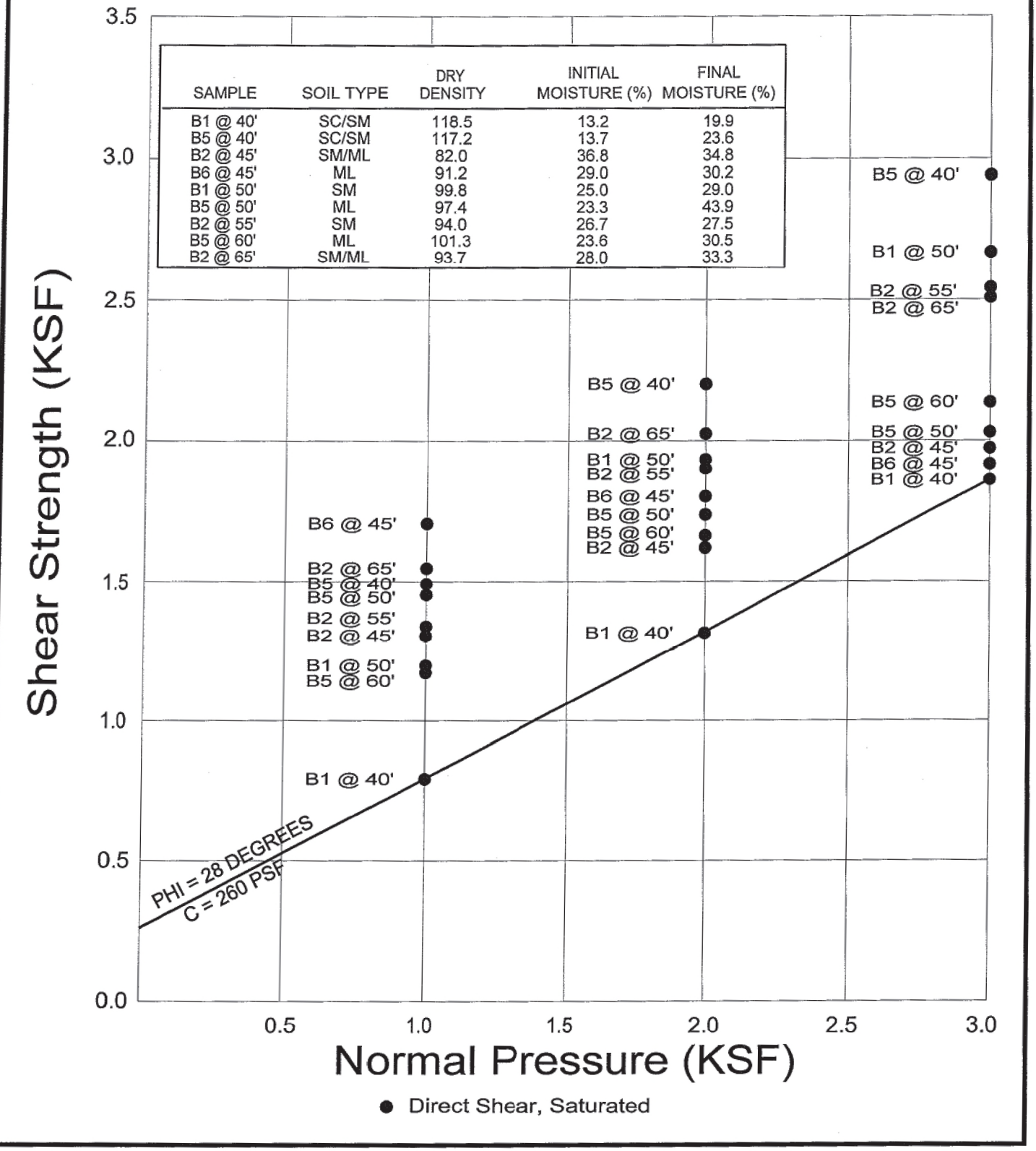
NDB		8000

DIRECT SHEAR TEST

CONTINENTAL MANAGEMENT GROUP, LLC
5661 SANTA MONICA BOULEVARD
HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B1

SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1 @ 40'	SC/SM	118.5	13.2	19.9
B5 @ 40'	SC/SM	117.2	13.7	23.6
B2 @ 45'	SM/ML	82.0	36.8	34.8
B6 @ 45'	ML	91.2	29.0	30.2
B1 @ 50'	SM	99.8	25.0	29.0
B5 @ 50'	ML	97.4	23.3	43.9
B2 @ 55'	SM	94.0	26.7	27.5
B5 @ 60'	ML	101.3	23.6	30.5
B2 @ 65'	SM/ML	93.7	28.0	33.3



GEOCON
INCORPORATED

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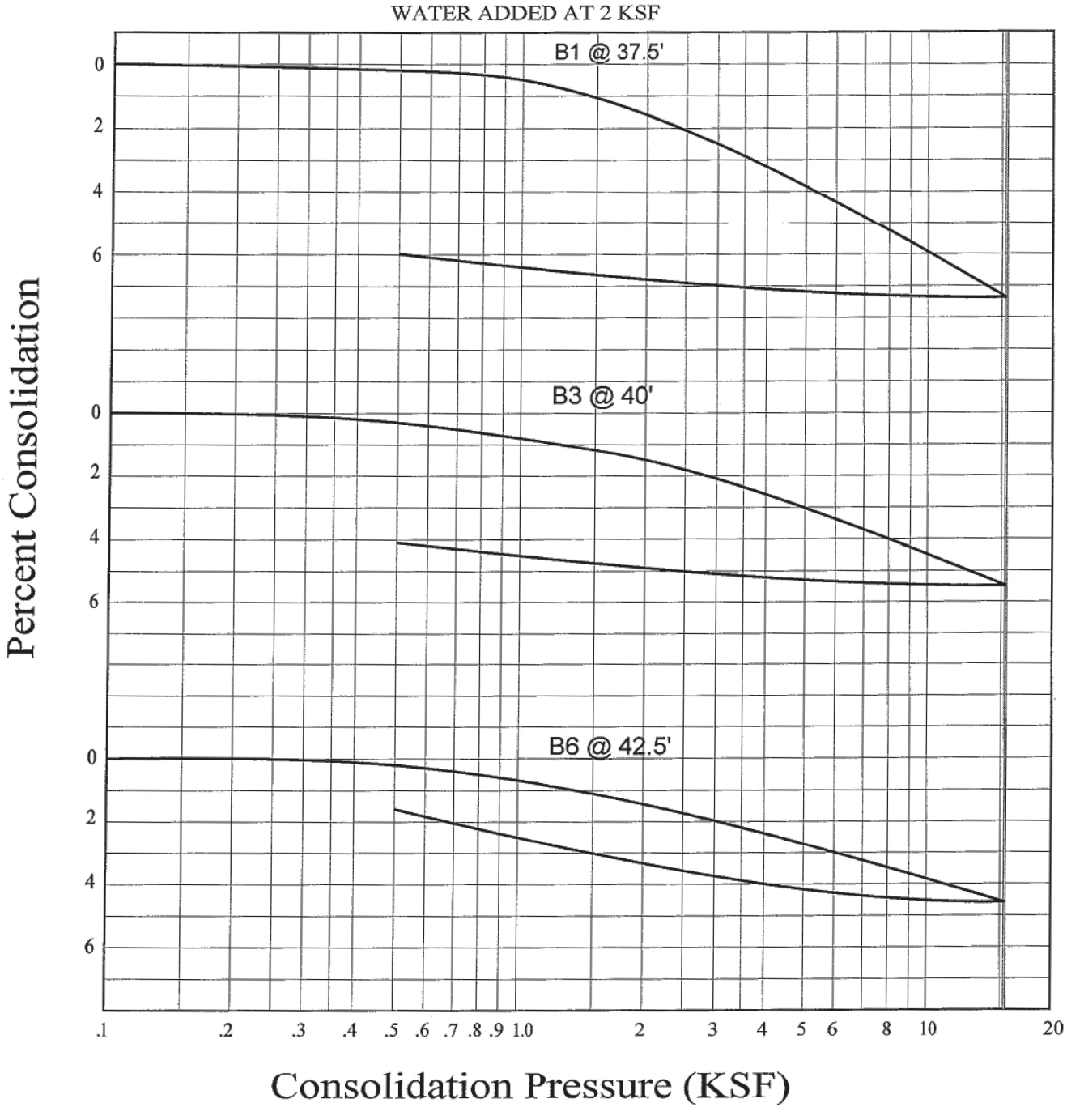
NDB		8000

DIRECT SHEAR TEST

CONTINENTAL MANAGEMENT GROUP, LLC
5661 SANTA MONICA BOULEVARD
HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B2



GEOCON
INCORPORATED

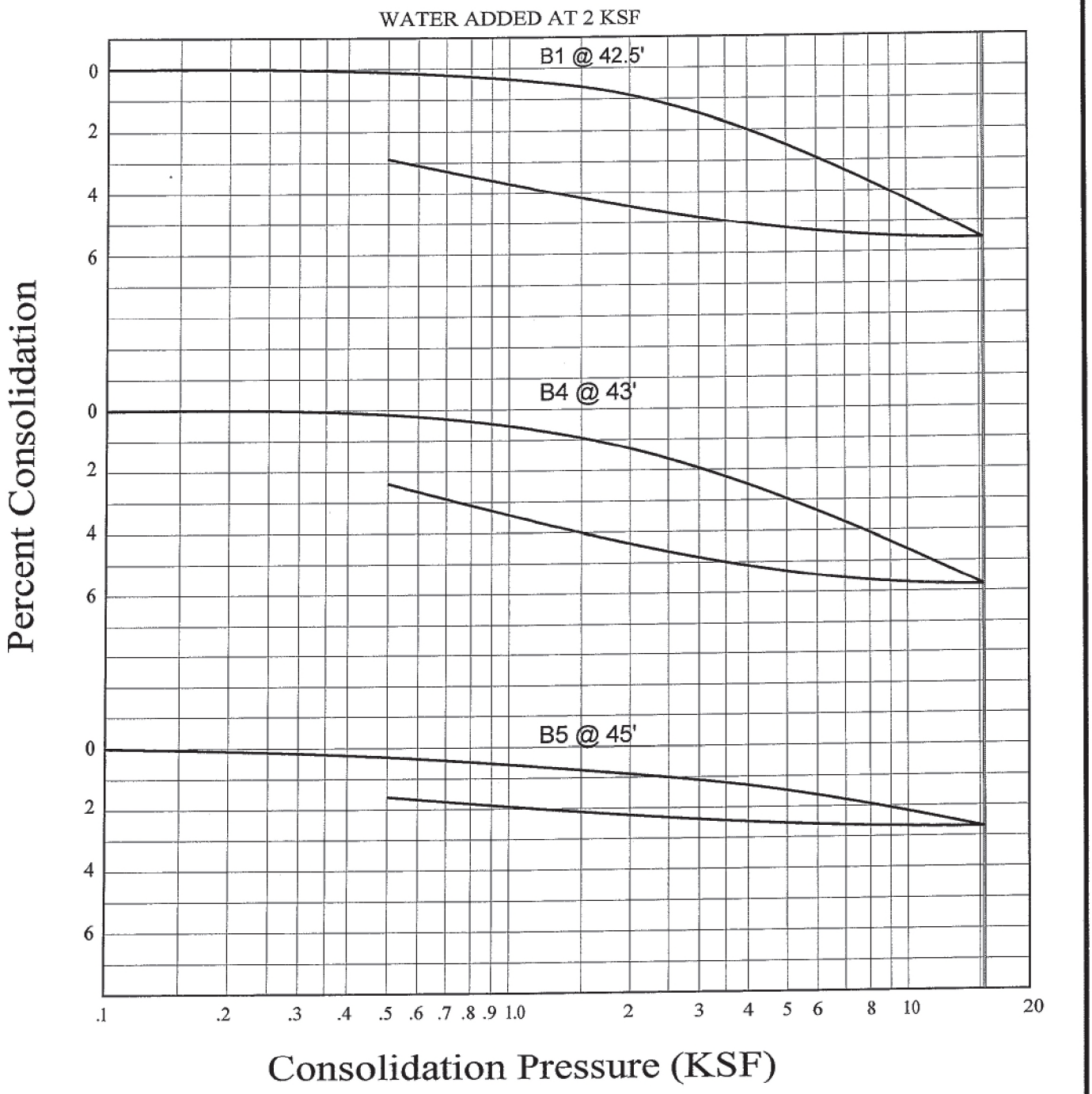
ENVIRONMENTAL GEOTECHNICAL MATERIALS
6970 FLANDERS DRIVE - SAN DIEGO, CA 92121
PHONE (858) 558-6900 - FAX (858) 558-6159

NDB		8000

CONSOLIDATION TEST

CONTINENTAL MANAGEMENT GROUP, LLC
5661 SANTA MONICA BOULEVARD
HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B3



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NDB		8000

CONSOLIDATION TEST

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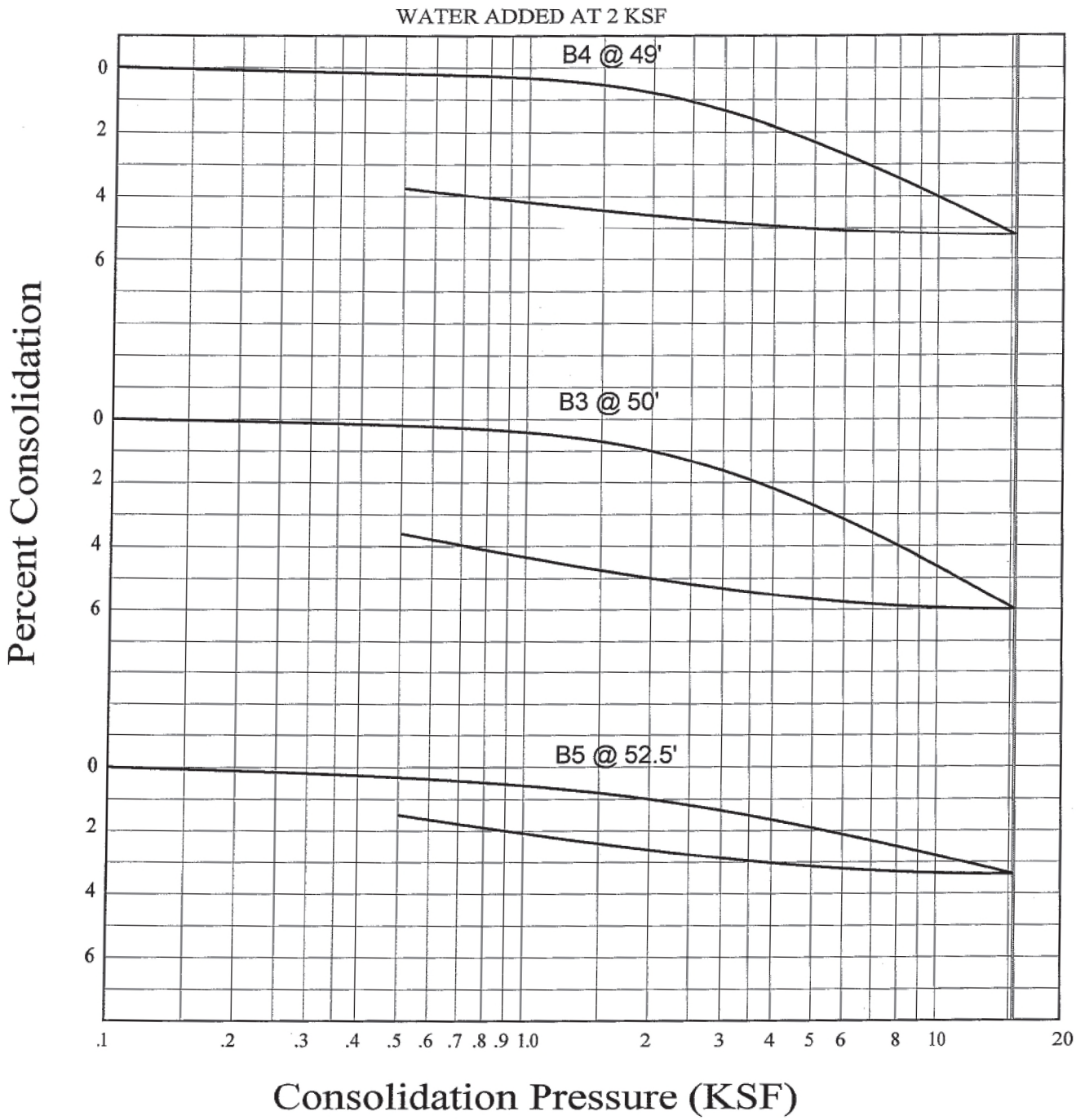
HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B4



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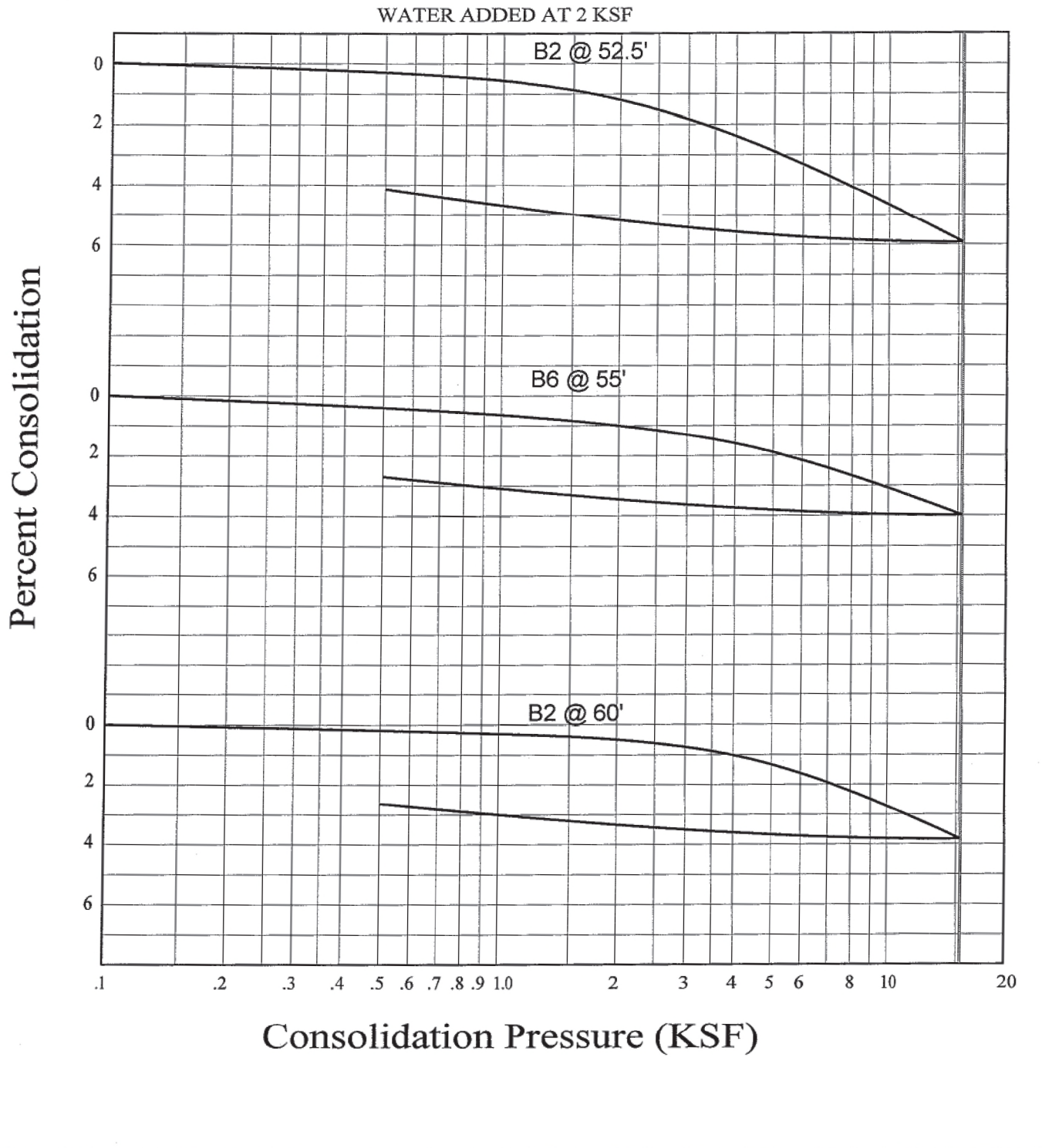
HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B5



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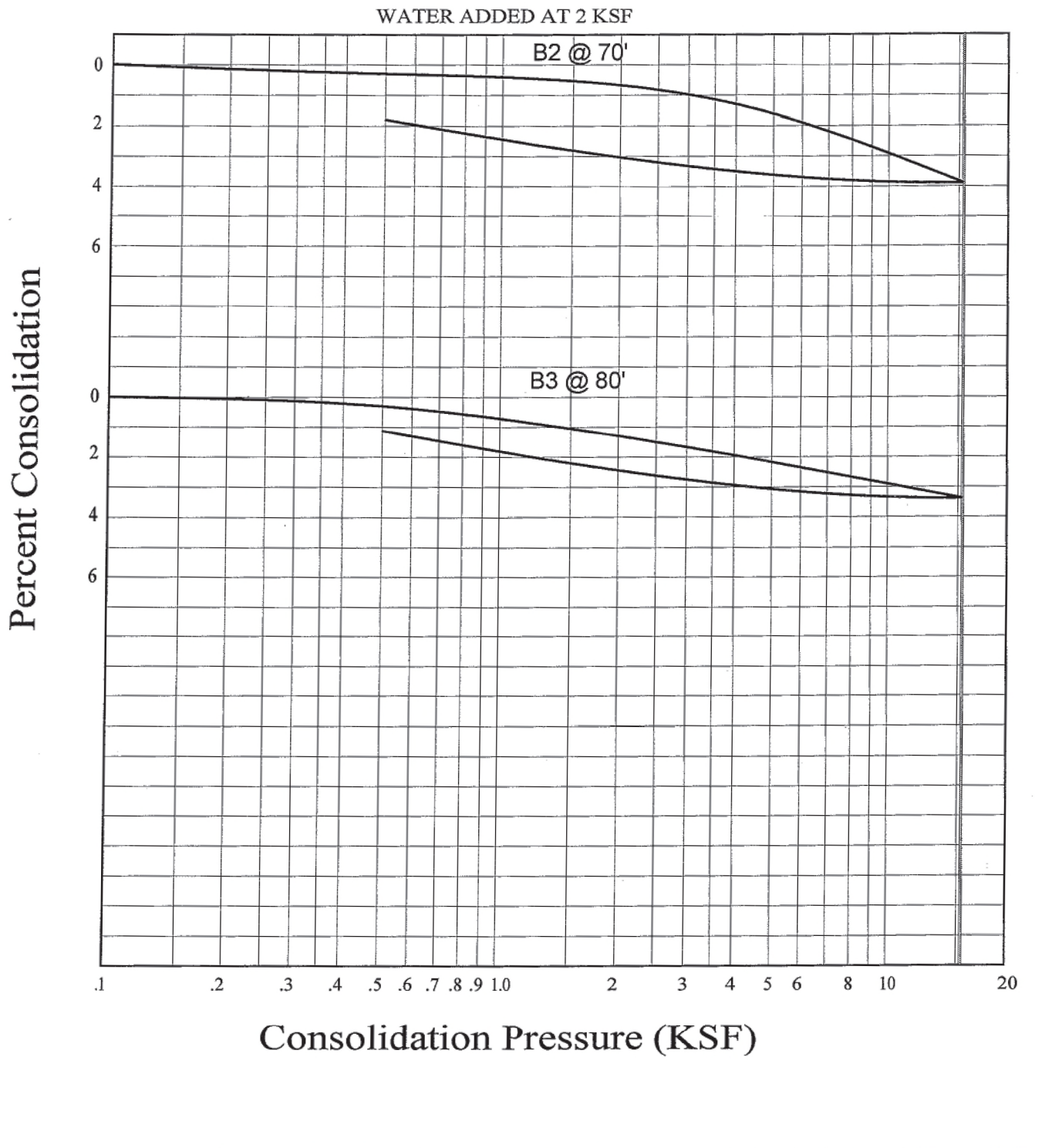
CONSOLIDATION TEST

CONTINENTAL MANAGEMENT GROUP, LLC
5661 SANTA MONICA BOULEVARD
HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B6



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CONSOLIDATION TEST

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HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B7

SUMMARY OF LABORATORY POTENTIAL OF HYDROGEN (pH) AND RESISTIVITY TEST RESULTS CALIFORNIA TEST NO. 643

Sample No.	pH	Resistivity (ohm centimeters)
B4 @ 15'	7.3	660 (SEVERE)
B6 @ 37.5'	7.1	840 (SEVERE)

SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS CALIFORNIA TEST NO. 422

Sample No.	Chloride Ion Content (%)
B4 @ 15'	0.003
B6 @ 37.5'	0.002

SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS CALIFORNIA TEST NO. 417

Sample No.	Water Soluble Sulfate (% SO_4)	Sulfate Exposure*
B4 @ 15'	0.004	Negligible
B6 @ 37.5'	0.007	Negligible

*Reference: 1997 Uniform Building Code, Table 19-A-4.

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NDB | | 8000

CORROSIVITY TEST RESULTS

CONTINENTAL MANAGEMENT GROUP, LLC
5661 SANTA MONICA BOULEVARD
HOLLYWOOD, CALIFORNIA

APR. 17, 2007 | PROJECT NO. A8284-06-01 | FIG. B8

SUMMARY OF LABORATORY EXPANSION INDEX TEST RESULTS
ASTM D 4829-95

Sample No.	Moisture Content (%)		Dry Density (pcf)	Expansion Index	*UBC Classification
	Before	After			
B1 @ 37.5'	8.0	19.8	110.9	70	Moderate
B3 @ 40'	11.2	23.4	100.2	11	Very Low
B6 @ 40'	19.0	33.9	91.1	115	High
B3 @ 50'	11.8	31.6	93.9	110	High
B6 @ 50'	17.7	32.6	94.5	100	High

*Reference: 1997 Uniform Building Code, Table 18-I-B.

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LABORATORY TEST RESULTS

CONTINENTAL MANAGEMENT GROUP, LLC
5661 SANTA MONICA BOULEVARD
HOLLYWOOD, CALIFORNIA

APR. 17, 2007	PROJECT NO. A8284-06-01	FIG. B9

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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

May 20, 2016

LOG # 92915
SOILS/GEOLOGY FILE - 2

5601-5667 Santa Monica Boulevard (LA) Owner, LLC
4700 Wilshire Boulevard
Los Angeles, CA 90010

TRACTS:	LEMONA TRACT (MP 5-131)	LA PALOMA TRACT (MP 5-80)	9834
BLOCKS:	9	8	--
LOTS:	1-12	7-14	1-3
LOCATION:	5601-5667 W. Santa Monica Boulevard		

CURRENT REFERENCE REPORT/LETTER	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soils Report	21151	04/13/2016 (04/27/2016)	Geotechnologies, Inc.

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Approval Letter	60287	10/11/2007	LADBS
Soils Report	A8284-06-03	09/11/2007	Geocon Inland Empire
Dept. Approval Letter	59760	09/10/2007	LADBS
Soils Report	A8284-06-03	08/02/2007	Geocon Inland Empire
Dept. Approval Letter	59181	07/03/2007	LADBS
Soils Report	A8284-06-03	06/21/2007	Geocon Inland Empire
Dept. Approval Letter	58231	06/07/2007	LADBS
Soils Report	A8284-06-01	04/17/2007	Geocon Inland Empire

The Grading Division of the Department of Building and Safety has reviewed the current referenced report for the proposed construction of a mixed-use development, which consist of a 7-story building over 5 levels of subterranean parking. According to the report, the proposed building will encompass the entire site, except the existing Sears Building on the southeast portion of the property. The Sears Building is 3-story over a basement. The subsurface materials range from very low to highly expansive, and consist of up to 8 feet of fill over alluvial native soils mainly of clayey silty sand, silt and clay and Puente Formation clayey siltstone, sandstone and claystone bedrock. The report recommends mat foundations for supporting the proposed building on bedrock. Temporary excavations up to 55 feet by open cuts and tieback/ braced shoring are proposed. The existing Sears Building will be in close proximity to and will surcharge the proposed excavations. The report recommends limiting the shoring deflection to 1/2 inch at the elevation of the adjacent offsite foundation, and underpinning the Sear Building foundations.

Groundwater from the prior exploration by Geocon was at 21 to 28 feet below grade. The historic high groundwater is 20 feet below grade. The report recommends temporary dewatering. The report recommends stabilizing the excavation bottoms with 1 to 2 foot thick layer of 3/4 inch gravel layer.

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

The report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Prior to issuing any permits, a supplementary report, providing information on the proposed dewatering and its effects on the existing adjacent structures and facilities, shall be submitted to the Department for review and approval.

2. Prior to the issuance of any permit, secure approval from the Division of Land Unit of the Department of City Planning for the proposed subdivision. The Division of Land Unit of the Planning Department is located in City Hall, 200 N. Spring Street, Room # 750 - Phone (213) 978-1362.

3. This letter approves exclusively the option in which the structure is designed to withstand hydrostatic pressures, as a measure to control groundwater under permanent conditions.

4. The proposed subterranean structure shall be supported on a mat foundation designed to resist uplift hydrostatic pressures that would develop due to the historic high groundwater level at a depth of 20 feet below the existing ground surface, which correlates to an elevation of 308 feet, as recommended on page 15 of the report.

5. The below-grade building walls shall be designed to resist the hydrostatic pressure that would develop if the groundwater level rose to the historic high groundwater level of 20 feet below the existing ground surface, or elevation 308, as recommended. For that portion of the retaining walls above the historically-high groundwater level, a subdrain system may be located. If the subdrain system is not installed above the historically-high groundwater level, then the walls shall be designed for the full hydrostatic pressure to the ground surface, as recommended.

6. In the event piles are recommended to hold the foundation in place instead of thickening the mat, then revise the recommendations so that conventional drilled piles are recommended in lieu of micropiles.

   Note: Micropiles are considered as an alternative system per code section 1810.3.10.4.

7. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Constituent Service Division for the proposed removal of support and/or retaining of slopes adjoining to public way. (3307.3.2)
   201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

8. The area shall be de-watered under the direction of the consultants prior to beginning the excavation below the groundwater level. Note, that a permit from the State of California Regional Water Quality Control Board and Department of Public Works shall be obtained to discharge the water into a storm drain.
   201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
   320 W. 4th Street, Suite 200 (213) 576-6600 (LARWQB)

9. Vertical and lateral supports of the existing footings shall be maintained at all time during the proposed temporary excavations.

10. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required. The consent shall be included as part of the final plans. (7006.6)

11. Provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property. (7006.6)

12. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)

13. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

14. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)

15. A grading permit shall be obtained. (106.1.2)

16. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

17. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)
    201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

18. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2)

19. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)

20. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)

21. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended.

22. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)

23. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit. (3307.3.2)

24. The structural engineer shall verify the adequacy of the existing footings for underpinning.

25. If only portions of the existing building is to be underpinned, the soils engineer and structural engineer shall evaluate the effects of the potential differential settlements on the existing structures.

26. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

27. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be trimmed back along the lowest unsupported plane or at a 1H:1V slope inclination, whichever is flatter, or shored, as recommended.

28. Unsurcharged temporary excavation may be cut vertical up to 6 feet. Unsurcharged temporary excavations over 6 feet up to 10 feet may be cut at 0.5H:1V as recommended. Unsurcharged temporary excavations over 10 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.

29. Shoring shall be designed for the lateral earth pressures specified in the section titled "Shoring Design" starting on page 42 of the 04/13/2016 (Rev. 04/27/2016) report; all surcharge loads shall be included into the design.

30. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

31. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

32. All building foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

33. The structural designer and soils engineer shall verify and attest to the adequacy of the existing footings for underpinning, by signature and license stamp, on the final plans.

34. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.

35. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)

36. Existing uncertified fill shall not be used for lateral support of deep foundation. (1810.2.1)

37. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

38. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

39. The seismic design shall be based on a Site Class D, as recommended on page16 of the report. All other seismic design parameters shall be reviewed by LADBS building plan check.

40. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Wall Design" starting on page 35 of the 04/13/2016 (Rev. 04/27/2016) report. Note: All surcharge loads shall be included into the design, including those from expansive soils as specified on page 39 of the report.

41. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 38 of the 04/13/2016 (Rev. 04/27/2016) report (1803.5.12).

42. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)

43. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)

44. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)

45. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)

46. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

47. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)

48. The structure shall be connected to the public sewer system. P/BC 2014-027

49. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)

50. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

51. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)

52. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.3)

53. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)

54. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

55. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, shoring, underpinning, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)

56. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)

57. The soils engineer shall evaluate the effects of the proposed high pressure grouting (post-grouting) used for the tieback anchors on the existing offsite structures and facilities.

58. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whatever is more restrictive. (Research Report #23835)

59. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

60. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

CASEY LEE JENSEN
Engineering Geologist Associate II

GLEN RAAD
Geotechnical Engineer I

CLJ/GR:clj/gr
Log No. 92915
213-482-0480

cc: Geotechnologies, Inc., Project Consultant
LA District Office

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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK BUSH
GENERAL MANAGER

SOILS REPORT APPROVAL LETTER

June 27, 2016

LOG # 93517
SOILS/GEOLOGY FILE - 2

5601-5667 Santa Monica Boulevard (LA) Owner, LLC
4700 Wilshire Boulevard
Los Angeles, CA 90010

TRACT:	LEMONA TRACT (MP 5-131)| LA PALOMA TRACT (MP 5-80)| 9834
BLOCK:	9 | 8 | --
LOT(S):	1-12 | 7-14 | 1-3
LOCATION:	5601-5667 W. Santa Monica Boulevard

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Addendum Report	21151	06/07/2016	Geotechnologies, Inc.
Addendum Report	2050-10	06/07/2016	Northgate Environmental Management, Inc.
Request for Modification	24433	06/27/2016	LADBS

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Dept. Approval Letter	92915	05/20/2016	LADBS
Geology/Soils Report	21151	04/13/2016 (04/27/2016)	Geotechnologies, Inc.
Dept. Approval Letter	60287	10/11/2007	LADBS
Soils Report	A8284-06-03	09/11/2007	Geocon Inland Empire
Dept. Approval Letter	59760	09/10/2007	LADBS
Soils Report	A8284-06-03	08/02/2007	Geocon Inland Empire
Dept. Approval Letter	59181	07/03/2007	LADBS
Soils Report	A8284-06-03	06/21/2007	Geocon Inland Empire
Dept. Approval Letter	58231	06/07/2007	LADBS
Soils Report	A8284-06-01	04/17/2007	Geocon Inland Empire

The Grading Division of the Department of Building and Safety has reviewed the current referenced reports for the proposed construction of a mixed-use development, which consist of a 7-story building over 5 levels of subterranean parking. According to the report, the proposed building will encompass the entire site, except the existing Sears Building on the southeast portion of the property. The Sears Building is 3-story over a basement. The subsurface materials range from very low to highly expansive, and consist of up to 8 feet of fill over alluvial native soils mainly of clayey silty sand, silt and clay and Puente Formation clayey siltstone, sandstone and claystone bedrock. The report recommends mat foundations for supporting the proposed building on bedrock. Temporary excavations up to 55 feet by open cuts and tieback/ braced shoring

are proposed. The existing Sears Building will be in close proximity to and will surcharge the proposed excavations. The report recommends limiting the shoring deflection to 1/2 inch at the elevation of the adjacent offsite foundation, and underpinning the Sear Building foundations.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of the above referenced Department approval letter dated 05/20/2016 (Log# 92915) shall apply except as specifically modified herein.

2. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

4. The above referenced Request for Modification, File No. 24433 to allow the use of micropiles as an alternative system per code section 1810.3.10.4 for structures assigned to Seismic Design Category D, E, or F was approved by the Department. Micropiles shall exclusively be used to resist buoyancy pressures in design of the basement mat foundation, as recommended. Micropiles shall not be considered as carrying any horizontal loads (1810.3.10.4.1).

5. A permanent steel casing having a minimum thickness of 3/8-inch shall be provided from the top of the micropile down to a minimum of 120 percent of the point of zero curvature. Steel casing length in soil shall be considered as unbounded and shall not be considered as contributing to friction (1810.3.10.4.1).

6. Micropiles shall be post-grouted, and shall have a minimum diameter of 8 inches for an allowable downward and upward capacity not exceeding the values recommended on page 26 of the 04/27/2016 report.

7. Micropiles shall be designed and detailed in accordance with Code Section 1810.3.10, in particular, Section 1810.3.10.4.1. The piles shall be provided with a double corrosion protection system.

8. Micropile testing shall as a minimum satisfy the requirements of the document "Micropile Design and Construction", Publication No. FHWA N HI-05-039, December 2005, by U.S. Department of Transportation, Federal Highway Administration, and the current LABC requirements (1810.3.10.4.1). The pile load tests shall be performed in conformance with the requirements specified in the latest version of ASTM D1143.

9. At least two verification micropiles or one percent of the number of production piles, whichever is larger, shall be installed and tested to verify the installation methods, soil conditions, etc. Verification test micropiles shall be tested to 200 percent of the calculated

design capacity. At least one pile shall be tested using the ASTM D1143 Procedure B (Maintained Test). The micropiles used for the verification tests shall be sacrificial and not be incorporated into the production piles.

10. No less than 5 percent of the production piles installed shall be proof tested to a test load of 160% of the designed grout-to-ground bond value.

11. A minimum of 10 percent of the production piles shall be integrity tested.

12. An indicator pile test report shall be submitted for review and approval prior to installation of any production pile. The report shall contain, but not be limited to, the following:

    a. Number of production piles.

    b. Site plan showing location of the test and reaction piles. The piles shall be located in areas where boring log data are available for comparison and confirmation.

    c. The test pile shall be installed such that the testing conditions match the proposed conditions (i.e., top and tip pile elevations, overburden pressures, etc., are the same for the test piles and the production piles).

    d. Pile installation method.

    e. Description and results of integrity pile testing.

    f. Upon completion of the pile load test, one test pile shall be entirely exhumed to examine the pile integrity. The pile shall be selected by the project geotechnical engineer. (1810.4.8)

13. Micropile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. The soils engineer shall indicate the distance that the micropiles penetrate into competent material in a written field memorandum. (1704.7, 1803.5.5)

14. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)

GLEN RAAD
Geotechnical Engineer I

Log No. 93517
213-482-0480

cc: Phillip Nazarian, Applicant
Geotechnologies, Inc., Project Consultant
Northgate Environmental Management, Inc., Project Consultant
LA District Office

GeoPentech

August 11, 2021
Project No. 21084A

Mr. Reinard Knur
Geotechnologies, Inc.
439 Western Ave.
Glendale, CA 91201

SUBJECT: SURFACE WAVE GEOPHYSICAL SURVEY RESULTS
5601 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA

Dear Mr. Knur,

Per your request and in accordance with the provisions of our proposal, dated July 23, 2021, GeoPentech performed surface wave geophysical measurements along five survey lines (SW21-1 through SW21-5) at 5601 Santa Monica Blvd. in Los Angeles, California. The locations of the geophysical measurements are shown on Figure 1.

Project Understanding

We understand the proposed project includes construction of a commercial structure with six above-surface stories and two subterranean levels and that the developer intends to remove two (2) feet of fill from the ground surface prior to construction. We also understand that a surface-wave geophysical investigation was necessary to measure the shear-wave velocity profile at the site to evaluate the site V_{S30}. This letter summarizes the results of the surface wave surveys and the evaluation of V_{S30}.

Surface Wave Geophysics Methods

Both active and passive surface wave surveys were performed at the site. The active surface wave surveys were performed using Multi-channel Analysis of Surface Waves (MASW) methods, and the passive surveys were performed using Refraction Microtremor (ReMi) methods. A detailed description of MASW is provided in Park et al. (1999)[1] and ReMi is provided in Louie (2001)[2].

In general, the surface wave method records Rayleigh waves generated either with (1) an active source (e.g. sledgehammer) for the MASW method or (2) a passive (ambient) source (e.g. vehicular traffic) for the ReMi method. In a layered medium, Rayleigh surface waves of different frequencies (or wavelengths) propagate at different velocities, referred to as phase velocity. This phase velocity primarily depends on the material stiffness properties (e.g. S-wave velocity) over a depth approximately equal to one wavelength. Consequently, lower frequency, longer wavelength surface

[1] Park, C, Miller, R., and Xia, J. (1999). Multichannel analysis of surface waves: Geophysics, v. 64, no. 3, pp. 800-808.
[2] Louie, J.N. (2001). Faster, Better: Shear-wave Velocity to 100 Meters Depth from Refraction Microtremor Arrays: Bulletin of the Seismological Society of America, v. 91, no. 2, p. 347-364.

wave energy will provide samples to greater survey depths than higher frequency, shorter wavelength energy. Because surface waves of different frequencies (wavelengths) sample different depths, they travel at different velocities (dispersion) in a layered medium. Surface wave geophysical surveys measure the dispersive nature of the geologic medium and produce dispersion curves, which show the variation of Rayleigh wave phase velocity as a function of frequency (or wavelength). Due to the generally lower frequency nature of passive surface wave energy, passive surface wave techniques (i.e. ReMi) have the potential to supplement active surface wave data to achieve deeper investigation depths. For this reason, it is advantageous to perform both types of measurement along the same lines as was done for this project.

After the dispersion curve is generated, the dispersion curve picks are then iteratively fitted to a horizontally layered, laterally continuous, homogeneous-isotropic, S-wave velocity model that would account for the measured surface wave velocity dispersion. The results provide a representative average estimate of the one-dimensional S-wave velocity profile under the array.

Surface Wave Geophysics Procedures

The MASW and ReMi investigations were performed at the site on July 30, 2021. As shown on Figure 1, four surface wave measurements were performed in the parking lot currently existing on site, and one surface wave measurement was performed on the sidewalk on the eastern boundary of the site. These measurements were collected using a Geometrics S12 seismograph with a linear array of twelve, 4.5-Hz geophones linearly spaced at 10- and 20-foot intervals for all surface wave lines (SW21-1 through SW21-5). Three lines were oriented north-south, while two were oriented east-west.

For the MASW measurements, the active seismic source consisted of a sledgehammer blow to a ground plate. The MASW measurements were collected along two separate arrays (110 and 220 feet long) for each line. Shots were performed at equal station intervals (either 10 or 20 feet) starting at the end geophone to 2 to 5 station intervals (40 to 60 feet) beyond the end geophone. At each shot location, the sledgehammer was hit three times, and the resultant waveform was stacked. A 1,024-millisecond long record (0.5 millisecond sample interval) was recorded at each shot location. The recorded MASW data were subsequently processed using the program SurfSeis by Kansas Geological Survey. This program performs a wavefield transformation to convert the seismic data from time-distance space to frequency-phase velocity space. The highest amplitude energy in the frequency-phase velocity space was selected for the dispersion curve.

Because of the typical lower frequency nature of passive surface wave energy, ReMi measurements were performed to supplement the MASW measurements to deeper investigation depths. The ReMi measurements were collected along the same 220-foot-long 12-channel arrays as the 220-foot-long MASW measurements. For the ReMi measurements, a total of ten 32,768 millisecond long records (2 millisecond sample interval) were recorded along each survey line. The source of ambient surface wave energy was primarily nearby vehicular traffic. The recorded ReMi data were subsequently processed using the program SeisOpt ReMi by Optim Software. This program performs a slowness-frequency waveform transformation to the recorded surface wave records to separate Rayleigh waves from other seismic arrivals. The ReMi dispersion curves were picked at the lower bound envelope of the surface wave energy, which represents the slowest surface wave

energy (highest slowness). In theory, the slowest identifiable surface wave energy represents the energy that is propagating parallel to the survey line. Energy propagating oblique to the line would be observed as higher velocity.

For each line, the ReMi dispersion curve was combined with the dispersion curves generated from MASW for modeling. Overlapping portions of the ReMi and MASW dispersion curves were compared to evaluate the degree of fit of the dispersion picks. Additionally, as noted above, ReMi and MASW data complement each other by generally sampling different frequency ranges. After the data were combined, a best fit polynomial dispersion curve was calculated for modeling. The best fit dispersion curve was then iteratively fitted to a one-dimensional S-wave velocity model using the SurfSeis software. The results provide a one-dimensional vertical profile of S-wave velocity as a function of depth averaged beneath the area of the line.

Surface Wave Geophysics Results

The results of the combined MASW and ReMi surface wave measurements are shown in Figures 2 through 6 for lines SW21-1 though SW21-5, respectively. These figures present the MASW, ReMi, and best fit surface wave dispersion curves and the corresponding representative S-wave velocity models. As seen in these figures, the MASW and ReMi dispersion curves are generally in good agreement in the regions that overlap. The investigation depths modelled were approximately 97 feet (SW21-1), 100 feet (SW21-2), 117 feet (SW21-3), 124 feet (SW21-4), and 136 feet (SW21-5) below the surface of the line.

The results of the geophysical measurements are summarized on Figure 7. Figure 7 shows the following: (1) the S-wave velocity models for SW21-1 through SW21-5 plotted as a function of depth, (2) the site average S-wave velocity for all the measurements calculated at 1-foot depth increments, and (3) the site average V_{S30} trend. Note that the data are shown and V_{s30} values calculated starting at the planned ground surface, which is two feet below the current ground surface (two feet of currently-existing fill will be removed prior to building construction).

Based on the results shown on Figure 5, the V_{s30} was calculated based on the procedures outlined in the National Earthquake Hazards Reduction Program (NEHRP) and UBC. The V_{s30} was calculated from the following equation from these references:

$$v_s = \frac{\sum_{i=1}^{n} di}{\sum_{i=1}^{n} \frac{d_i}{v_{si}}}$$

where:

i = distinct different soil and/or rock layer between *1* and n
v_{si} = shear wave velocity in feet per second of layer i
d_i = thickness of any layer within the 100-foot interval
$\sum_{i=1}^{n} d_i$ = 100 feet

Based on this procedure, the V_{S30} was calculated using the site average S-wave velocity from the planned ground surface to a depth of 100 feet. Additionally, V_{S30} values were calculated for 100-foot intervals down to the maximum interval investigated by the surface wave measurements (34 to 134 feet below the planned ground surface). The results are shown on Figure 7 (site average V_{S30} trend) and summarized in Table 1. As indicated on Figure 7 and Table 1, the site average V_{S30} between the planned ground surface and a depth of 100 feet is 1,217 ft/s (371 m/s), which falls within NEHRP Site Class C, very dense soil and soft rock ($1,200 < V_{S30} \leq 2,500$ ft/s).

TABLE 1
CALCULATED SITE V_{S30}

Depth Range (ft, below planned ground surface)	V_{s30} (ft/sec)	NEHRP Site Class
0 to 100	1,217	C
10 to 110	1,342	C
20 to 120	1,446	C
30 to 130	1,547	C
34 to 134	1,579	C

Limitations

The technical results and professional judgments presented herein are based on limited observations, geophysical measurements (as described above), and our general experience in the field of geophysics. GeoPentech does not guarantee the performance of the project in any respect, only that the information provided meets the standard of care of the profession at this time under the same scope limitations imposed by the project.

We trust the contents of this letter will meet your current needs. If you have questions or require additional information, please call.

Very Truly Yours,

GeoPentech

Ryan D. Hort, Ph.D
Senior Staff Scientist

Steven K. Duke
Geophysicist
GP 1013

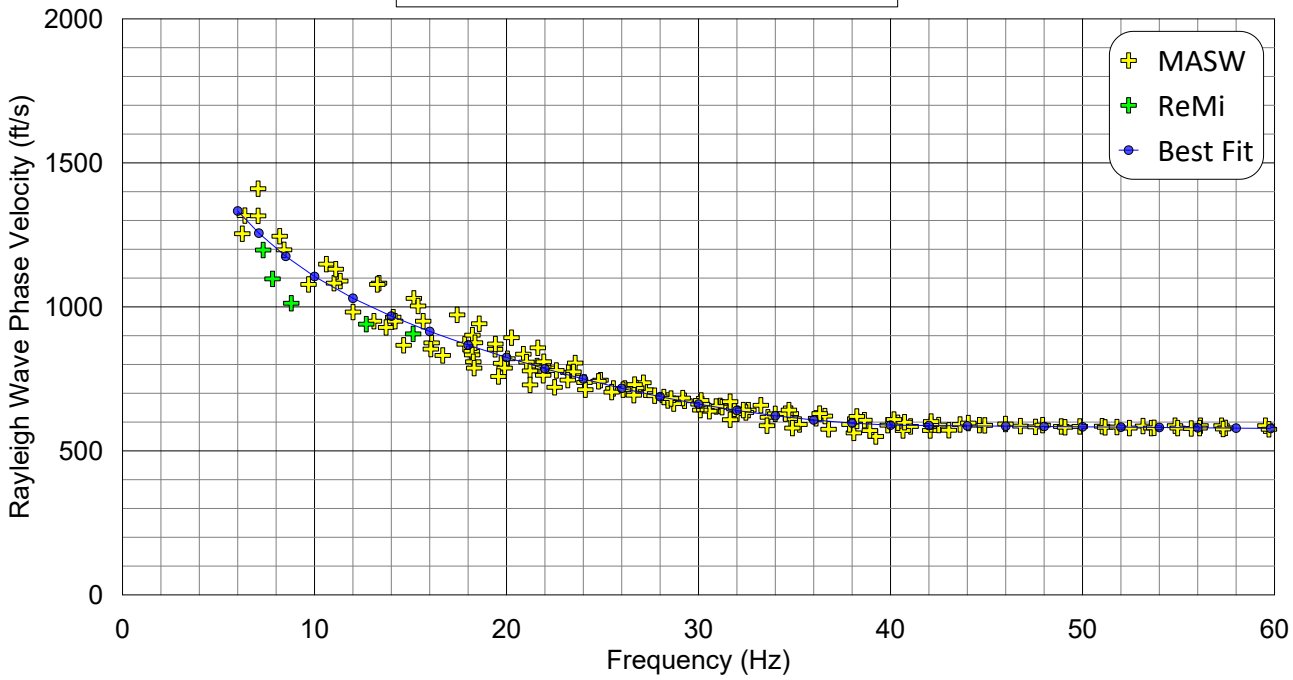
REGISTERED GEOPHYSICIST
STEVE DUKE
No. 1013
Exp. 7-31-23
STATE OF CALIFORNIA



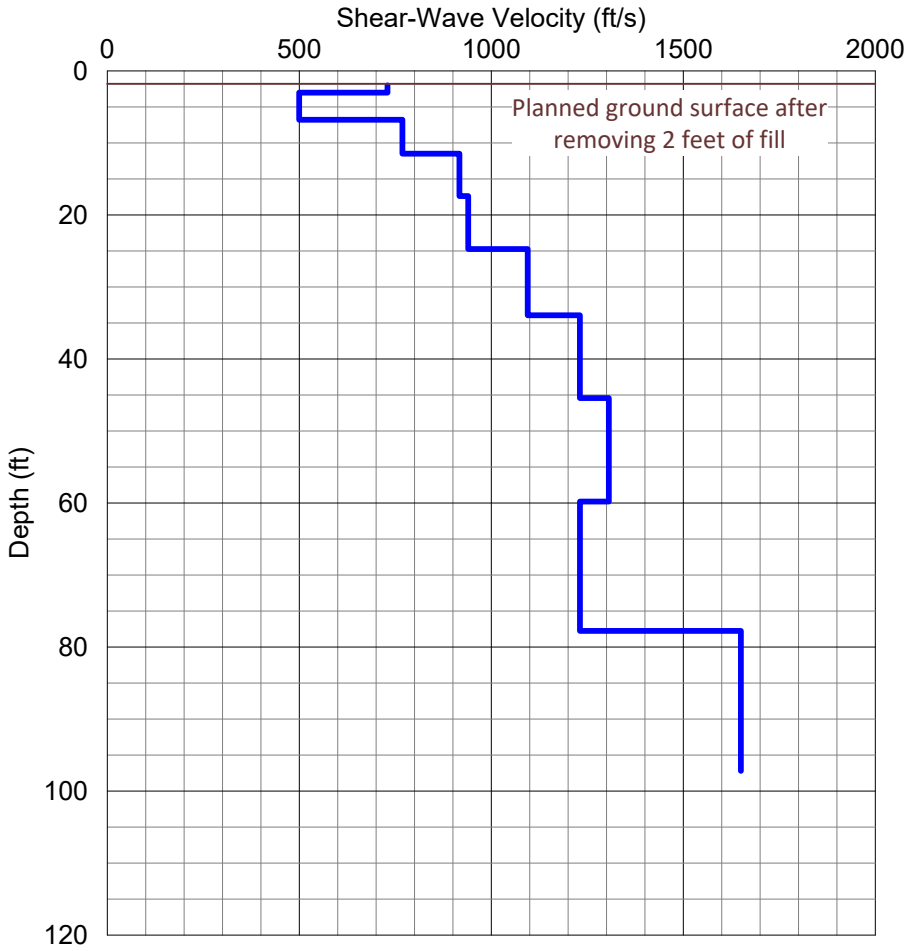
GEOPHYSICAL LINE LOCATIONS

GeoPentech	Project No.: **21084A**	Project: **5601 SANTA MONICA BLVD**	Date: **AUG 2021**	Figure: **1**

SURFACE WAVE DISPERSION CURVE



REPRESENTATIVE SHEAR-WAVE VELOCITY MODEL

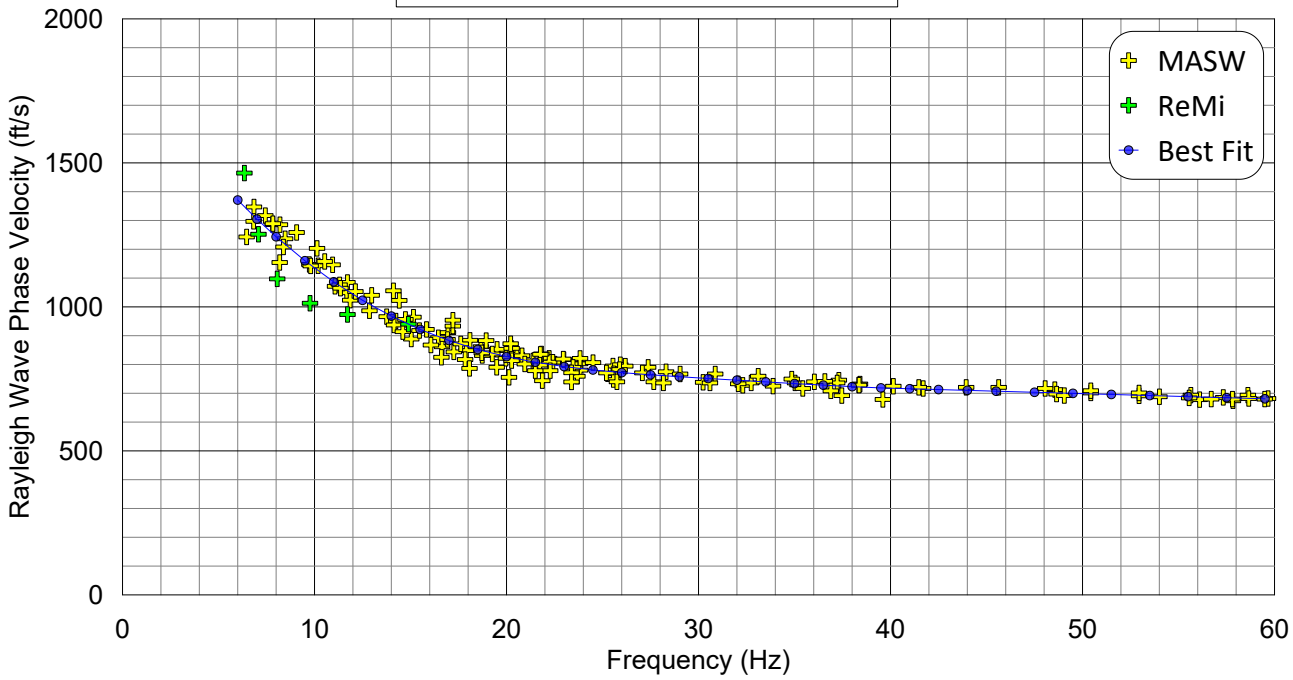


SW21-1: S-WAVE VELOCITY COMBINED SOURCE MODEL

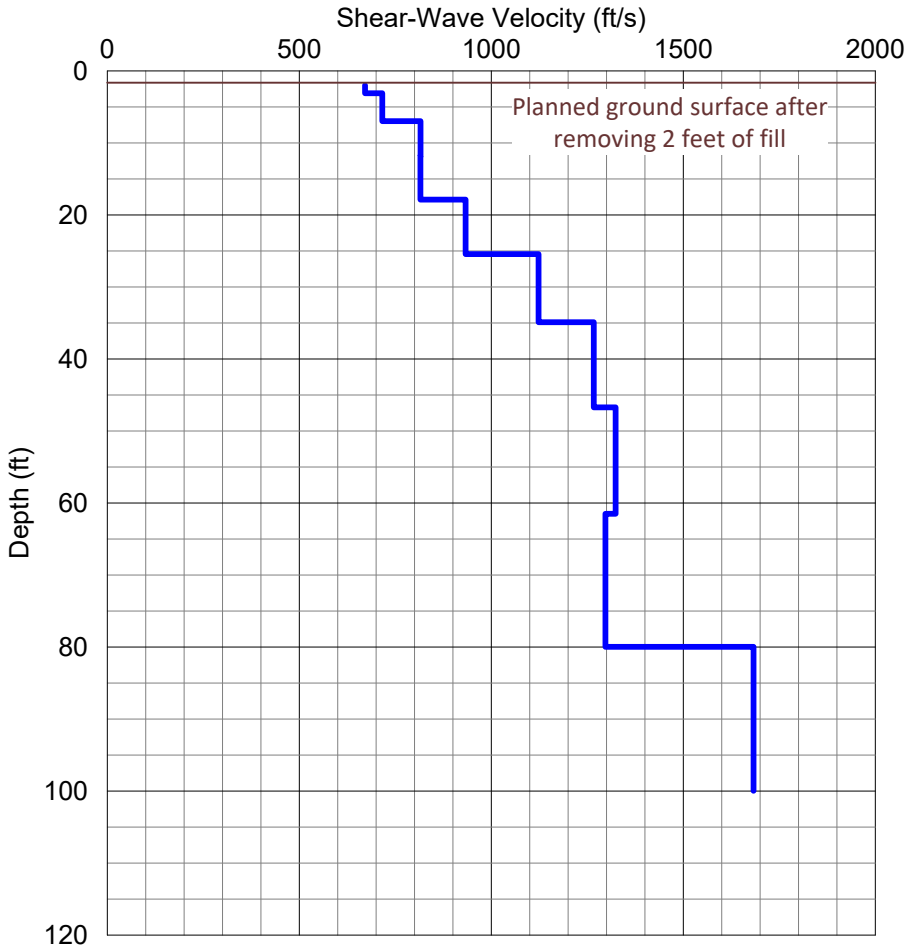
Project No.: 21084A	Project: 5601 Santa Monica Boulevard (Surface Wave)	Date: AUG 2021	Figure: 2

GeoPentech

SURFACE WAVE DISPERSION CURVE



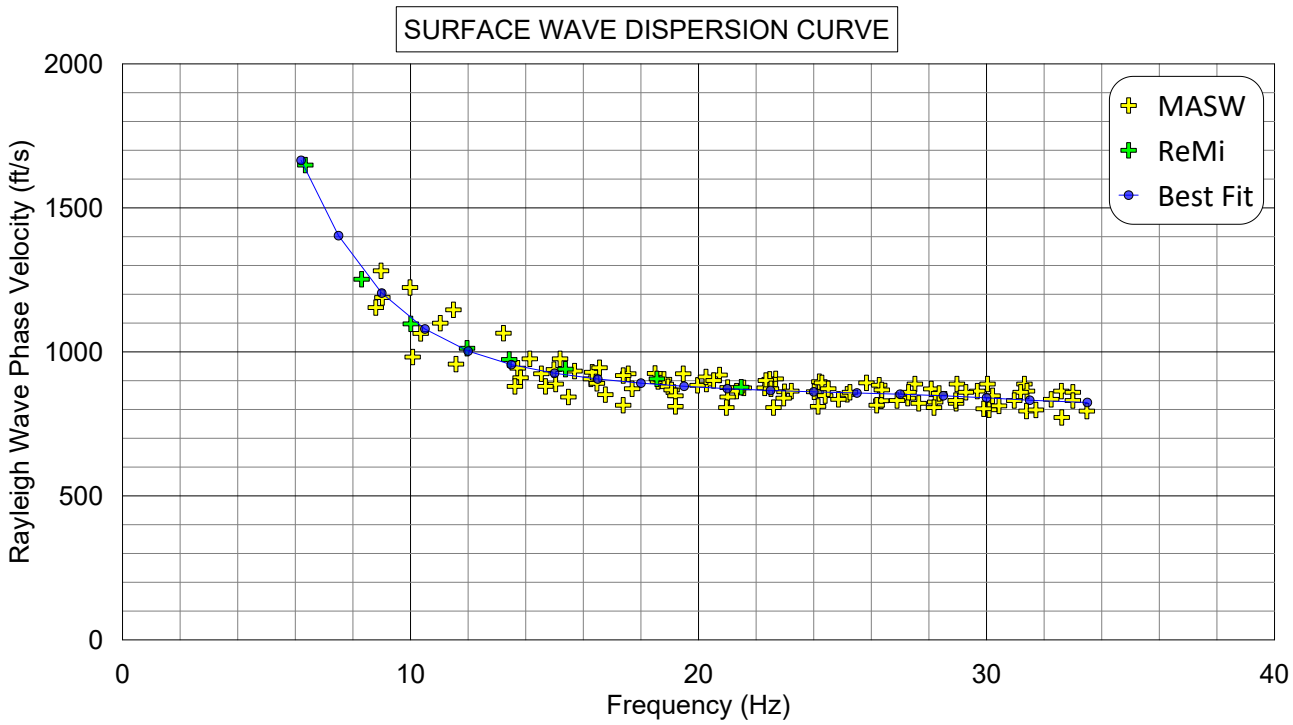
REPRESENTATIVE SHEAR-WAVE VELOCITY MODEL

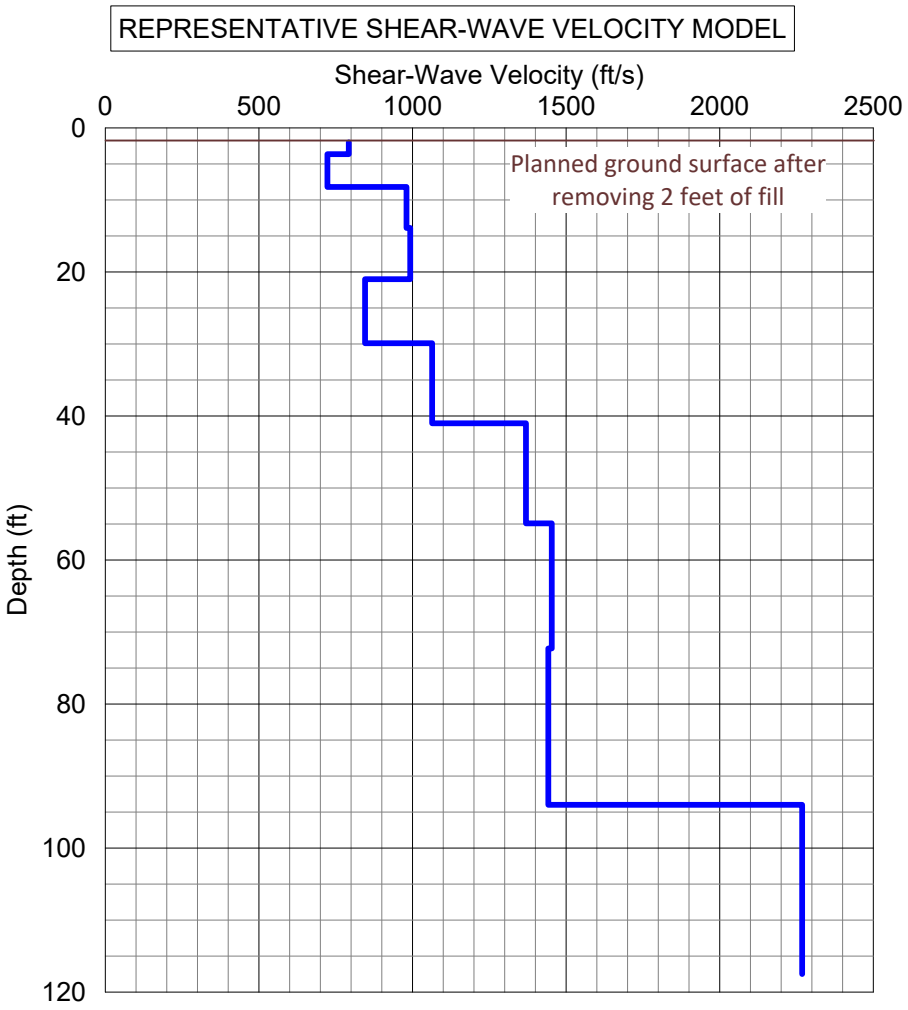


SW21-2: S-WAVE VELOCITY COMBINED SOURCE MODEL

Project No.: 21084A	Project: 5601 Santa Monica Boulevard (Surface Wave)	Date: AUG 2021	Figure: 3

GeoPentech



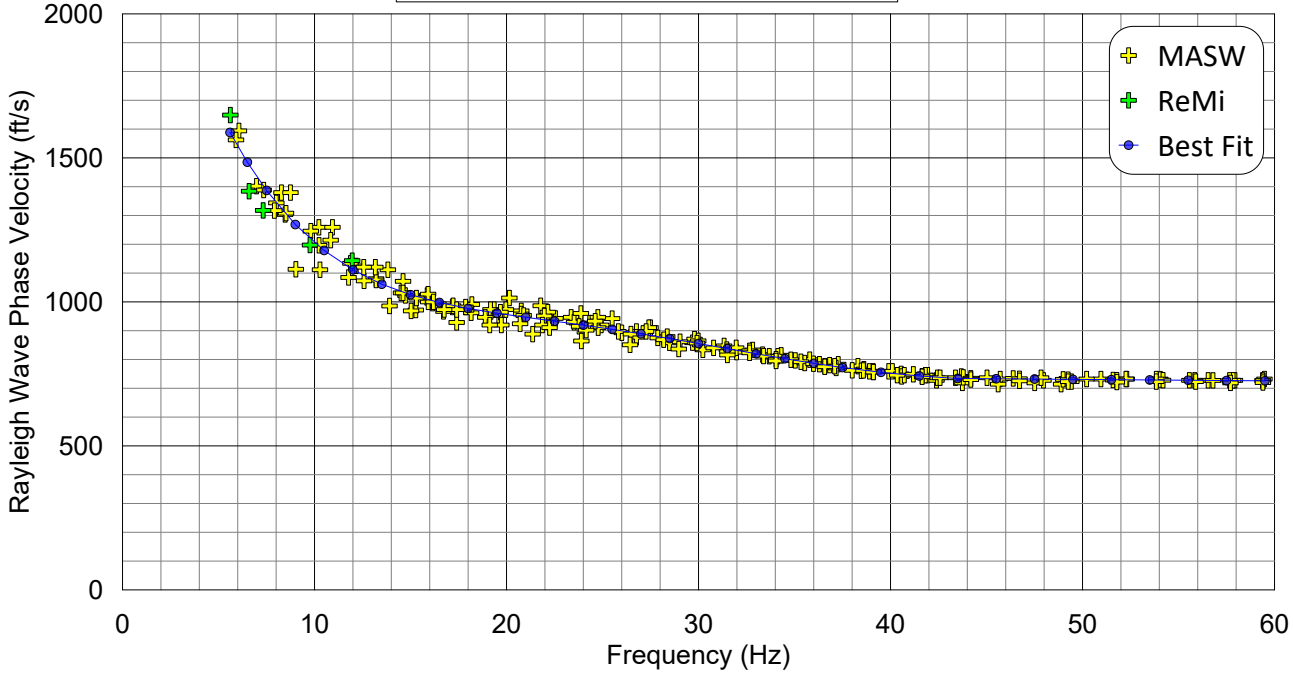


SW21-3: S-WAVE VELOCITY COMBINED SOURCE MODEL

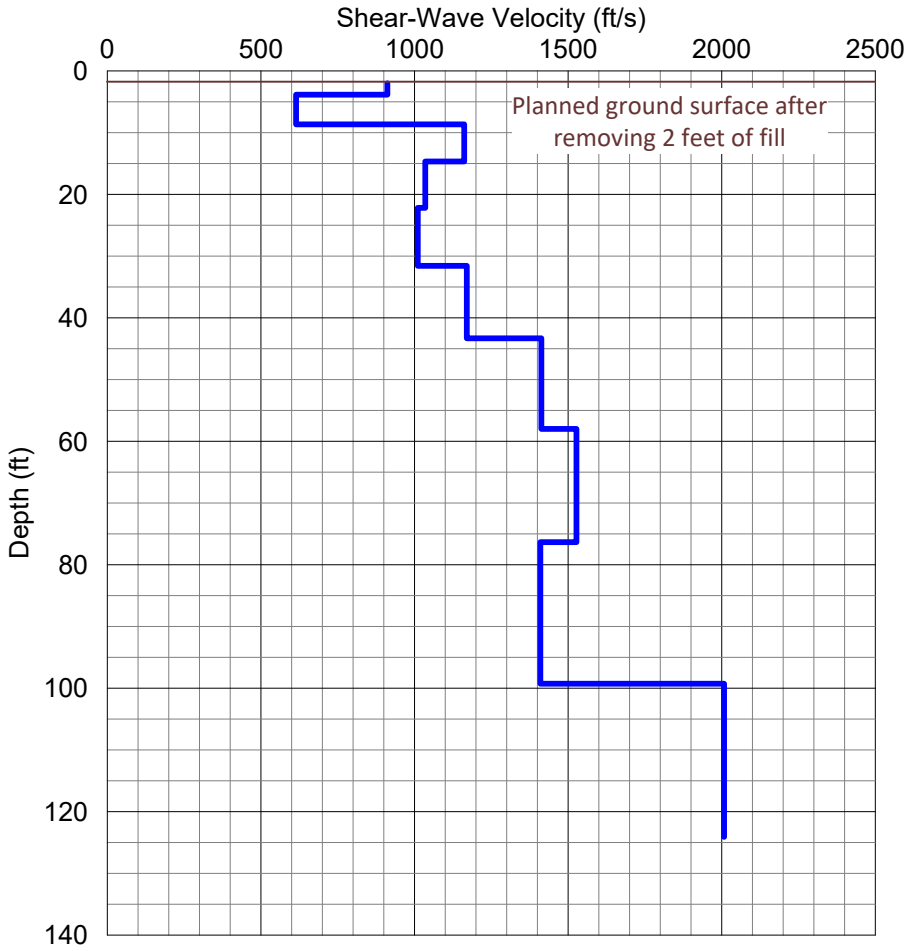
Project No.: 21084A	Project: 5601 Santa Monica Boulevard (Surface Wave)	Date: AUG 2021	Figure: 4

GeoPentech

SURFACE WAVE DISPERSION CURVE



REPRESENTATIVE SHEAR-WAVE VELOCITY MODEL

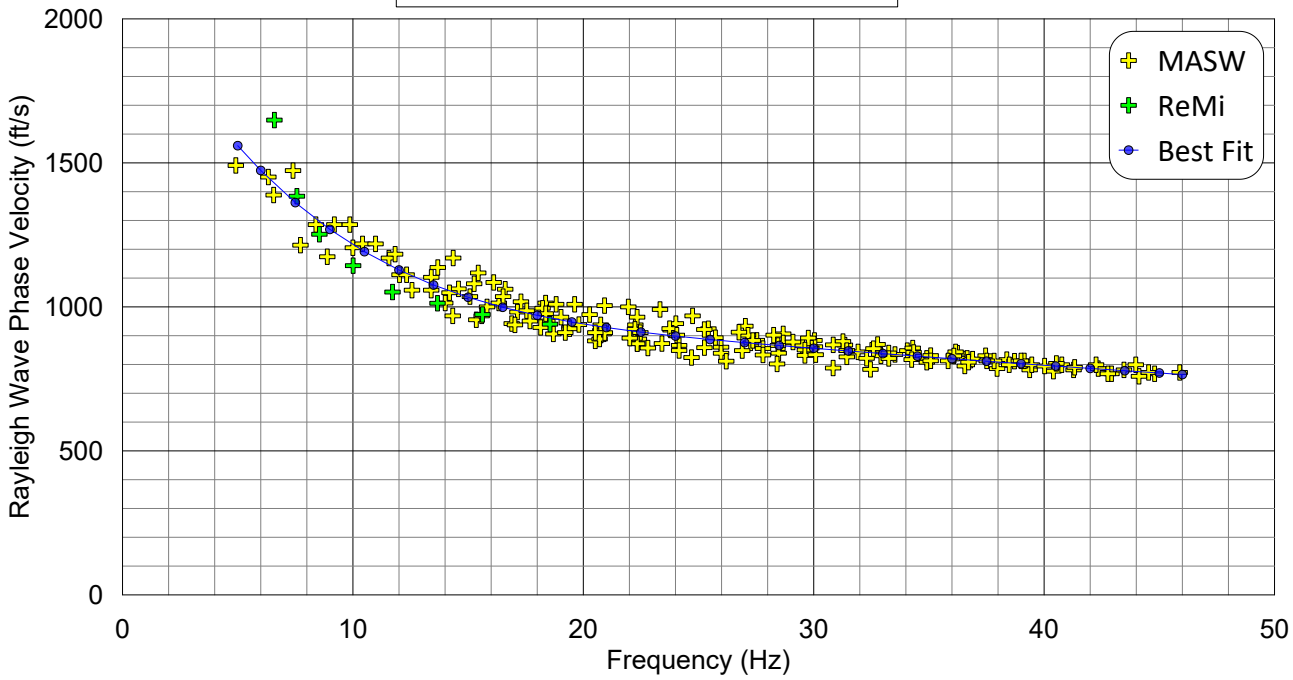


SW21-4: S-WAVE VELOCITY COMBINED SOURCE MODEL

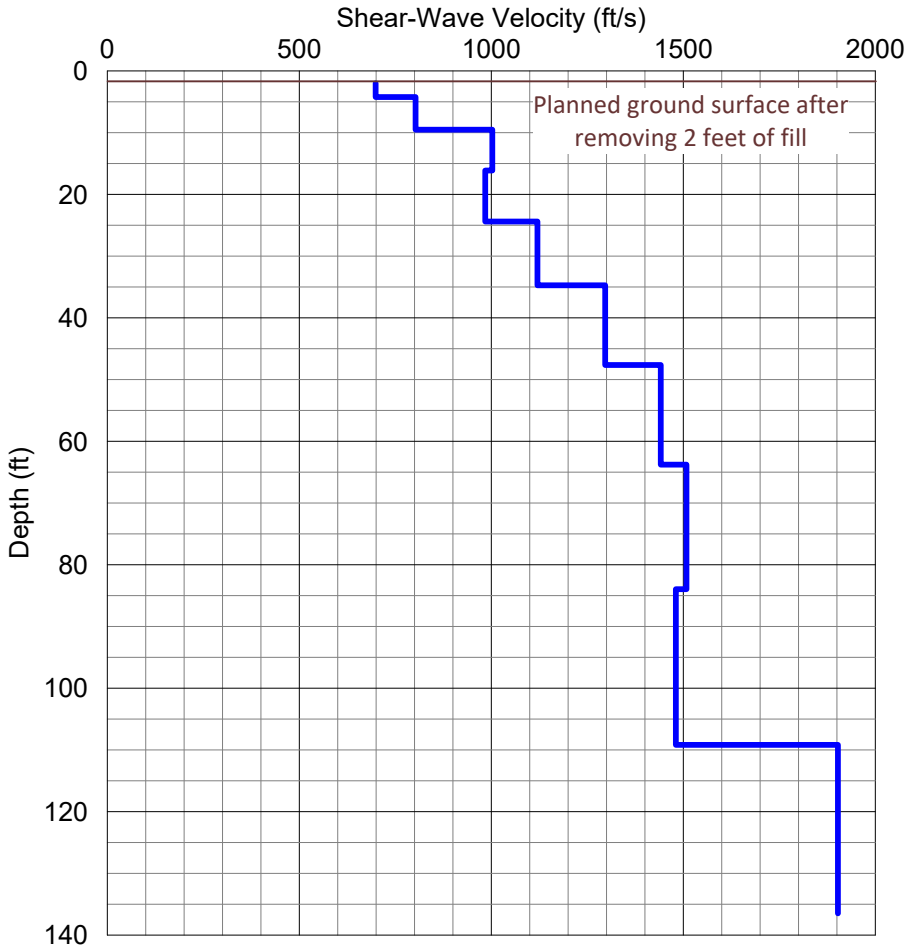
Project No.: 21084A	Project: 5601 Santa Monica Boulevard (Surface Wave)	Date: AUG 2021	Figure: 5

GeoPentech

SURFACE WAVE DISPERSION CURVE



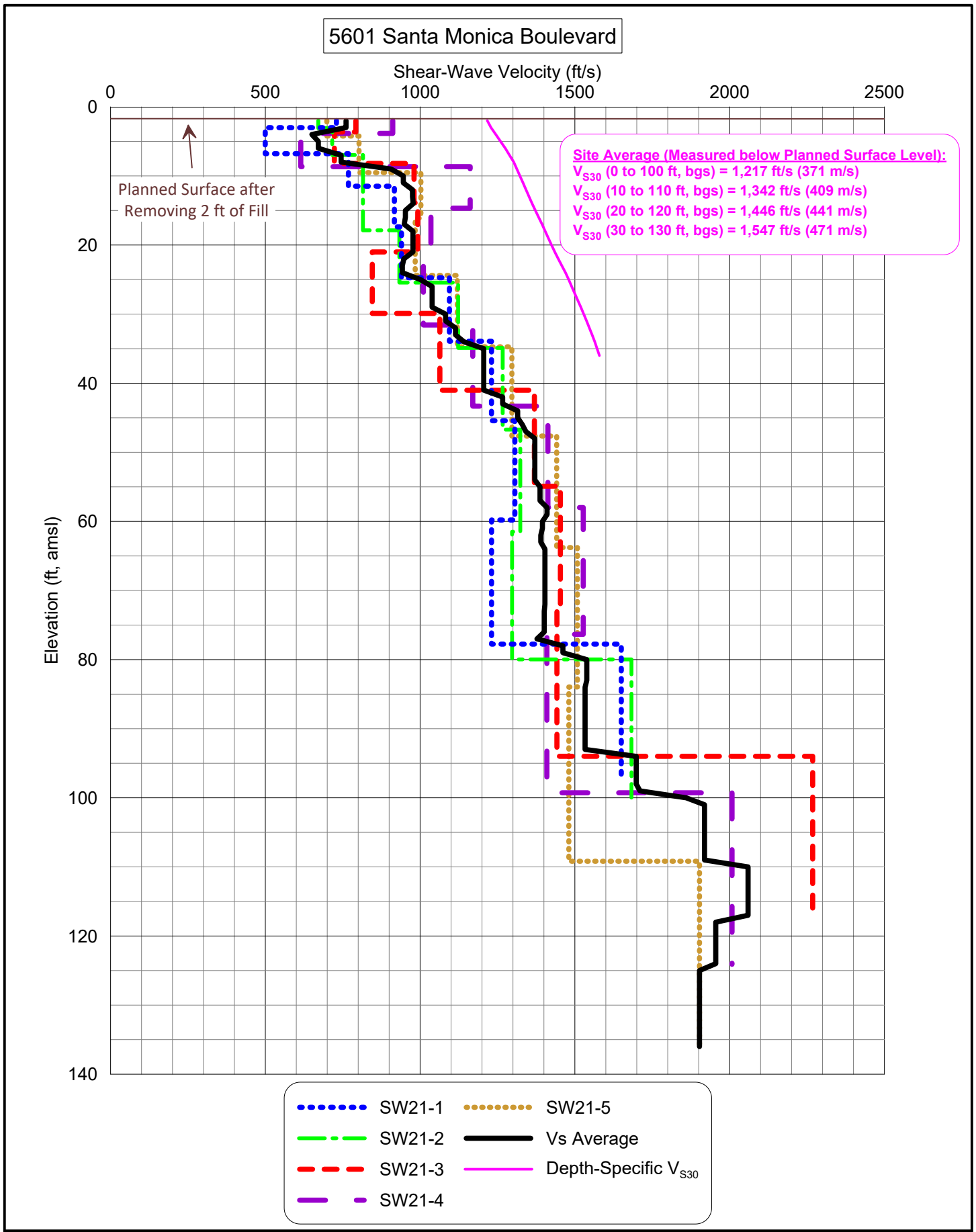
REPRESENTATIVE SHEAR-WAVE VELOCITY MODEL



SW21-5: S-WAVE VELOCITY COMBINED SOURCE MODEL

Project No.: 21084A	Project: 5601 Santa Monica Boulevard (Surface Wave)	Date: AUG 2021	Figure: 6

GeoPentech



SHEAR WAVE VELOCITY PROFILE SUMMARY

Project No.: 21084A	Project: 5601 Santa Monica Blvd (Surface Wave)	Date: AUG 2021	Figure: 7

GeoPentech

INITIAL STUDY

APPENDIX F.2: PALEONTOLOGICAL RESOURCES RECORD SEARCH LETTER

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

September 9, 2021

EcoTierra Consulting, Inc
Attn: Jenny Mailhot

re: Paleontological resources for the Echelon Studios Project

Dear Jenny:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the Echelon Studios project area as outlined on the portion of Hollywood USGS topographic quadrangle map that you sent to me via e-mail on August 30, 2021. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County.

Locality Number	Location	Formation	Taxa	Depth
LACM VP 6947	Metrorail Red Line Vermont Ave. / Santa Monica Blvd. subway station.	Puente Formation (Weathered light gray thin bedded siltstone shale)	herring (*Ganolytes*), bristlemouth (*Cyclothone*), drum (Sciaenidae)	70 ft bgs
LACM VP 6948	Metrorail Red Line Vermont Ave. / Sunset Blvd. subway station	Puente Formation (Yellowish brown to gray bedded siltstone shale)	Croaker (*Genyonemus*), viperfish (*Chauliodus*), herring (*Ganolytes, Xyne*), porgies (*Plectrites*), bonito (*Sarda*), drumfish (*Lompoquia*), perch-like (*Thyrsocles*), jack (*Decapterus*), rock bass (*Paralabrax*), argentine (*Argentina*), bristlemouth (*Cyclothone*)	80 ft bgs
LACM VP 6927-6300	Metro Rail Red Line Hollywood Blvd. subway tunnel, Hollywood Blvd from St. Andrews Place to Western Ave	Older alluvium (pebble-gravel; sand; sand & clay)	Horse (*Equus*), mastodon (*Mammut americanum*), bison (*Bison*), camel (*Camelops*)	47-80 feet bgs
LACM VP 5845	West side of Western Ave. just	Unknown formation (Pleistocene,	Mastodon (Mammutidae)	5-6 feet bgs

	north of Council St	unconsolidated yellow sediments)		
LACM VP 3250	Madison & Middlebury Streets	Unrecorded (Pleistocene)	Mammoth (*Mammuthus*)	8 ft bgs
LACM VP 6946; LACM IP 17137	Metrorail Red Line Vermont Ave. / Beverly Blvd. subway station entrance	Puente Formation (weathered yellowish brown thin bedded siltstone shale)	Herring (*Xyne*), smelt (*Bathylagus*), bristlemouth (*Cyclothone*), lanternfish (Myctophidae), mackerel/tuna/bonito family (Scombridae); Scallops (*Deltopecten*)	60 ft bgs

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search covers only the records of the Natural History Museum of Los Angeles County ("NHMLA"). It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Bureau of Land Management or Society of Vertebrate Paleontology standards.

Sincerely,



Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

enclosure: invoice

INITIAL STUDY

APPENDIX G: HAZARD REPORTS

INITIAL STUDY

APPENDIX G.1: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PARTNER
Engineering and Science, Inc.®



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Vacant Sears and Two Vacant Parcels
5601-5643 Santa Monica Boulevard and
5544, 5545 Virginia Avenue
Los Angeles California 90038

Report Date: October 23, 2020
Partner Project No. 20-295088.1



Prepared for:

Bardas Investment Group
1015 North Fairfax Avenue
West Hollywood, California 90046

October 23, 2020

Mr. Collin Monsour
Bardas Investment Group
1015 North Fairfax Avenue
West Hollywood, California 90046

Subject: Phase I Environmental Site Assessment
Former Sears and Two Vacant Parcels
5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue
Los Angeles, California 90038
Partner Project No. 20-295088.1

Dear Mr. Monsour:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500 or CTaylor@partneresi.com.

Sincerely,

DRAFT

Cody Taylor
National Client Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Bardas Investment Group for the property located at 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue in Los Angeles, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Bardas Investment Group with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northern side of Santa Monica Boulevard, the southern and northern sides of Virginia Avenue, the eastern side of North Wilton Place, and the eastern and western sides of St. Andrews Place, within a commercial/retail and residential area of Los Angeles, California. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address:	5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue, Los Angeles, California
Historical Addresses:	5601-5673 Santa Monica Boulevard; 5545-5680 and 5549 Virginia Avenue; 1106-1110 North Wilton Place
Property Use:	Commercial/Retail
Land Acreage (Ac):	5.27 Ac
Number of Buildings:	One
Number of Floors:	Three with a basement level and rooftop mechanical penthouse
Gross Building Area (SF):	98,352 SF
Net Rentable Area (SF):	98,352 SF
Date of Construction:	1928 with addition in 1936
Assessor's Parcel Number (APN):	5536-008-013, 5536-011-010, and 5536-012-017
Type of Construction:	Reinforced-concrete framing with reinforced-concrete slab roof and floor decks supported by reinforced-concrete columns and walls; Shallow foundation system with reinforced-concrete slab-on-grade throughout basement floor
Current Tenants:	None (Unoccupied)
Site Assessment Performed By:	Robin Blanchard of Partner
Site Assessment Conducted On:	October 19, 2020

The subject property currently consists of three parcels of land. Two of the parcels, located on the eastern side of St. Andrews Place and the northern and southern sides of Virginia Avenue, are currently an asphalt-paved parking lot and vacant land. The third parcel, located on the northern side of Santa Monica Boulevard and the western side of St. Andrews Place is developed with an unoccupied retail building that was formerly occupied by Sears Roebuck & Co on the southeastern corner of the parcel. The building is three stories with a basement and a rooftop mechanical penthouse. The remainder of the third parcel is improved with asphalt-paved parking areas. No operations are currently performed on-site.

According to available historical sources, the subject property was formerly undeveloped land as early as 1894 until circa 1902 and was developed with residences in circa 1919. The current Sears building was constructed in 1928. By this time, the remainder of the subject property appears to have been developed with residences and a gasoline service station within the southwestern corner of the property. By 1938, the subject property was developed with residences and commercial buildings on the northern side of Santa Monica Boulevard, a large parking lot on the southern side of the Virginia Avenue, and developed with residences on the eastern subject property parcels. By 1948, the subject southern portion of the subject property was redeveloped with commercial buildings and a church and residence were located within the northeastern portion of the property. The northeastern subject property parcel was redeveloped with a parking lot in circa 1964 and the subject property remained in this configuration until circa 2015 when the remaining commercial buildings, except for the Sears building, were removed from the subject property.

Environmentally sensitive tenants on the subject property included a gasoline service station on the southwestern corner of the property in circa 1928 and 1929, a gasoline station within the southeastern portion of the subject property in circa 1924, a Sears automotive center within the southwestern portion of the subject property from at least 1951 until circa 2009, a former battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957, and a former laundromat and potential dry cleaner facility within the southern portion of the subject property from at least 1954 until circa 1967. These former operations were previously investigated in 2015, which is discussed in further detail in Section 5.2.6.

The immediately surrounding properties consist of residential apartments to the north across Virginia Avenue and a residential apartment to the north of the northeastern subject property parcel; commercial shops and apartments to the south across Santa Monica Boulevard; retail shops and residential apartments to the east across North St. Andrews Place; and shops and residences to the west across North Wilton Place.

According to information obtained from the State Water Resources Control Board (SWRCB) GeoTracker database and a previous subsurface investigation of the subject property in 2015, groundwater beneath the subject property has been measured at approximately 30 to 35 feet below ground surface (bgs) and the groundwater flow direction in the region is generally to the south-southwest. Perched groundwater was encountered at 18 feet bgs during on-site soil and groundwater sampling activities in 2005.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- According to available historical sources and a previous subsurface investigation of the subject property, several environmentally sensitive operations historically occupied the subject property. A gasoline service station was formerly located on the southwestern corner of the subject property in the late-1920s, a gasoline station was identified within the southeastern portion of the subject property in circa 1924, a Sears automotive center was located within the southwestern

portion of the subject property from at least 1951 until circa 2009, a former battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957, and a former laundromat and potential dry cleaner facility was located within the southern portion of the subject property from at least 1954 until circa 1967. Phase I and II ESAs were completed of the subject property by Northgate Environmental Management, Inc. (Northgate) in 2015 and 2016. Based on the findings of the Phase I ESA, the following areas of concern (AOCs) were identified at the subject property:

- A laundromat was identified in operation at 5663 Santa Monica Boulevard between approximately 1954 to 1967. Due to concerns of historical use of dry cleaning solvents (tetrachloroethylene [PCE]), this lot was identified as a potential concern for historical releases to soil and/or groundwater.
- Automotive service and repair operations were reported at 5667 Santa Monica Boulevard between 1955 and 2009. This lot was identified as the likely historical site of Sears Auto Center although historical documents, including a permitted waste oil tank, were listed at 5601 and 5603 Santa Monica Boulevard, the main Sears building. Eight hydraulic lifts and a drain sample box, as well as a potential vent pipe were observed at this former building in 2015. Concerns regarding potential repair operations were also identified based on the observation of disassembled engines and motor parts in the former buildings at 5637 and 5643-45 Santa Monica Boulevard (Gosen Auto Body Part – 2002). Two potential former underground storage tanks (USTs) were also identified to the north of the Sears Automotive Center building on the southwestern corner of the site (5667 Santa Monica Boulevard).
- An automotive repair facility was located at 5617 Santa Monica Boulevard (Gaylord AS) and an automobile service station was identified at 5615 Santa Monica Boulevard in 1924 (Omara Marony). These locations appear to be located under the footprint of the current Sears Building which includes a basement level.

Per the recommendations of the Phase I ESA prepared by Northgate, the following sampling activities were conducted: Eight soil borings were completed to a total depth of 15 feet bgs (30 soil samples collected) and four additional borings were drilled to approximately 36 feet bgs and converted to temporary groundwater sampling locations. Seven temporary soil vapor probes were sampled out of eight attempted.

Total petroleum hydrocarbons (TPH) in the diesel range were detected at 17 milligrams per kilogram (mg/kg) in one of the soil samples at 10 feet bgs, well below applicable screening limits. Oil and diesel range TPH and volatile organic compounds (VOCs) were not detected in any of the soil samples.

Groundwater samples all contained Freon 11 and chloroform, common laboratory contaminants, below their California Environmental Protection Agency (CalEPA) Maximum Contaminant Levels (MCLs). PCE was detected at 1.4 and 3.3 micrograms per liter (µg/L) in two samples, below the MCL, and TPH was not detected above laboratory reporting limits in any of the groundwater samples.

Four of the soil vapor samples returned benzene concentrations between 0.11 micrograms per liter (µg/L) and 0.14 µg/L, in excess of the residential California Human Health Screening Level (CHHSL) of 0.036 µg/L, and two of the samples exceeded the commercial CHHSL for benzene. PCE was detected at 0.16 and 0.13 µg/L, at or below residential and commercial CHHSLs, naphthalene was detected above residential and commercial CHHSLs (0.22 µg/L) in one sample, and methylene chloride and chloroform were detected slightly above their laboratory reporting limits and have no established CHHSLS.

Northgate concluded that the presence of benzene, naphthalene, and PCE in soil vapor is indicative of a historic release or spill to the subsurface and may be present at the subject property in soil at concentrations above regulatory screening levels. Northgate also concluded that based on the long-term on-site automotive operations and the possible historic on-site dry cleaner, coupled with the compounds found in soil vapor, there is a reasonable probability that there may be localized areas on the property where soil and/or soil vapor concentrations may exceed both residential and commercial regulatory screening levels. Therefore, Northgate recommended that consideration be made for the installation of engineering controls, such as a passive sub-slab vapor barrier and venting system, beneath any future buildings at the subject property. Northgate also recommended that a soil management plan be developed to address any potentially impacted soil that could be encountered during future development activities.

Based on the results of the previous subsurface investigation, it appears that past releases at the subject property have resulted in VOC impacts to soil gas at concentrations exceeding applicable regulatory screening levels, which is considered a REC and a potential risk of vapor intrusion to future buildings at the subject property.

- As previously noted, two gasoline stations appear to have been formerly located within the southeastern and southwestern portions of the subject property. The gasoline station formerly located within the southeastern portion of the subject property appears to have been located within the footprint of the current Sears building, which contains a basement. It is likely that any USTs and associated soil impacts associated with this former gasoline station would have been discovered and removed during the development of the current Sears building, which included excavation to at least 10 feet bgs for the basement. No documentation pertaining to the removal and closure of suspected USTs at the former gasoline station location within the southwestern portion of the subject property was identified during the course of this assessment. As such, the current presence or absence of USTs and associated impacts to the subsurface are unknown and the former gasoline station and presumed UST fueling systems located within the southwestern portion of the subject property are considered a REC.
- According to the regulatory database report and the previous subsurface investigation of the subject property by Northgate in 2015, a waste oil UST was identified at the address of the main Sears building at 5601 Santa Monica Boulevard. However, this waste oil UST was presumed to be associated with the Sears Automotive Center at 5667 Santa Monica Boulevard, which was consistent with the presence of an UST vent pipe observed by Northgate on the 5667 Santa

Monica Boulevard building. Additionally, an UST of unreported size or contents was identified in the regulatory database report at the historical subject property address of 5657 Santa Monica Boulevard, within the southwestern portion of the subject property. No documentation pertaining to the removal and closure of these former USTs was identified during the course of this assessment. As such, the current presence or absence of the USTs and associated impacts to the subsurface are unknown and the USTs are considered a REC.

- According to the Sanborn map review, a battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957. This area was later converted for use as a garden supplies storage area by 1960. This location does not appear to have been previously investigated by Northgate during the 2015 Phase II ESA of the subject property. Past releases of hazardous substances and/or petroleum products may have occurred at this location which is considered a REC.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs and painted surfaces were observed in poor to good condition. Suspect ACMs and LBP would need to be sampled to confirm the presence or absence of asbestos and/or LBP prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions, and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue in Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A Phase II investigation including a ground-penetrating radar (GPR) or similar geophysical survey should be conducted to determine whether UST(s) remain on-site, and whether there is evidence of associated impact to the subject property.
- Consideration should be made for the installation of passive sub-slab vapor barrier and venting systems for future on-site buildings to mitigate potential vapor intrusion risks due to VOC-impacted soil vapor at the subject property. Additionally, a Site Health & Safety Plan and Soil Management Plan should be developed and implemented in order to manage potentially impacted soils that may be encountered during any future development activities.
- Prior to the disturbance of any suspect ACMs or LBP at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

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Appendix A Site Photographs
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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue in Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property.

Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

This report has been prepared for the use of Deutsche Bank and any of its affiliates or subsidiaries, including but not necessarily limited to Deutsche Bank AG New York Branch; Deutsche Bank Trust Company Americas; Deutsche Bank Securities, Inc.; DBR Investments Co. Limited; German American Capital Corp.; DB Private Wealth Mortgage Ltd., collectively and hereafter referred to as Deutsche Bank.

This report is for use and benefit of, and may be relied upon by Deutsche Bank, or any of its co-lenders, syndicates, participants, affiliates, agents, advisors, successors and assigns, initial and subsequent holders from time to time of any debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings; and their respective successors and assigns.

As such, each of the parties described above, rating agencies and certain investors involved in the type of securitizations described below may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption " Experts" in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission. Said securitizations may be either of the following two types:

a) A private placement Rule 144A offering to "qualified institutional buyers", as defined by Rule 144A ("Private Offering"), or

b) A publicly registered offering of securities ("Public Offering").

In the case of Public or Private Offering, Client may accurately disclose the results of this report and the identity of our firm in the Offering Document or private placement memorandum.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13. Specific limitations and exceptions to this ESA are more specifically set forth below:

- Partner was unable to determine the property use at five-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Interviews with past or current owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue in Los Angeles, California, is located on the northern side of Santa Monica Boulevard, the southern and northern sides of Virginia Avenue, the eastern side of North Wilton Place, and the eastern and western sides of St. Andrews Place. According to information obtained from the Los Angeles County Assessor, the subject property is identified as Assessor Parcel Numbers (APNs) 5536-008-013, 5536-011-010, and 5536-012-017. Legal descriptions of the parcels are provided on the parcel reports included in Appendix B of this report.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property currently consists of three parcels of land. Two of the parcels, located on the eastern side of St. Andrews Place and the northern and southern sides of Virginia Avenue, are currently an asphalt-paved parking lot and vacant land. The third parcel, located on the northern side of Santa Monica Boulevard and the western side of St. Andrews Place, is developed with an unoccupied retail building that was formerly occupied by Sears Roebuck & Co on the southeastern corner of the parcel. The building is three stories with a basement and a rooftop mechanical penthouse. The remainder of the third parcel is improved with asphalt-paved parking areas. No operations are currently performed on-site.

The subject property is designated for commercial development by the City of Los Angeles.

The subject property is identified as an Environmental Data Resources, Inc. (EDR) Historical Auto, a Resource Conservation and Recovery Act (RCRA) Small Quantity Hazardous Waste Generator (SQG), a Facility Index System/Facility Registry System (FINDS), an Enforcement and Compliance History Information (ECHO), a Hazardous Materials Reporting Facility (HAZMAT), a Facility and Manifest Data (HAZNET), a Hazardous Waste Tracking System (HWTS), a California Facility Inventory Database (CA FID) Underground Storage Tank (UST), a Hazardous Substance Storage Container Database (HIST UST), a Statewide Environmental Evaluation and Planning System (SWEEPS) UST, a National Pollutant Discharge Elimination System (NPDES), an Underground Storage Tank (UST), a California Environmental Reporting System (CERS), a California Integrated Water Quality System (CIWQS) site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a commercial/retail and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: Virginia Avenue, beyond which are residential apartments (5600-5680 Virginia Avenue, 1162 St. Andrews Place)

South: Santa Monica Boulevard, beyond which are commercial retail shops, offices, and restaurants with some residential units above street level (5562-5660 Santa Monica Boulevard)

East: Residential apartment (5533 Virginia Avenue), parking lot (5534 Virginia Avenue), and St. Andrews Place, beyond which are retail shops, restaurant, and church (5533-5547 Santa Monica Boulevard)

West: North Wilton Place, beyond which is a retail strip mall with a dry cleaner and laundry (1111 North Wilton – Wilton Cleaners) and residential apartments

The adjacent properties to the south, west, and southwest are identified as RCRA Non-Hazardous Waste Generator/No Longer Regulated (NonGen/NLR), EDR Historical Auto, Drycleaner Database (DRYCLEANERS), HWTS, UST, EDR Historical Cleaner, CA FID UST, HIST UST, SWEEPS UST, RCRA-SQG, FINDS, ECHO, and HAZMAT sites in the regulatory database report, as further discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Hollywood, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 330 feet above mean sea level (MSL). The contour lines on the map indicate the area is sloping gently toward the south-southwest. Site-specific improvements are not depicted on the 2012 map.

A copy of the topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to topographic map interpretation, groundwater in the vicinity of the subject property is inferred to flow toward the south-southwest. The nearest surface water in the vicinity of the subject property is the Hollywood Reservoir located approximately two miles to the north of the subject property. No settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. The subject property is located within the Central Los Angeles Communities, which obtains water from several sources. Sources include the Metropolitan Water District (MWD) State Water Project, which distributes water purchased from the Sacramento-San Joaquin River Delta; the Los Angeles Aqueduct, which transports water from the Eastern Sierra Nevada, and local groundwater sources. No public supply wells were identified on or adjacent to the subject property.

According to groundwater data reviewed via the SWRCB GeoTracker database for nearby release cases and on-site groundwater sampling performed in 2015, groundwater in the vicinity of the subject property has been measured at approximately 30 to 35 feet bgs.

2.4.3 Geology/Soils

The subject property is situated within the Los Angeles Basin, which is located within the northwestern portion of the Peninsular Ranges Physiographic Province of California and near the southern edge of the Transverse Ranges Physiographic Province. The Los Angeles Basin is bounded by the Santa Monica Mountains and the Elysian, Repetto, and Puente Hills to the north; the Santa Ana Mountains and San Joaquin Hills to the east and southeast; and the Pacific Ocean to the south and west. The blocks of the Los Angeles Basin have contrasted basement rocks with adjacent sections whose contacts are zones of faulting and flexure on which vertical and lateral movement has occurred intermittently since the middle Miocene. This general area is structurally complex with a series of northerly plunging folds and northwest trending faults, primarily from the San Andreas, Cucamonga, and San Jacinto fault zones. The depth to bedrock is estimated at 200 to 300 feet and is composed of sandstone and siltstone.

According to soil data obtained during the 2015 subsurface investigation, soils underlying the subject property were reported to consist of interbedded clayey silt, silt and silty clay with thin sand lenses to approximately 30 feet bgs. This is underlain by a very fine to medium grained wet to saturated sand zone encountered between 29 and 37 feet bgs.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Numbers 06037C1605F and 06037C1610F dated September 26, 2008, the subject property appears to be located in unshaded Zone X (unshaded), an area of minimal flood hazard.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1900-1902	Topographic Maps	Undeveloped Land
1919-1926	Sanborn Maps, City Directories, Topographic Maps	Residential
1928-1938	Aerial Photographs, Sanborn Maps, City Directories	Residential and Commercial
1948-1962	Aerial Photographs, Sanborn Maps, City Directories	Residential, Commercial, and Church
1964-Present	Aerial Photographs, Building Records, City Directories, On-site Observations,	Commercial and Parking Lots

Environmentally sensitive tenants on the subject property included a gasoline service station on the southwestern corner of the property in circa 1928 and 1929, a gasoline station within the southeastern portion of the subject property in circa 1924, a Sears automotive center within the southwestern portion of the subject property from at least 1951 until circa 2009, a former battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957, and a former laundromat and potential dry cleaner facility within the southern portion of the subject property from at least 1954 until circa 1967. Some of these former operations were previously investigated in 2015, which is discussed in further detail in Section 5.2.6.

Two gasoline stations appear to have been formerly located within the southeastern and southwestern portions of the subject property. The gasoline station formerly located within the southeastern portion of the subject property appears to have been located within the footprint of the current Sears building, which contains a basement. It is likely that any USTs and associated soil impacts associated with this former gasoline station would have been discovered and removed during the development of the current Sears building, which included excavation to at least 10 feet bgs for the basement. No documentation pertaining to the removal and closure of suspected USTs at the former gasoline station location within the southwestern portion of the subject property was identified during the course of this assessment. As such, the current presence or absence of USTs and associated impacts to the subsurface are unknown and the former gasoline station and presumed UST fueling systems located within the southwestern portion of the subject property are considered a REC.

According to the Sanborn map review, a battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957. This area was later converted for use as a garden supplies storage area by 1960. This location does not appear to have been previously investigated by Northgate during the 2015 Phase II ESA of the subject property. Past releases of hazardous substances and/or petroleum products may have occurred at this location which is considered a REC.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from EDR. The following was observed on the subject property and adjacent properties during the aerial photograph review:

Date: 1928	***Scale: 1"=500'***
Subject Property:	Appears to be developed with the current Sears building on the southeastern portion of the property and developed with smaller commercial and residential structures across the remainder of the site. Two small structures which appear typical of a gasoline service station are visible within the southwestern corner of the subject property.
North:	Appears to be developed with residences
South:	Appears developed with small commercial structures across Santa Monica Boulevard
East:	Appears developed with residences and a commercial building
West:	Appears developed with residences

Date: 1938, 1948	***Scale: 1"=500'***
Subject Property:	Appears to be developed with the current Sears building on the southeastern portion of the property, developed with a large paved parking area on the northern side of the western parcel, developed with commercial and residential buildings on the southern side of the western parcel, and developed with residential buildings on the eastern parcels. The apparent gasoline station previously noted on the southwestern corner of the property appears to have been removed.
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Date: 1952, 1954	***Scale: 1"=500'***
Subject Property:	No significant changes visible except that the residential structures previously noted on the western parcel appear to have been removed.
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Date: 1964, 1970, 1977, 1981, 1989, 2002, 2005, 2009, 2012	***Scale: 1"=500'***
Subject Property:	No significant changes visible except that the eastern parcels appear to have been redeveloped with paved parking areas.
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	Appears to be developed with residences and commercial building across North Winton Place

Date: 2016	***Scale: 1"=500'***
Subject Property:	Appears to be developed with the current Sears building within the southeastern corner of the western parcel; the remainder of the property appears to be cleared of the former structures.
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Copies of reviewed aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn fire insurance maps from EDR. The following was observed on the subject property and adjacent properties during the fire insurance map review:

Date: 1919	
Subject Property:	Depicted as developed with single-family dwellings across most of the property
North:	Depicted as developed with dwellings
South:	Depicted as developed with dwellings and a small office
East:	Depicted as developed with dwellings and vacant lots
West:	Depicted as developed with dwellings

Date: 1950, 1955, 1956, 1957, 1959, 1960, 1961, 1962, 1966, 1968, 1969, 1970	
Subject Property:	Depicted with the Sears Roebuck & Co Department Store Building within the southeastern corner of the western parcel; developed with stores including an automotive service facility on the southern side of the western parcel, developed with a parking lot on the northern side of the western parcel, and developed with battery and lube oil facility to the northwest of the Sears building from 1950 to 1957 and a garden supplies storage building by 1960. The eastern parcels are depicted as developed with residences and a church between 1950 and 1957, and vacant by 1960.
North:	Depicted as developed with dwellings
South:	Depicted as developed with shops, dwellings, restaurants, and a paint shop across Santa Monica Boulevard. Auto Repair is depicted at the southwest corner.
East:	Depicted as developed with dwellings and shops across St Andrews Place
West:	Depicted as developed with dwellings and shops across North Wilton Place

Copies of reviewed Sanborn maps are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR for past names and businesses that were listed for the subject property and adjacent properties. The subject property and surrounding parcels have been occupied by residences as early as the 1920s and by the Sears Roebucks Store and Auto Repair and Service Facility since at least the 1930s. Listings of concern are further discussed in Sections 3.0, 4.2.2, and 5.2.6 and 4.2.

Additionally, Alfred Sanders carpet cleaner and Ray Sanders The Acme Cleaners were identified at the historical subject property address of 5636 Virginia Avenue in 1924. This former address was associated with a residence located on the northern side of the subject property. City directory listings of this era commonly included a residential occupants job description in the title. As such, this listing is not suspected of having been associated with an on-site dry cleaning or carpet cleaning operation and is not expected to represent an environmental concern.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from EDR. The following was observed on the subject property and adjacent properties during the topographic map review:

Date:	***1894, 1896, 1898, 1900, 1902***
Subject Property:	Depicted as undeveloped land
North:	Depicted as undeveloped land
South:	Depicted as with a small structure across a road
East:	Depicted as undeveloped land
West:	Depicted as undeveloped land

Date:	***1920, 1921, 1924, 1926, 1948***
Subject Property:	Depicted as developed with multiple small structures
North:	Depicted as developed with multiple small structures
South:	Depicted as developed with multiple small structures across a road
East:	Depicted as developed with multiple small structures across a road
West:	Depicted as developed with multiple small structures across a road

Date:	***1953, 1966, 1972, 1988, 1994, 2012***
Subject Property:	Depicted as shaded to indicate an urban developed area
North:	Depicted as shaded to indicate an urban developed area
South:	Depicted as shaded to indicate an urban developed area across a road
East:	Depicted as shaded to indicate an urban developed area across a road
West:	Depicted as shaded to indicate an urban developed area across a road

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data	
Name of Agency:	California Environmental Protection Agency (CalEPA)
Point of Contact:	Regulated Site Portal
Agency Address:	https://siteportal.calepa.ca.gov/nsite
Date of Contact:	October 23, 2020
Method of Communication:	Online Research
Summary of Communication:	The subject property is listed as a NPDES facility in the Regulated Site Portal database. This listing appears to be associated with a stormwater runoff prevention permit associated with construction activities. Based on the nature of the permit, this listing is not considered a REC. No records regarding hazardous substance use, storage, or releases, or the presence of USTs and AULs on the subject property were identified in the Regulated Site Portal database.

4.1.2 Health Department

Regulatory Agency Data	
Name of Agency:	Los Angeles County Public Health Investigation (LACPHI)
Point of Contact	Administrative Personnel
Agency Address:	5555 Ferguson Drive, Suite 120-04, Commerce, California 90022
Agency Phone Number:	(323) 890-7801
Date of Contact:	Not Applicable
Method of Communication:	Prior Telephone Conversations
Summary of Communication:	According to Los Angeles County Public Health Investigation personnel, all records pertaining to current and historical hazardous materials-related records have been transferred to and are maintained by the Los Angeles County Fire Department.

4.1.3 Health Department

Regulatory Agency Data	
Name of Agency:	Los Angeles County Fire Department (LACFD) Health Hazardous Materials Division (HHMD)
Point of Contact:	Regulated Facilities Lists
Agency Address:	https://www.fire.lacounty.gov/hhmd/public-records-requests/
Date of Contact:	October 20, 2020
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage, or releases, or the presence of USTs and AULs on the subject property were on file with the LACFD HMMD.

4.1.4 Fire Department

Regulatory Agency Data	
Name of Agency:	Los Angeles Fire Department (LAFD)
Point of Contact:	Public Records Coordinator
Agency Address:	1200 North Main Street,16th Floor Los Angeles, California 90012
Agency Phone Number:	(213) 978-3800
Date of Contact:	October 13 and 22, 2020
Method of Communication:	Online Database and Emailed Request
Summary of Communication:	The subject property (5601 Santa Monica Boulevard) was identified on the historical Hazardous Materials and UST databases. LAFD reported no Hazardous Materials files were available. LAFD provided one file from the UGT Unit which indicated a waste oil tank was permitted at 5603 Santa Monica Boulevard in 1989. The tank is described as an aboveground tank as of 1988.

4.1.5 Air Quality Management District

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (SCAQMD)
Point of Contact:	Facility Information Detail (FIND) Database
Agency Address:	https://www.aqmd.gov/nav/FIND/facility-information-detail
Date of Contact:	October 23, 2020
Method of Communication:	Online Research
Summary of Communication:	According to the records reviewed, three former subject property occupants are identified on the FIND database. Sears Roebuck & Co. at 5601 and 5667 Santa Monica Boulevard, and Uni Top Corp at 5637 Santa Monica Boulevard were previously permitted by the SCAQMD for air emissions. No violations or notices to comply were listed for these former facilities

4.1.6 Regional Water Quality Control Board

Regulatory Agency Data	
Name of Agency:	State Water Resources Control Board (SWRCB)
Point of Contact:	GeoTracker Database
Agency Address:	http://geotracker.waterboards.ca.gov/
Date of Contact:	October 20, 2020
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of AULs on the subject property were identified on the RWQCB GeoTracker online database.

4.1.7 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	EnviroStor and Hazardous Waste Tracking System (HWTS) Databases
Agency Address:	https://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov/report_search.cfm?id=5
Date of Contact:	October 20, 2020

Regulatory Agency Data	
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage, or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC EnviroStor database. Records for generation of hazardous and regulated wastes for off-site disposal under manifest were available online on the DTSC HWTS database for former on-site tenants as further discussed and summarized in Section 4.2.2. In general, the listings were limited to California-designated non-RCRA wastes; however, as noted below RCRA wastes have been generated historically under appropriate manifest and transport. The following listings for the subject property address were identified on the HWTS database: Sears Roebuck and Co (CAL912735362) at 5601 Santa Monica Blvd is listed but no disposal records were provided. The inactive date is reported as 1998. Sears Roebuck and Co (CAD980892285) at 5601 Santa Monica Blvd is listed for disposal of various substances including wastes oils, organic liquids and solids, metal sludge, paint sludge and solvent mixtures (hydrocarbon, mixed, and halogenated – produced in 1995 and 1996) generated between 1994 and 2009. The wastes included PCE generated in less than 0.5 ton annually between 1995 and 2007, classified as RCRA waste. St Andrews Santa Monica LLC (CAC002665335) at 5601 Santa Monica Blvd is listed for disposal of 54 tons of asbestos waste in 2011 and 2012. 5601-5667 Santa Monica Blvd Owner, LLC (CAC002918101) is listed for disposal of 0.86575 ton of unspecified aqueous solution, unspecified oil-containing waste, and other organic solids in 2017; apparently associated with closure of the former buildings

4.1.8 Building Department

Regulatory Agency Data	
Name of Agency:	Los Angeles Department of Building and Safety (LADBS)
Point of Contact:	Permit Search Database
Agency Address:	http://ladbsdoc.lacity.org/idispublic/
Date of Contact:	October 20, 2020
Method of Communication:	Online Research
Summary of Communication:	Numerous records for the subject property addresses were identified in LADBS records. Prior to development with the current commercial building in 1928, the property appears to have been residential with some limited businesses, including a potential gasoline station. Commercial and retail shops and restaurants were present along Santa Monica Boulevard through 2017. No additional concerns were noted beyond those identified in Section 5.2.6.

4.1.9 Planning Department

Regulatory Agency Data	
Name of Agency:	Los Angeles Planning Department (LAPD)
Point of Contact:	Zoning Information and Map Access System (ZIMAS)
Agency Address:	http://zimas.lacity.org/
Date of Contact:	October 20, 2020
Method of Communication:	Online Research
Summary of Communication:	According to records reviewed, the subject property is zoned (T) (Q) RAS4-2D for Freeway Adjacent Areas by the City of Los Angeles as part of the Hollywood Redevelopment Project Area. The subject property is not reported to be located within a methane zone or methane buffer zone.

4.1.10 Oil and Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Department of Conservation Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	Well Finder Database
Agency Address:	https://www.conservation.ca.gov/dog/Pages/WellFinder.aspx
Date of Contact:	October 20, 2020
Method of Communication:	Online Research
Summary of Communication:	According to CalGEM, no oil or gas wells are located on or adjacent to the subject property.

1.1.2 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Los Angeles County Assessor (LACA)
Point of Contact:	GIS Website
Agency Address:	http://planning.lacounty.gov/gisnet
Date of Contact:	October 20, 2020
Method of Communication:	Online Research
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 5536-008-013, 5536-011-010, and 5536-012-017. The subject property parcels measure a total of 5.27 acres, and the current building was constructed in 1928 and totals approximately 98,352 square feet.

Copies of pertinent documents obtained from the above-referenced regulatory agencies, if available, are included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	**Search Radius (mile)**	**Subject Property**	**Adjacent Properties**	**Sites of Concern**
Federal NPL or Delisted NPL Site	1.00	No	No	No
Federal SEMS Site	0.50	No	No	No
Federal SEMS-Archive Site	0.50	No	No	No
Federal RCRA CORRACTS Facility	1.00	No	No	No
Federal RCRA TSDF Facility	0.50	No	No	No
Federal RCRA Generators Site	0.25	**Yes**	**Yes**	N/A
Federal IC/EC Registries	0.50	No	No	No
Federal ERNS Site	Subject Property	No	N/A	N/A
State/Tribal Equivalent NPL	1.00	No	No	No
State/Tribal Equivalent CERCLIS	1.00	No	No	No
State/Tribal Landfill/Solid Waste Disposal Site	0.50	No	No	No
State/Tribal Leaking Storage Tank Site	0.50	No	No	No
State/Tribal Registered Storage Tank Sites	0.25	**Yes**	**Yes**	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	No	No	No
State/Tribal Spills	0.50	No	No	No
Federal Brownfield Sites	0.50	No	No	No
State Brownfield Sites	0.50	No	No	No
Miscellaneous Databases	Varies	**Yes**	**Yes**	No
EDR MGP	1.00	No	No	No
EDR Hist Auto	0.125	**Yes**	**Yes**	N/A
EDR Hist Cleaner	0.125	No	**Yes**	N/A

4.2.2 Subject Property Listings

The subject property is identified as a an EDR Historical Auto, a SWEEPS UST, a HIST UST, a CA FID UST, an UST, a RCRA-SQG, a HAZMAT, a HAZNET, a HWTS, a FINDS, an ECHO, a NPDES, and a CIWQS site in the regulatory database report, as discussed below:

- The subject property, identified as Sears Roebuck and Co. and St Andrews Santa Monica at 5601 and 5667 Santa Monica Boulevard is identified as a generator of hazardous and regulated wastes. The listings are similar to those viewed on the HWTS database discussed in Section 4.1.4. The transporter is generally reported as Safety Kleen for removal of the generated wastes for off-site disposal under manifest. The generated wastes are consistent with typical vehicle repair and servicing operations. The most recent record indicates the facility was listed as inactive (FA0026920) as of June 1, 2019. Asbestos disposal records are reported in 2011 and 2012.

- The subject property is identified as a UST and Historical UST, and EDR Historical Auto site as Sears Roebuck and Co at 5601 Santa Monica as of 1985; untitled facility at 5603 and 5657 Santa Monica (reported as Sears Auto Center), Marony Omara at 5615 Santa Monica (auto service station in 1942); JW Colvin at 5673 Santa Monica (reported as a gasoline service station in 1929); AS Gaylord at 5617 Santa Monica is reported as an auto repair facility in 1924; and Green Hornet Santa Monica at 5601 Santa Barbara as of 2009. Green Hornet listings also are referenced as Columbia Pictures and appear to be for studio rental of the lot and/or building for filming in the last 13 years. Refer to Section 5.2.6 for a discussion of the previous subsurface investigation of the subject property. Two AOCs including the former gasoline station at 5673 Santa Monica Boulevard and a former battery and lube oil facility are two additional AOCs that were not addressed as part of the prior subsurface investigation. These facilities are considered RECs and were previously discussed in Section 3.0.

  One 100-gallon waste oil tank is reported as registered to Sears Roebuck & Co Auto Center at 5601 Santa Monica Boulevard as reported by LAFD. Additionally, an UST of unreported size or contents was identified in the regulatory database report at the historical subject property address of 5657 Santa Monica Boulevard, within the southwestern portion of the subject property. No documentation pertaining to the removal and closure of these former USTs was identified during the course of this assessment. As such, the current presence or absence of the USTs and associated impacts to the subsurface are unknown and the USTs are considered a REC.

  The FINDS and ECHO listings (Hollywood Marketplace: 5601-5667 Santa Monica Boulevard are associated with the disposal records and the NPDES and CIWQS listings are reported as associated with recent (2017) monitoring of stormwater runoff prevention during construction activities for 5601 and 5667 Santa Monica Boulevard. One violation for failure to submit a quarterly reported was issued in 2017. No other violations or releases are reported. Based on the nature of the permit, these listings are not considered a REC.

4.2.3 Adjacent Property Listings

The adjacent properties are identified in the regulatory database report, as discussed below:

- The property, identified as Joseph Simantoub at 5535 Virginia Avenue is located to the east and crossgradient. This property is identified as a RCRA NonGen/NLR. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

- The property, identified as JE Bates at 5556 Santa Monica Boulevard is located to the south and downgradient. This property is identified on the EDR Historical Auto database as an automobile repair and service station in 1929. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The property, identified as Chevron Station, HE Bluff Jr. and "not reported" at 5656 Santa Monica Boulevard is located to the south and downgradient. This property is identified as a HIST UST and an EDR Historical Auto site as an gasoline service station between 1942 and 1985. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The property, identified as Expo Cleaners at 5705 and 5707 Santa Monica Boulevard is located to the south and downgradient. This property is identified as a drycleaners and is at the location of the cleaners observed during the site visit to the west. The listing indicates the business was inactive as of 2008 and 2019 and has been permitted for using PCE equipment. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The property, identified as Unreported at 5606 Santa Monica Boulevard is located to the south and downgradient. This property is identified as a historical UST site and no other information is reported. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- Three addresses are identified as EDR Historical Cleaner sites to the south: Solomon A Levy at 5608 Santa Monica Boulevard (1937), Morris Barrin at 5622 Santa Monica Boulevard (1929); and Samul Solomon at 5702 Santa Monica Boulevard (1929). This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The property, identified as JM Downey at 5654 Santa Monica Boulevard and Sinclair Paint Store/ Glidden Company at 5600 Santa Monica is located to the south and down-gradient. This property is identified as a historical UST site with at least one 5,000-gallon tank of unreported contents. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not

expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

- The property identified as TJ Photo and Photo Duc, Inc. at 5704 Santa Monica Boulevard, is located to the southwest and downgradient. This site is listed on the RCRA-SQG, FINDS, ECHO, and HAZMAT database related to past permitted hazardous waste generation activities. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The property, identified at the address of 5706 Santa Monica Boulevard, is located to the southwest and downgradient. This site is listed on the UST database related to the operation of a UST of unreported size or contents. This site is not listed on database indicative of a release of hazardous substances. Based on the absence of documented releases and presumed direction of groundwater flow, this listing is not expected to represent a concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

Based on the findings, vapor migration from the adjacent properties is not expected to represent an environmental concern at this time.

4.2.4 Sites of Concern Listings

No vicinity sites of potential environmental concern to the subject property are identified in the regulatory database report. Based on various mitigating factors including relative distance from the subject property, inferred direction of groundwater flow, media affected, and/or regulatory status, the sites listed within the specified search radius of the subject property which appeared on local, State, or Federally published databases that report releases of hazardous substances, are not expected to represent an environmental concern.

Based on the findings, vapor migration from the surrounding properties is not expected to represent an environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings of potential environmental concern to the subject property are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Bardas Investment Group (User of this report).

User Responsibilities				
Item	**Provided By User**	**Not Provided By User**	**Discussed Below**	**Does Not Apply**
AAI User Questionnaire			**X**	
Title Records, Environmental Liens, and AULs			**X**	
Specialized Knowledge			**X**	
Actual Knowledge			**X**	
Valuation Reduction for Environmental Issues			**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports	**Section 5.2.6**			
Other			**X**	

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report.

5.1.3 Interview with Key Site Manager

Mr. Collin Monsour, key site manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Monsour, the subject property was developed in the 1920s for commercial use. Prior to that, the subject property was developed with residences and shops as early as 1924. Mr. Monsour further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interviews with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interviews with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment. .

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue, Los Angeles, California 90038, Northgate Environmental Management (September 25, 2015)

Northgate Environmental Management, Inc. (Northgate) prepared this report on behalf of CIM Group The assessment was performed in accordance with ASTM Standard E1527-13. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, and review of a regulatory database report. Pertinent information contained in this report is summarized below:

- At the time of the 2015 assessment, the subject property was occupied by the former Sears Building as well as five commercial retail buildings (since demolished) along Santa Monica Boulevard on the remainder of the western block. The two on-site lots to the east of St Andrews Place were developed as paved parking lots as observed during the 2020 site visit.
- According to the Northgate report, the subject property formerly occupied by residences and a potential gasoline station on the southwestern portion of the property, along with the Sears building on the southeastern portion of the property, as early as 1928. The eastern lots across St Andrews Place were developed with residences as early as 1928.
- Northgate identified records of a historical 500-gallon waste oil UST installed at 5603 Santa Monica Boulevard with no records of removal.
- No current or former ASTs were identified on the subject property.
- Northgate reviewed a Geotechnical Report prepared by Geocon dated 2007 for 5661 Santa Monica Boulevard. The report identified 8 feet of artificial fill across the site.

Northgate identified the following RECs and recommended subsurface investigation of the following areas of concern:

- A laundromat was identified in operation at 5663 Santa Monica Boulevard between approximately 1954 to 1967. Due to concerns of historical use of dry cleaning solvents (tetrachloroethylene – PCE), this lot was identified as a potential concern for historical releases to soil and/or groundwater
- Automotive service and repair operations were reported at 5667 Santa Monica Boulevard between 1955 and 2009. This lot was identified as the likely historical site of Sears Auto Center although historical documents, including a permitted waste oil tank, were listed at 5601 and 5603 Santa Monica Boulevard, the main Sears building. Eight hydraulic lifts and a drain sample box, as well as a potential vent pipe were observed at this former building in 2015. Concerns regarding potential repair operations were also identified based on the observation of disassembled

engines and motor parts in the former buildings at 5637 and 5643-45 Santa Monica Boulevard (Gosen Auto Body Part – 2002). Two potential former USTs were also identified to the north of the Sears Automotive Center building on the southwest corner of the site.

Northgate also identified an automobile repair facility at 5617 Santa Monica Boulevard (Gaylord AS) and an automobile service station at 5615 Santa Monica Boulevard in 1924 (Omara Marony). These locations appear to be located under the Sears Building which was excavated for the basement level.

Phase II Environmental Site Assessment 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue, Los Angeles, California 90038, Northgate Environmental Management (March 14, 2016)

Per the recommendations of the Phase I ESA prepared by Northgate, the following sampling activities were conducted: Eight soil borings were completed to a total depth of 15 feet bgs (30 soil samples collected) and four additional borings were drilled to approximately 36 feet bgs and converted to temporary groundwater sampling locations. Seven temporary soil vapor probes were sampled out of eight attempted.

TPH in the diesel range were detected at 17 milligrams per kilogram in one of the soil samples at 10 feet bgs, well below applicable screening limits. Oil and diesel range TPH and VOCs were not detected in any of the soil samples.

Groundwater samples all contained Freon 11 and chloroform, common laboratory contaminants, detected below their CalEPA MCLs. PCE was detected at 1.4 and 3.3 µg/L in two samples, below the MCL, and TPH was not detected above laboratory reporting limits in any of the groundwater samples.

Four of the soil vapor samples returned benzene concentrations between 0.11 and 0.14 µg/L; exceeding the residential CHHSL of 0036 µ/L, and two of the samples exceeded the commercial CHHSL for benzene. PCE was detected at 0.16 and 0.13 µg/L, below residential and commercial CHHSLs; naphthalene was detected above residential and commercial CHHSLs (0.22 µg/L) in one sample. Methylene chloride and chloroform were detected slightly above their laboratory reporting limits and have no established CHHSLS.

Northgate concluded that the detected PCE in groundwater at the former UST and cleaners facilities on the southwest corner of the property represented a potential concern. Although the concentrations of PCE were below applicable screening levels, they were considered to be potentially indicative of historic releases or spills.

Benzene, detected at the former Sears Automotive Center on the southwest ern corner of the site, at the former laundromat, and near a former drain at the Sears building was identified as a potential concern for vapor intrusion; as was naphthalene which exceeded the commercial CHHSL in one sample at a former retail shop drain near the southwest corner of the site.

Northgate recommended engineered controls such as sub-slab vapor barrier and venting systems be considered for use under the proposed building slab and a soil management plan be developed to address any potential impacted soil encountered during building activities.

Copies of pertinent pages reviewed are included in Appendix B of this report.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was overcast. Refer to Section 1.5 for a discussion of limitations encountered during the site reconnaissance and Sections 2.1 and 2.2 for a discussion of subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Robin Blanchard
Site Assessment Conducted On:	October 19, 2020

The table below provides the subject property personnel interviewed during the site reconnaissance:

Site Visit Personnel for 5601 Santa Monica Boulevard (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Mr. Arthur	Maintenance Supervisor	(323) 326-3697	Yes

** Accompanied Partner during the site reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property*

No potential environmental concerns were identified during the site reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste is not currently generated at the subject property. No evidence of illegal dumping of solid waste was observed during the site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities or septic systems were observed or reported on the subject property.

6.1.3 Surface Water Drainage

Stormwater is removed from the subject property primarily by sheet flow action across the paved surfaces towards stormwater drains located throughout the subject property and in the public right-of-way. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Electricity and natural gas are provided to the subject property and vicinity by LADWP and the Gas Company (SoCal Gas).

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial wastewater streams were identified at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies appeared to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains, or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "*Non-PCB;*" 2) 50 ppm-500 ppm – "*PCB-Contaminated;*" and, 3) Greater than 500 ppm – "*PCB-Containing.*" The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.

The site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. An LADWP vault was observed on-site and was not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the vault. Based on the good condition of the equipment, the transformer is not expected to represent an environmental concern.

No other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during the subject property reconnaissance. The subject property is equipped with an overhead-traction elevator.

6.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

One shallow pool of water of an unknown source was observed on the basement level of the western side of the subject property building. No other pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers, other than those associated with stormwater removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property building was constructed in 1928. A limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property was conducted. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs			
Suspect ACM	**Location**	**Friable Yes/No**	**Physical Condition**
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Spray-Applied Acoustical Material	Throughout Building Interior	Yes	Good
Stucco	Throughout Building Exterior	Yes	Good
Roofing Materials	Building Roof	No	Poor

Based on the date of construction, prior to disturbance, Partner recommends a comprehensive asbestos survey of the property be completed to determine the presence, condition, friability and likely future condition of suspect or confirmed ACM. All suspect materials must be handled as ACM according to local, state and federal regulations until the results of sampling and analysis indicate the material is a non-ACM. According to the US EPA, ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm^2 (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property building (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Actual material samples would need to be collected in order to determine if LBP is present.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be an environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the LADWP serves the subject property vicinity. The subject property is located within the Central Los Angeles Communities, which obtains water from several sources. Sources include the MWD State Water Project, which distributes water purchased from the Sacramento-San Joaquin River Delta; the Los Angeles Aqueduct, which transports water from the Owens River in the Eastern Sierra Nevada, and local groundwater sources. According to the 2019 Annual Water Quality Report, water supplied by the LADWP is in compliance with State and Federal regulations pertaining to drinking water standards. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *REC* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- According to available historical sources and a previous subsurface investigation of the subject property, several environmentally sensitive operations historically occupied the subject property. A gasoline service station was formerly located on the southwestern corner of the subject property in the late-1920s, a gasoline station was identified within the southeastern portion of the subject property in circa 1924, a Sears automotive center was located within the southwestern portion of the subject property from at least 1951 until circa 2009, a former battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957, and a former laundromat and potential dry cleaner facility was located within the southern portion of the subject property from at least 1954 until circa 1967. Phase I and II ESAs were completed of the subject property by Northgate in 2015 and 2016. Based on the findings of the Phase I ESA, the following AOCs were identified at the subject property:
    - A laundromat was identified in operation at 5663 Santa Monica Boulevard between approximately 1954 to 1967. Due to concerns of historical use of dry cleaning solvents (PCE), this lot was identified as a potential concern for historical releases to soil and/or groundwater.
    - Automotive service and repair operations were reported at 5667 Santa Monica Boulevard between 1955 and 2009. This lot was identified as the likely historical site of Sears Auto Center although historical documents, including a permitted waste oil tank, were listed at 5601 and 5603 Santa Monica Boulevard, the main Sears building. Eight hydraulic lifts and a drain sample box, as well as a potential vent pipe were observed at this former building in 2015. Concerns regarding potential repair operations were also identified based on the observation of disassembled engines and motor parts in the former buildings at 5637 and 5643-45 Santa Monica Boulevard (Gosen Auto Body Part – 2002). Two potential former USTs were also identified to the north of the Sears Automotive Center building on the southwestern corner of the site (5667 Santa Monica Boulevard).
    - An automotive repair facility was located at 5617 Santa Monica Boulevard (Gaylord AS) and an automobile service station was identified at 5615 Santa Monica Boulevard in 1924 (Omara Marony). These locations appear to be located under the footprint of the current Sears Building which includes a basement level.

    Per the recommendations of the Phase I ESA prepared by Northgate, the following sampling activities were conducted: Eight soil borings were completed to a total depth of 15 feet bgs (30 soil samples collected) and four additional borings were drilled to approximately 36 feet bgs and converted to temporary groundwater sampling locations. Seven temporary soil vapor probes were sampled out of eight attempted.

TPH in the diesel range were detected at 17 mg/kg in one of the soil samples at 10 feet bgs, well below applicable screening limits. Oil and diesel range TPH and VOCs were not detected in any of the soil samples.

Groundwater samples all contained Freon 11 and chloroform, common laboratory contaminants, below their CalEPA MCLs. PCE was detected at 1.4 and 3.3 µg/L in two samples, below the MCL, and TPH was not detected above laboratory reporting limits in any of the groundwater samples.

Four of the soil vapor samples returned benzene concentrations between 0.11 µg/L and 0.14 µg/L, in excess of the residential CHHSL of 0.036 µg/L, and two of the samples exceeded the commercial CHHSL for benzene. PCE was detected at 0.16 and 0.13 µg/L, at or below residential and commercial CHHSLs, naphthalene was detected above residential and commercial CHHSLs (0.22 µg/L) in one sample, and methylene chloride and chloroform were detected slightly above their laboratory reporting limits and have no established CHHSLS.

Northgate concluded that the presence of benzene, naphthalene, and PCE in soil vapor is indicative of a historic release or spill to the subsurface and may be present at the subject property in soil at concentrations above regulatory screening levels. Northgate also concluded that based on the long-term on-site automotive operations and the possible historic on-site dry cleaner, coupled with the compounds found in soil vapor, there is a reasonable probability that there may be localized areas on the property where soil and/or soil vapor concentrations may exceed both residential and commercial regulatory screening levels. Therefore, Northgate recommended that consideration be made for the installation of engineering controls, such as a passive sub-slab vapor barrier and venting system, beneath any future buildings at the subject property. Northgate also recommended that a soil management plan be developed to address any potentially impacted soil that could be encountered during future development activities.

Based on the results of the previous subsurface investigation, it appears that past releases at the subject property have resulted in VOC impacts to soil gas at concentrations exceeding applicable regulatory screening levels, which is considered a REC and a potential risk of vapor intrusion to future buildings at the subject property.

- As previously noted, two gasoline stations appear to have been formerly located within the southeastern and southwestern portions of the subject property. The gasoline station formerly located within the southeastern portion of the subject property appears to have been located within the footprint of the current Sears building, which contains a basement. It is likely that any USTs and associated soil impacts associated with this former gasoline station would have been discovered and removed during the development of the current Sears building, which included excavation to at least 10 feet bgs for the basement. No documentation pertaining to the removal and closure of suspected USTs at the former gasoline station location within the southwestern portion of the subject property was identified during the course of this assessment. As such, the current presence or absence of USTs and associated impacts to the subsurface are unknown and the former gasoline station and presumed UST fueling systems located within the southwestern portion of the subject property are considered a REC.

- According to the regulatory database report and the previous subsurface investigation of the subject property by Northgate in 2015, a waste oil UST was identified at the address of the main Sears building at 5601 Santa Monica Boulevard. However, this waste oil UST was presumed to be associated with the Sears Automotive Center at 5667 Santa Monica Boulevard, which was consistent with the presence of an UST vent pipe observed by Northgate on the 5667 Santa Monica Boulevard building. Additionally, an UST of unreported size or contents was identified in the regulatory database report at the historical subject property address of 5657 Santa Monica Boulevard, within the southwestern portion of the subject property. No documentation pertaining to the removal and closure of these former USTs was identified during the course of this assessment. As such, the current presence or absence of the USTs and associated impacts to the subsurface are unknown and the USTs are considered a REC.
- According to the Sanborn map review, a battery and lube oil facility was located to the northwest of the current Sears building from at least 1950 until circa 1957. This area was later converted for use as a garden supplies storage area by 1960. This location does not appear to have been previously investigated by Northgate during the 2015 Phase II ESA of the subject property. Past releases of hazardous substances and/or petroleum products may have occurred at this location which is considered a REC.

A *CREC* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of CRECs during the course of this assessment.

A *HREC* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify evidence of HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that ACMs and/or LBP are present. Readily visible suspect ACMs and painted surfaces were observed in poor to good condition. Suspect ACMs and LBP would need to be sampled to confirm the presence or absence of asbestos and/or LBP prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions, and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue in Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A Phase II investigation including a GPR or similar geophysical survey should be conducted to determine whether UST(s) remain on-site, and whether there is evidence of associated impact to the subject property.
- Consideration should be made for the installation of passive sub-slab vapor barrier and venting systems for future on-site buildings to mitigate potential vapor intrusion risks due to VOC-impacted soil vapor at the subject property. Additionally, a Site Health & Safety Plan and Soil Management Plan should be developed and implemented in order to manage potentially impacted soils that may be encountered during any future development activities.
- Prior to the disturbance of any suspect ACMs or LBP at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue in Los Angeles, Los Angeles County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

DRAFT

Robin Blanchard
Environmental Professional

Reviewed By:

DRAFT

Joel Redding
Environmental Professional
Senior Project Manager

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources, Inc. (EDR), 6 Armstrong Road, 4th Floor, Shelton, Connecticut 06484

EDR, Aerial Photo Decade Package, October 2020

EDR, Certified Sanborn Map Report, October 2020

EDR, City Directory Abstract, October 2020

EDR, Historical Topo Map Report, October 2020

EDR, Radius Map Report, October 2020

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, October 2020

United States Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey,* accessed via the internet, October 2020

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, October 2020

United States Geological Survey (USGS), accessed via the Internet, October 2020

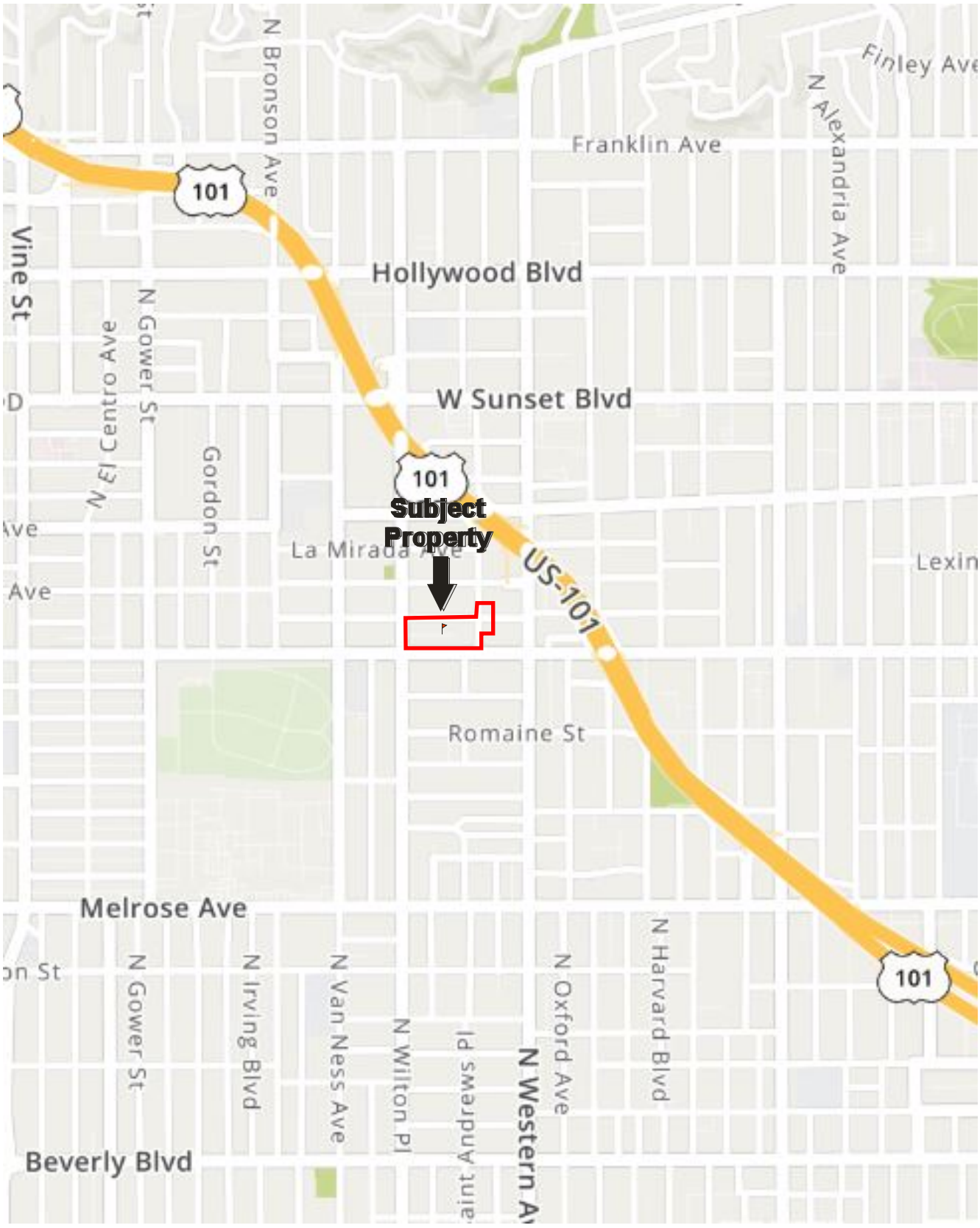
USGS Topographic Map 2012, 7.5-minute series, accessed via the internet, October 2020

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP



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Drawing Not To Scale

KEY:
Subject Property

FIGURE 1: SITE LOCATION MAP
Project No. 20-295088.1

PARTNER



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GROUNDWATER FLOW

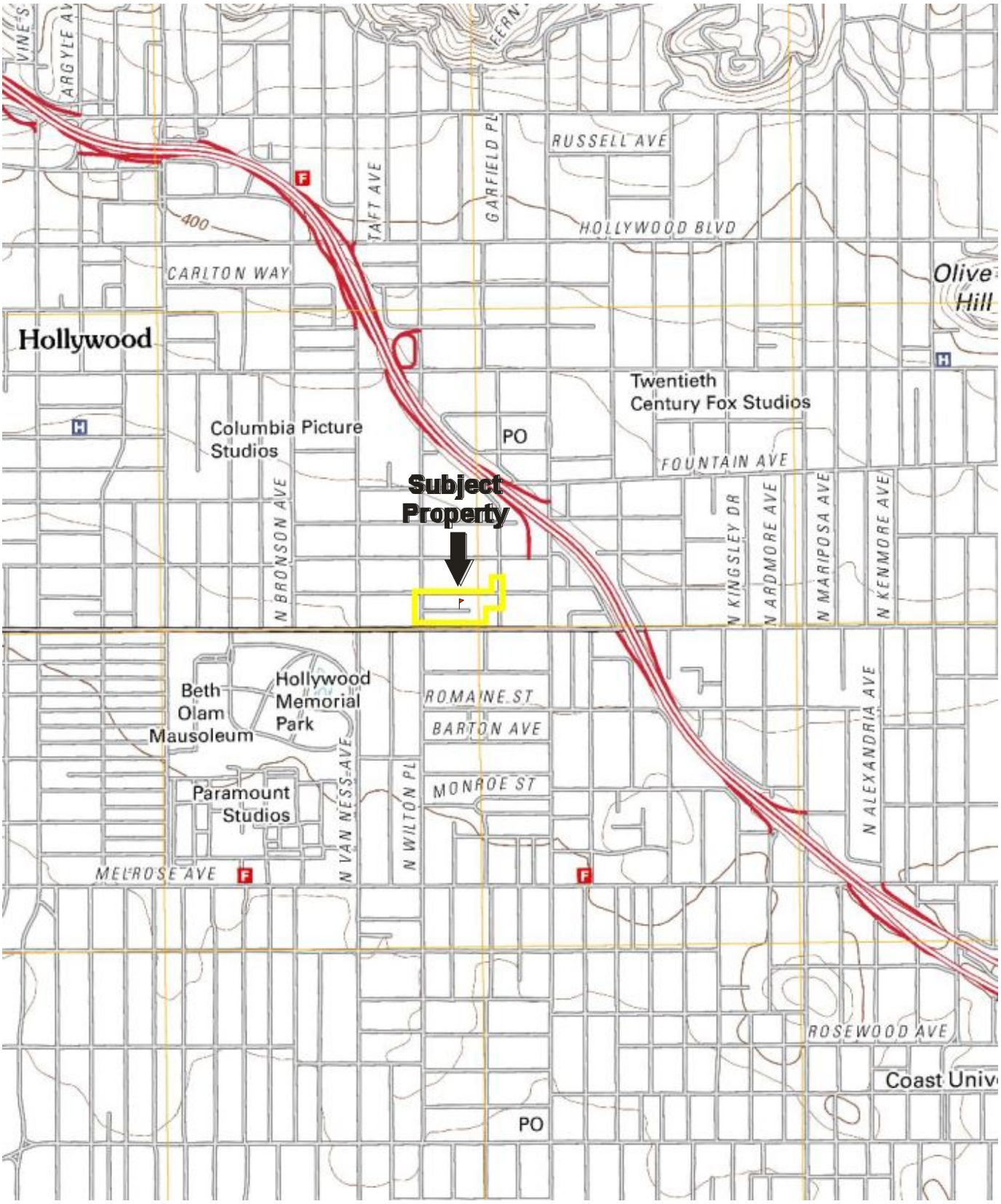
KEY:

Subject Site

1 = AOCs Investigated by Northgate in 2015
2 = Inferred former location of gasoline station at 5673 Santa Monica Blvd
3 = Inferred former location of batteries & lube oil faciltiy

FIGURE 2: SITE PLAN
Project No. 20-295088.1

PARTNER



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USGS 7.5-Minute *Hollywood, California* Quadrangle
Created: 2012

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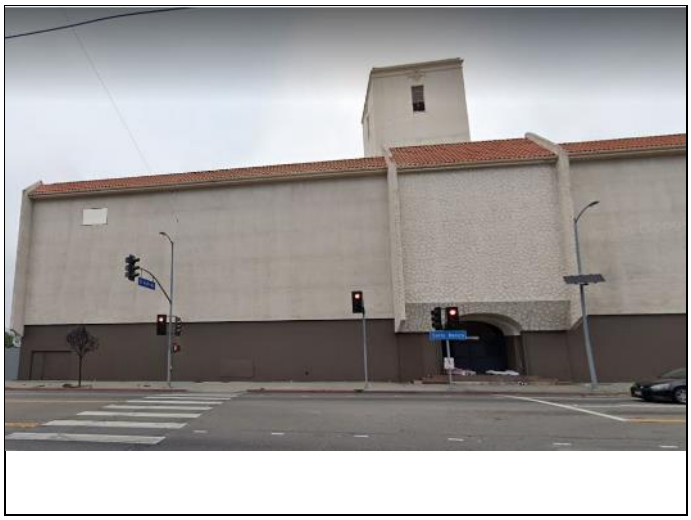
Subject Property

FIGURE 3: TOPOGRAPHIC MAP
Project No. 20-295088.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. View looking north at the subject building



2. View east looking at the western side of the subject building



3. View of the former loading area and the rear (northern) side of the building



4. View across former building pads on the northern side of the subject building



5. View looking west across vacant paved lots used for parking to the west of the subject building



6. View north looking at parked vehicles on-site to off-site residential apartments to the north



7. View of boarded entrances to the building on the northern side



8. View of stored iron beams on the southwestern portion of the subject property



9. View east along the southern boundary with the subject building in the background



10. Additional view looking south at the subject building



11. View east along Virginia Avenue to the north of the subject property



12. View along the eastern side of the subject building



13. View east from the western portion of the subject property toward the subject building



14. View northeast looking at the southwestern corner of the subject property



15. View looking at the subject property from off-site to the northeast



16. View of the parcel at 5545 Virginia Place



17. View of the parcel at 5544 Virginia Place



18. View of the interior of the subject property building – 1st Floor



19. View of a former equipment room in the basement level



20. View of the rooftop mechanical penthouse



21. View of the interior of the subject property building – Second Floor



22. View of the adjacent properties to the south across Santa Monica Boulevard



23. View looking east/northeast from the roof of the former Sears Building



24. View west to off-site residences and businesses

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

PARTNER



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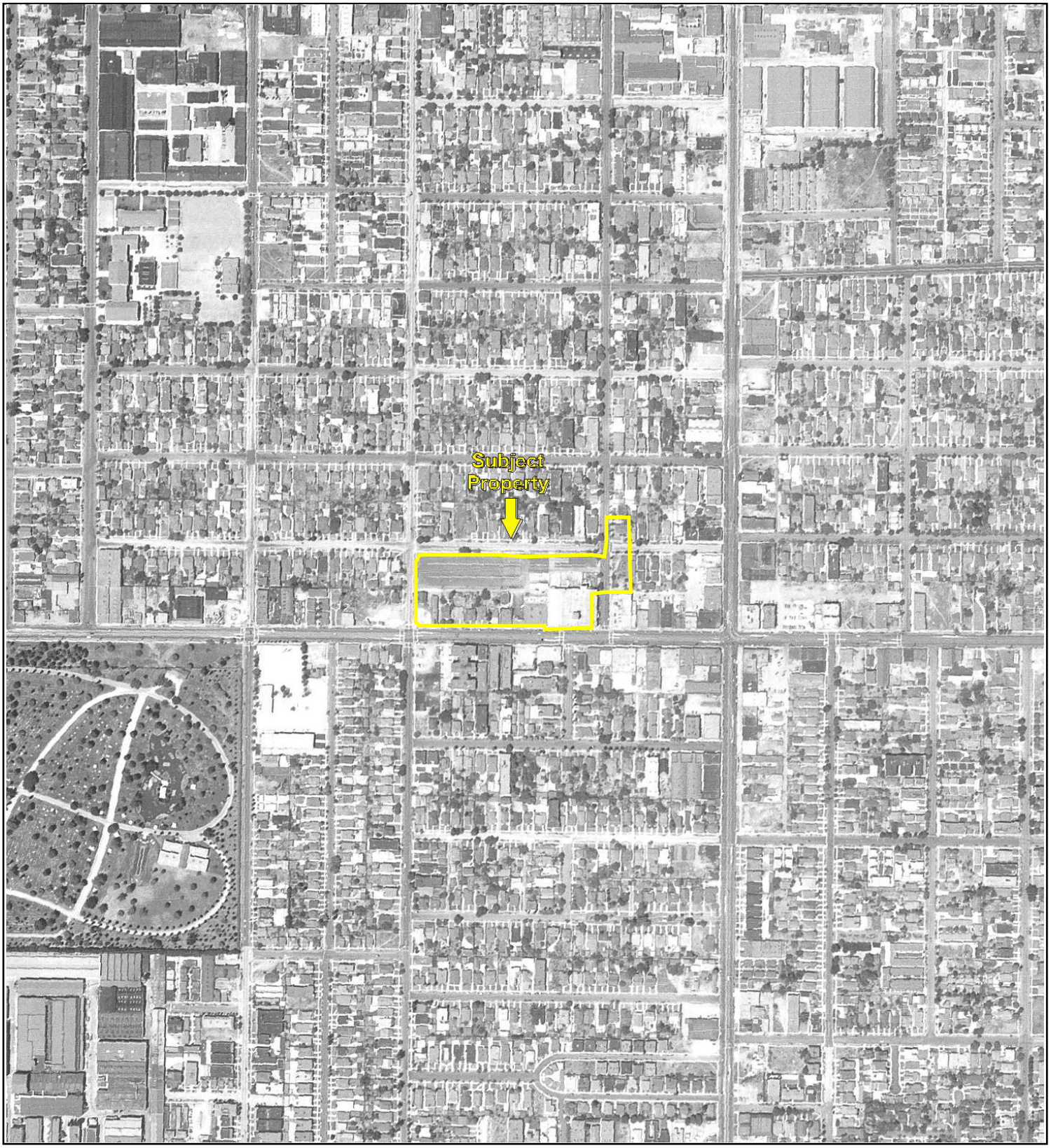

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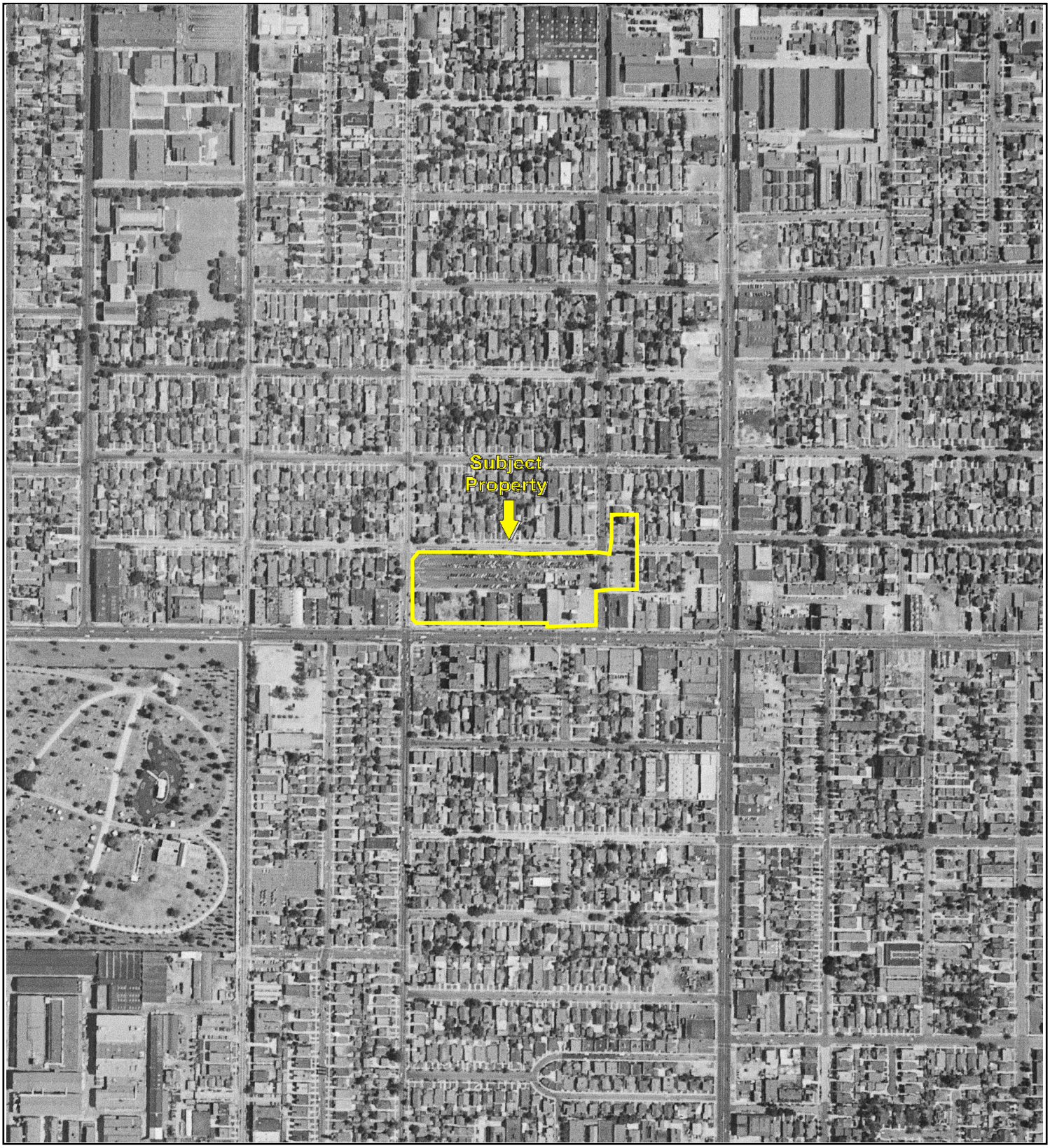

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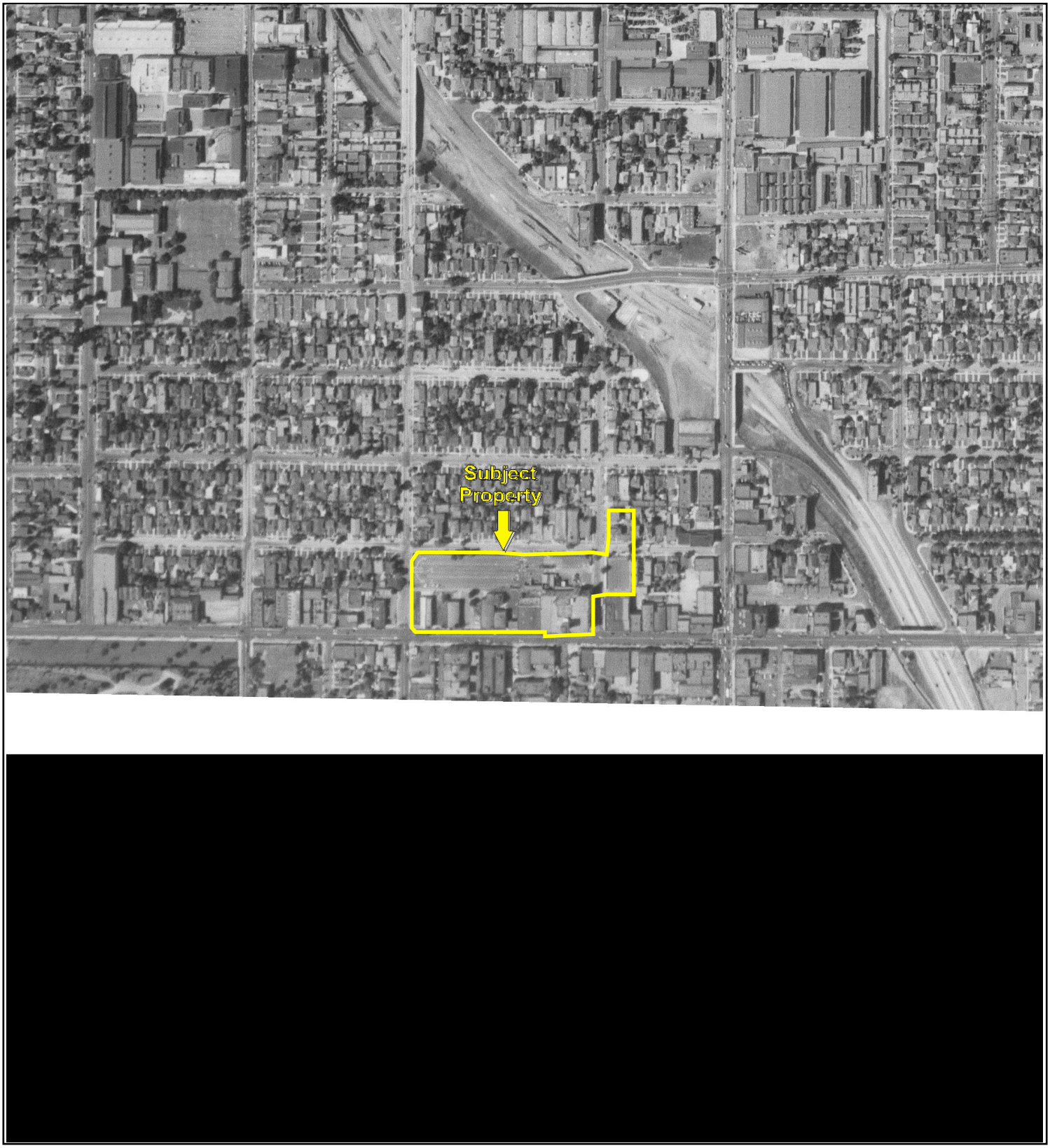

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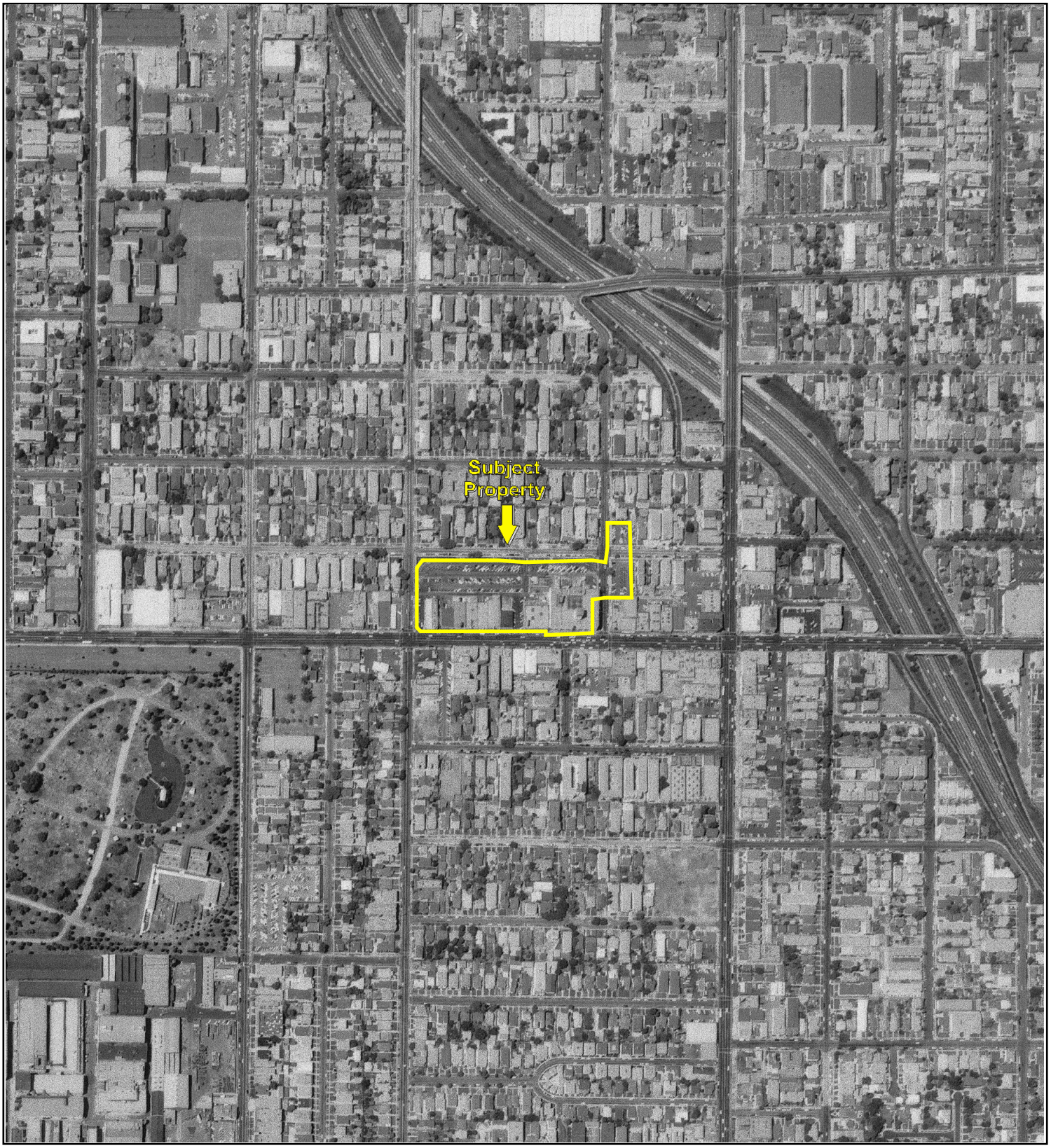

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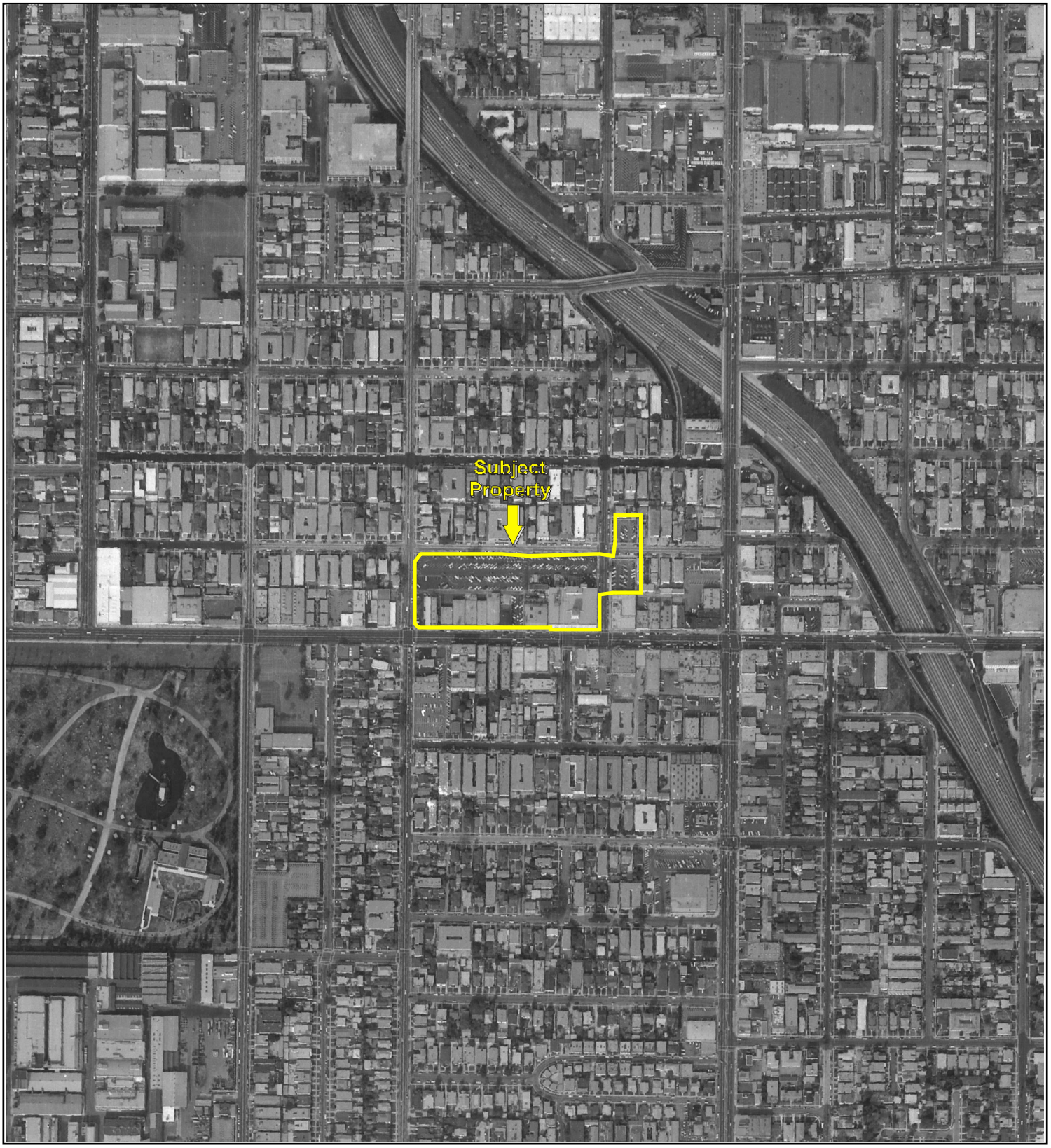

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Aerial Photograph Year: 1977



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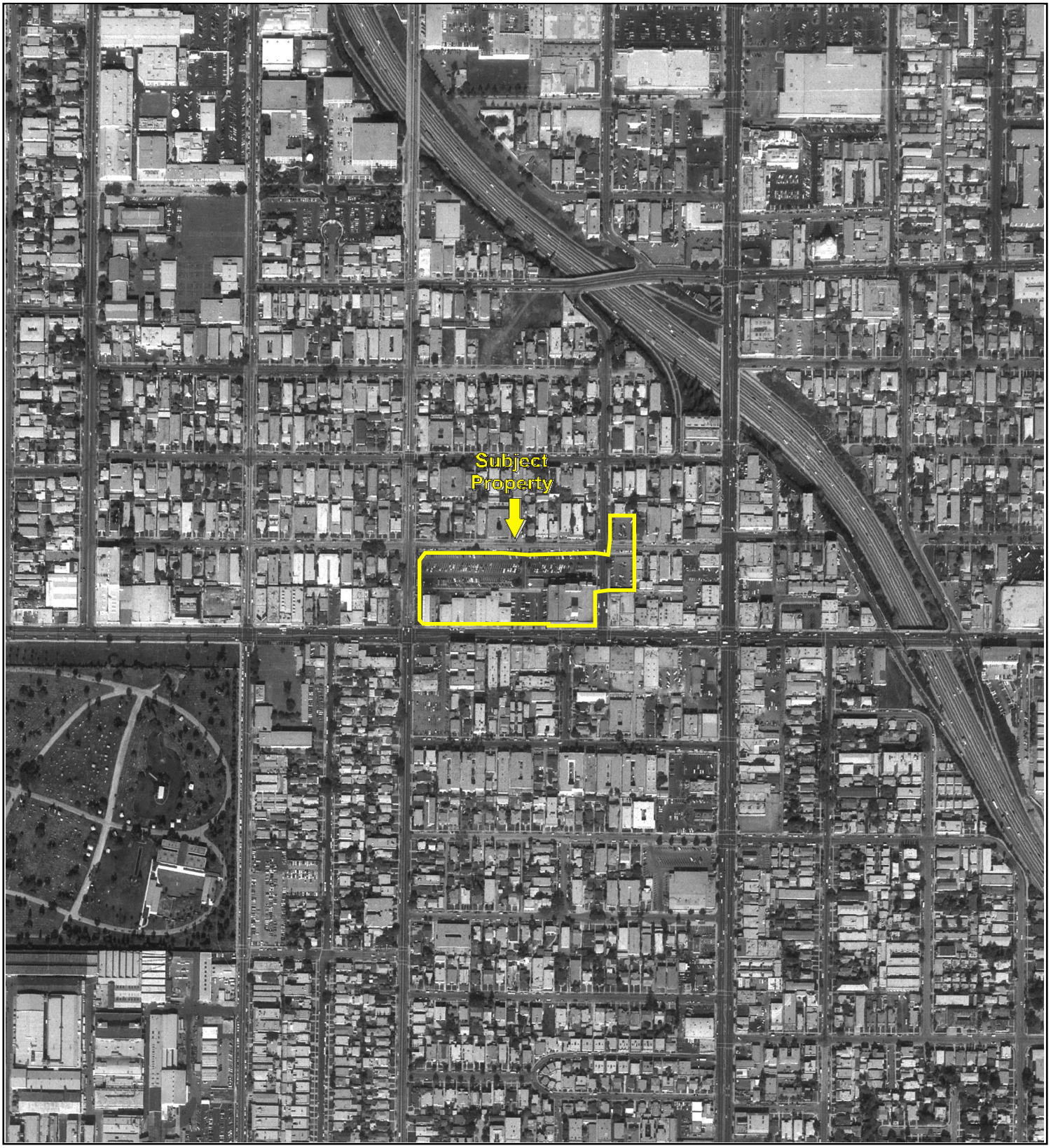

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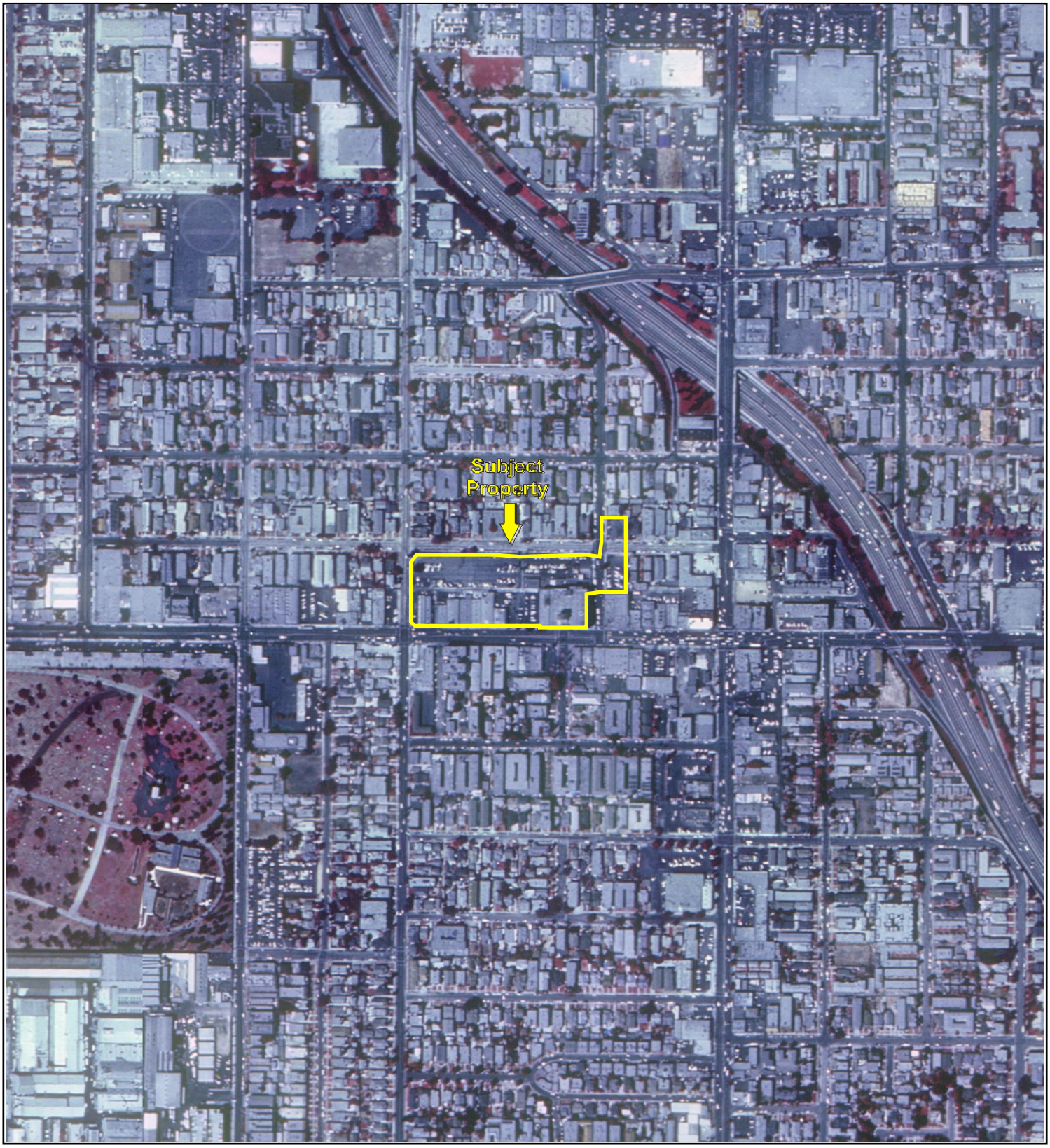

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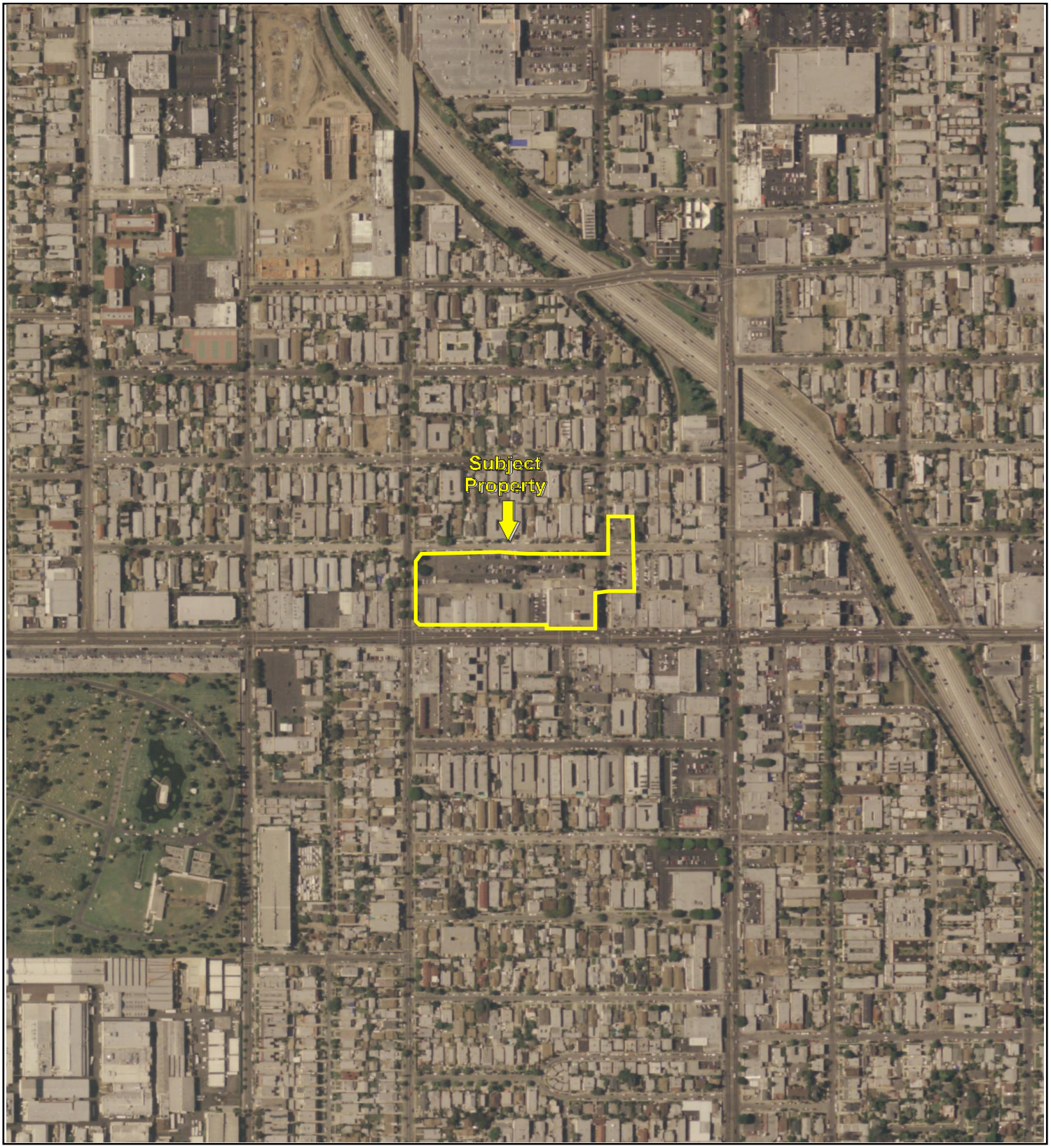

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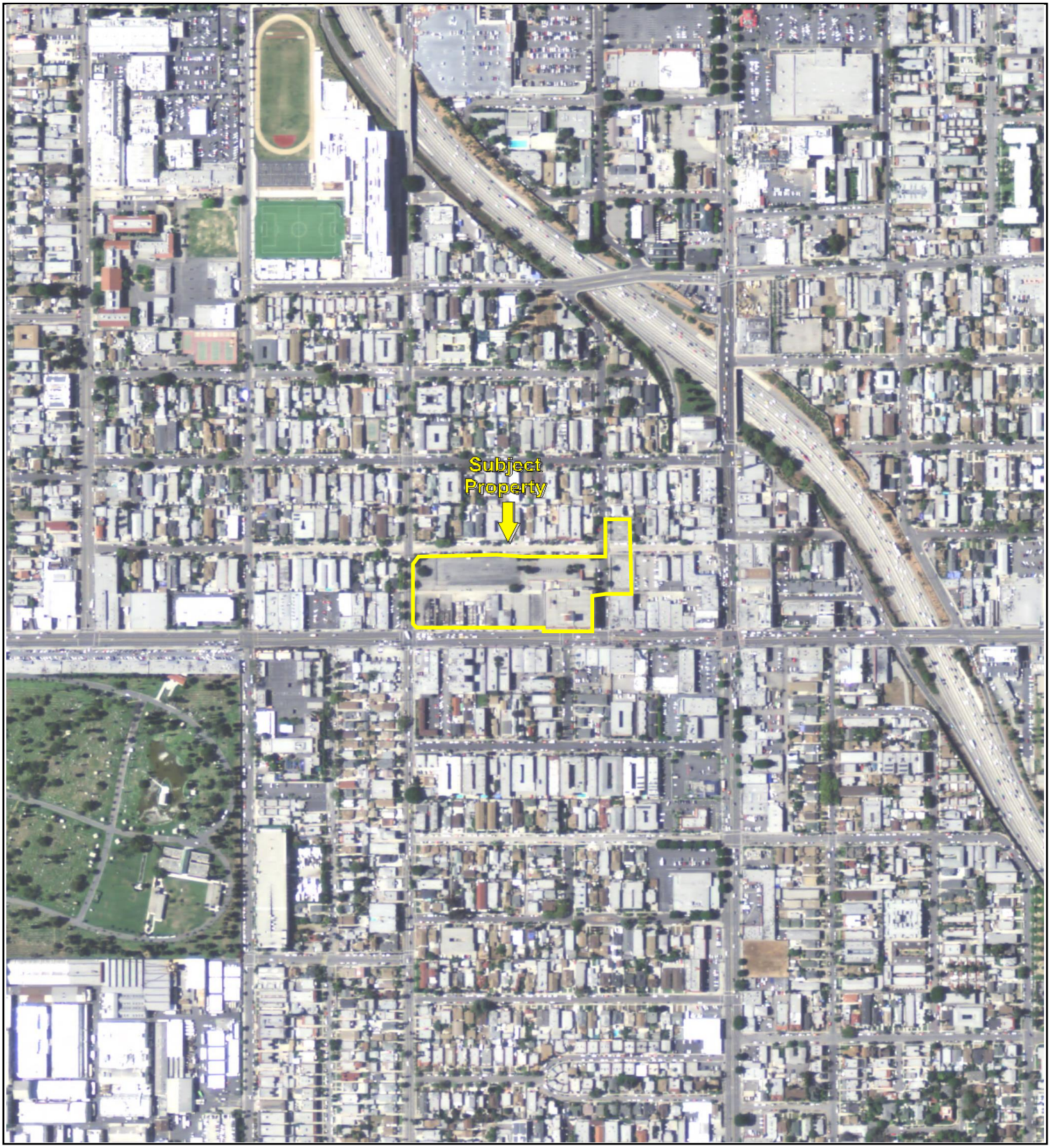

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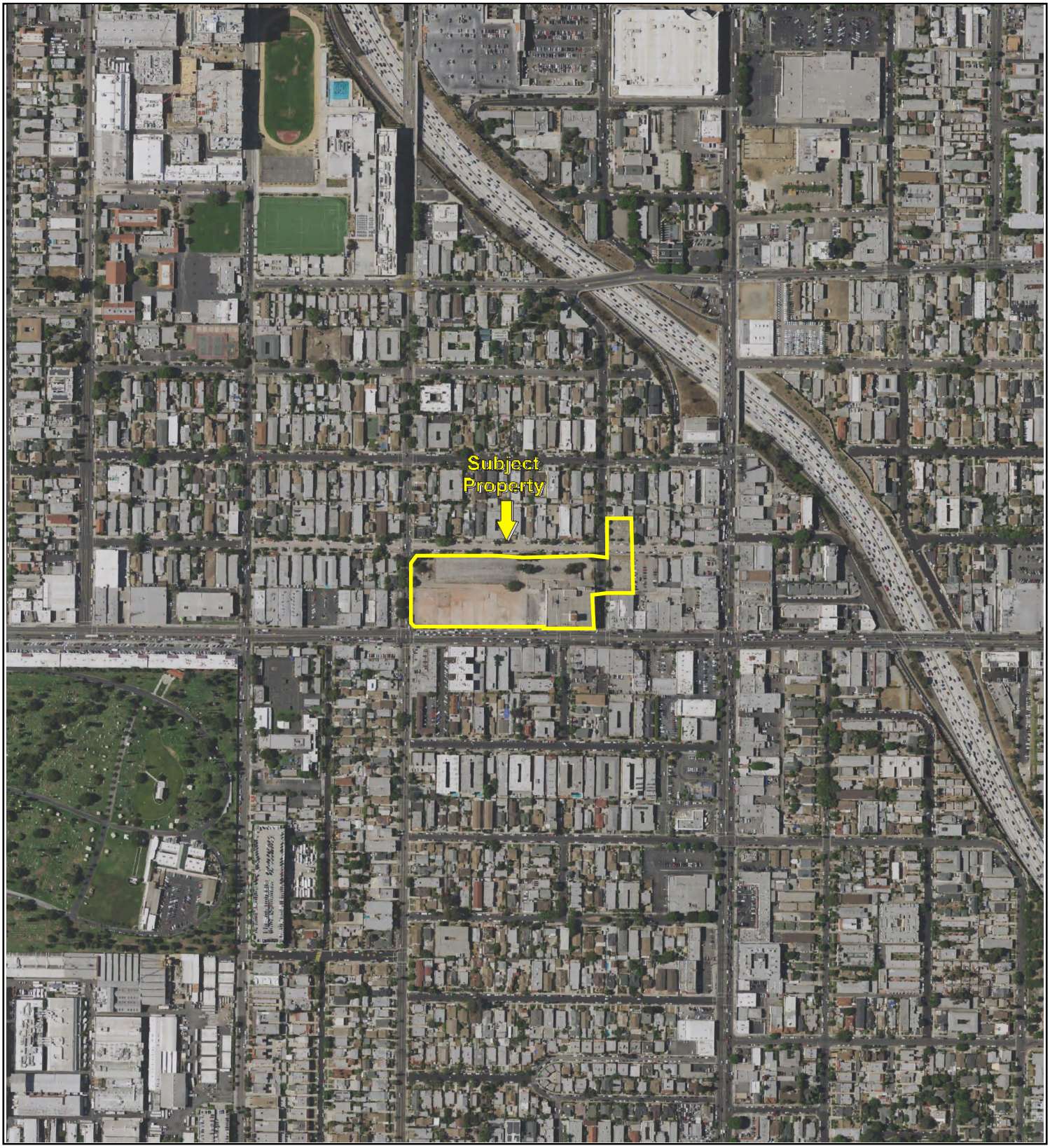

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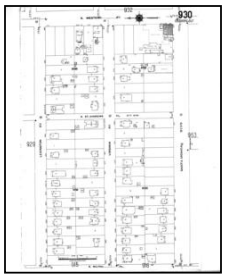
Key: Subject Property

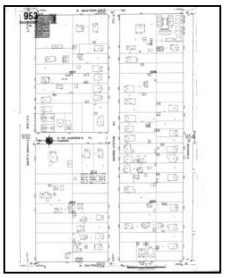
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1919 Source Sheets

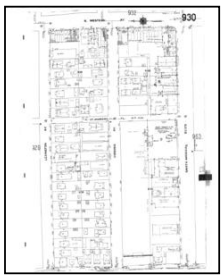


Volume 9, Sheet 930
1919

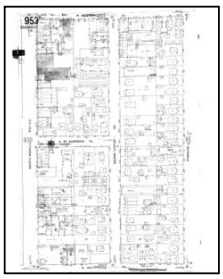


Volume 9, Sheet 953
1919

1950 Source Sheets

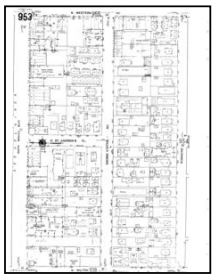


Volume 9, Sheet 930
1950



Volume 9, Sheet 953
1950

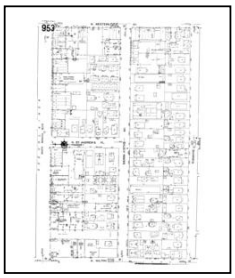
1955 Source Sheets



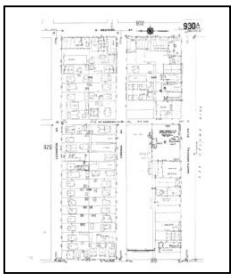
Volume 9, Sheet 953
1955



Volume 9A, Sheet 930a
1955

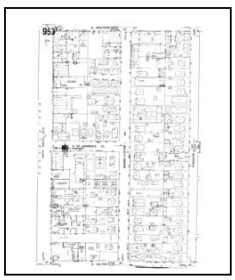


Volume 9, Sheet 953
1955



Volume 9A, Sheet 930a
1955

1956 Source Sheets



Volume 9, Sheet 953
1956

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1957 Source Sheets

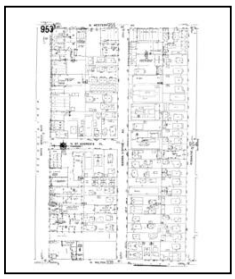


Volume 9, Sheet 953
1957



Volume 9A, Sheet 930a
1957

1959 Source Sheets

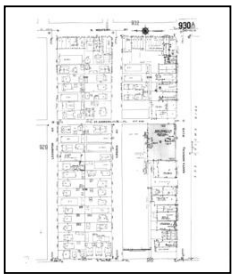


Volume 9, Sheet 953
1959

1960 Source Sheets



Volume 9, Sheet 953
1960

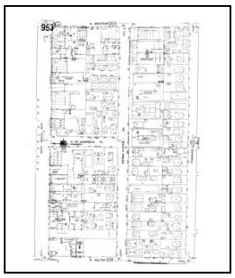


Volume 9A, Sheet 930a
1960

1961 Source Sheets



Volume 9A, Sheet 930a
1961

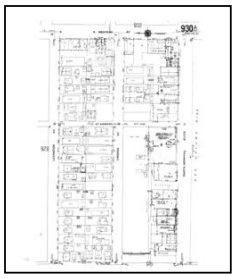


Volume 9, Sheet 953
1961

Sanborn Sheet Key

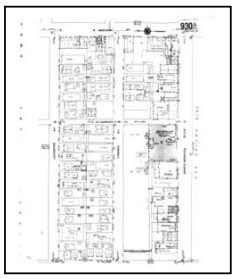
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1962 Source Sheets



Volume 9A, Sheet 930a
1962

1966 Source Sheets

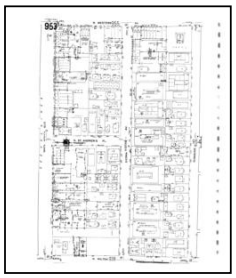


Volume 9A, Sheet 930a
1966

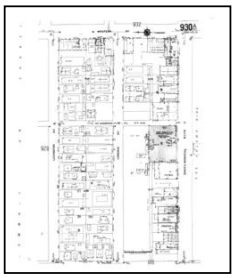


Volume 9, Sheet 953
1966

1968 Source Sheets

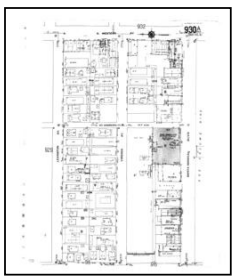


Volume 9, Sheet 953
1968

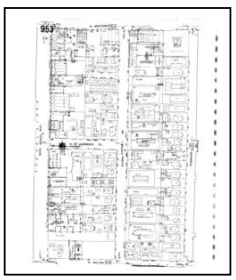


Volume 9A, Sheet 930a
1968

1969 Source Sheets



Volume 9A, Sheet 930a
1969

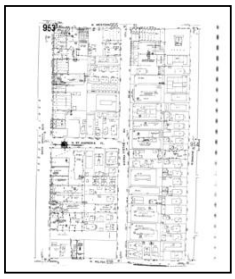


Volume 9, Sheet 953
1969

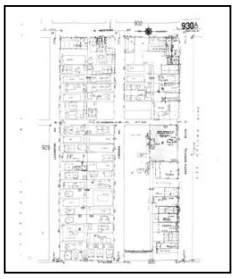
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

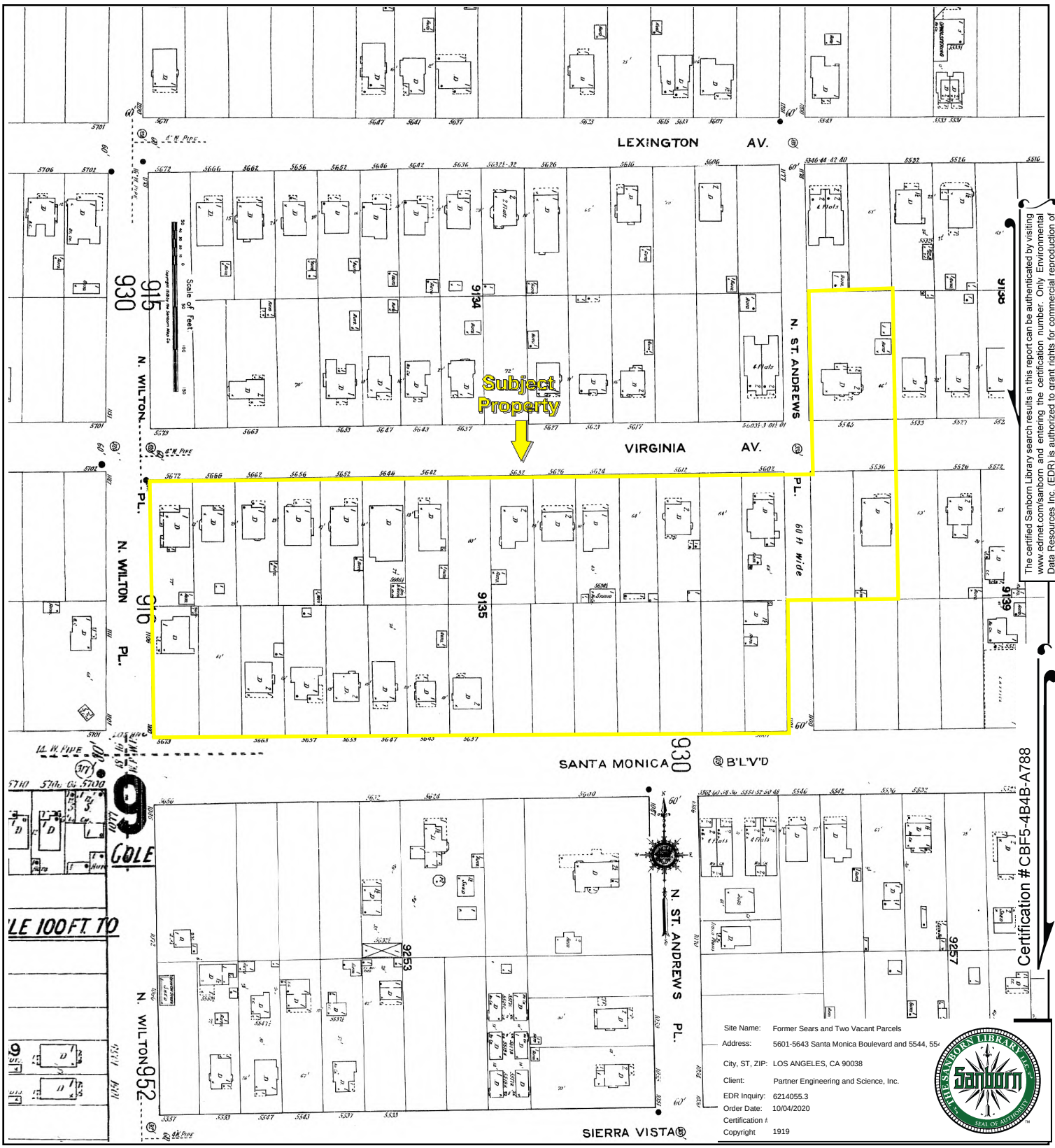
1970 Source Sheets



Volume 9, Sheet 953
1970



Volume 9A, Sheet 930a
1970



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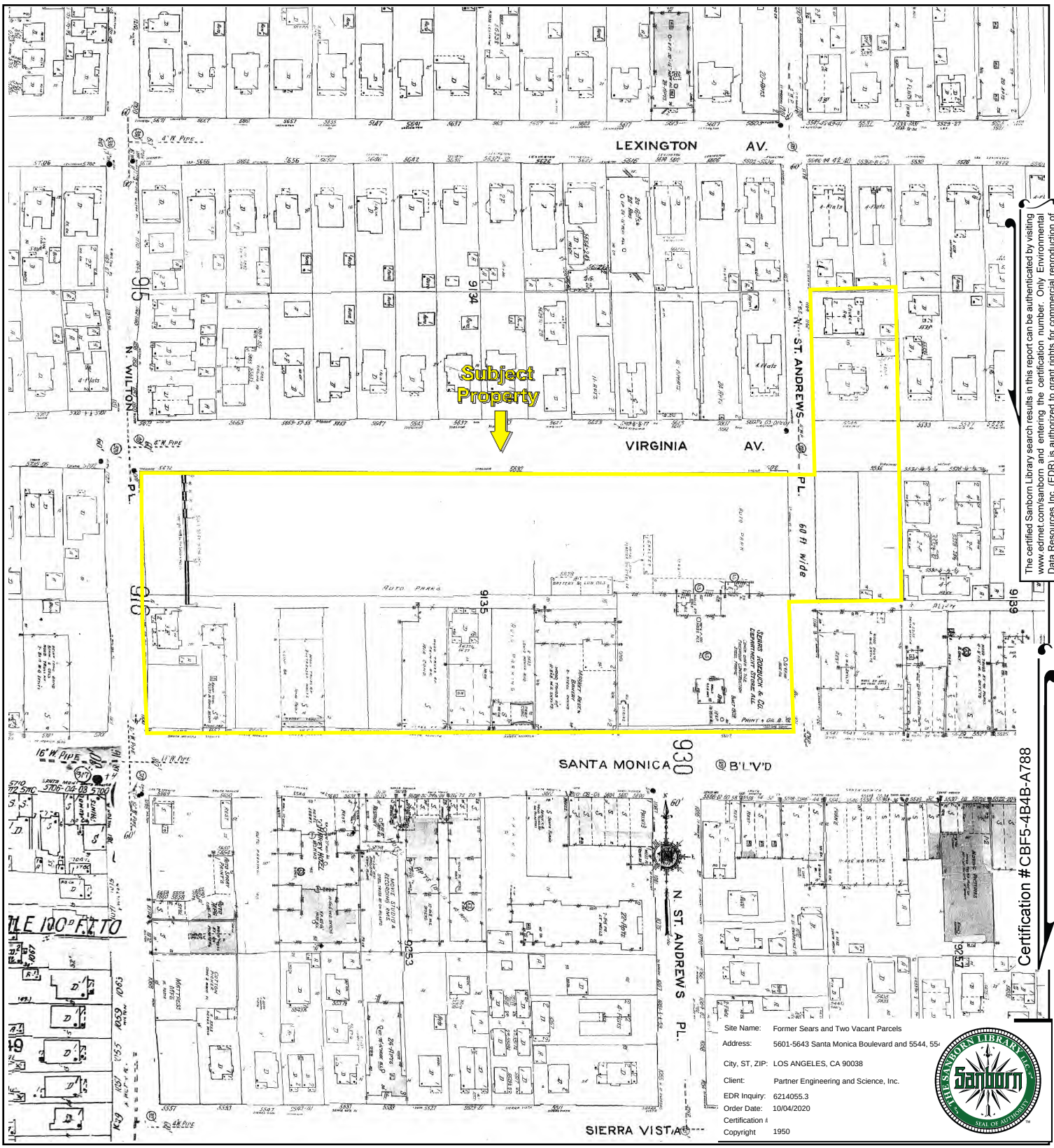
Site Name: Former Sears and Two Vacant Parcels
Address: 5601-5643 Santa Monica Boulevard and 5544, 55
City, ST, ZIP: LOS ANGELES, CA 90038
Client: Partner Engineering and Science, Inc.
EDR Inquiry: 6214055.3
Order Date: 10/04/2020
Certification #
Copyright 1919

Volume 9, Sheet 953
Volume 9, Sheet 930

0 Feet 150 300 600

Key: Subject Property



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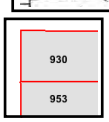
City, ST, ZIP:	LOS ANGELES, CA 90038
Client:	Partner Engineering and Science, Inc.
EDR Inquiry:	6214055.3
Order Date:	10/04/2020
Certification #	
Copyright	1950



Volume 9, Sheet 953
Volume 9, Sheet 930

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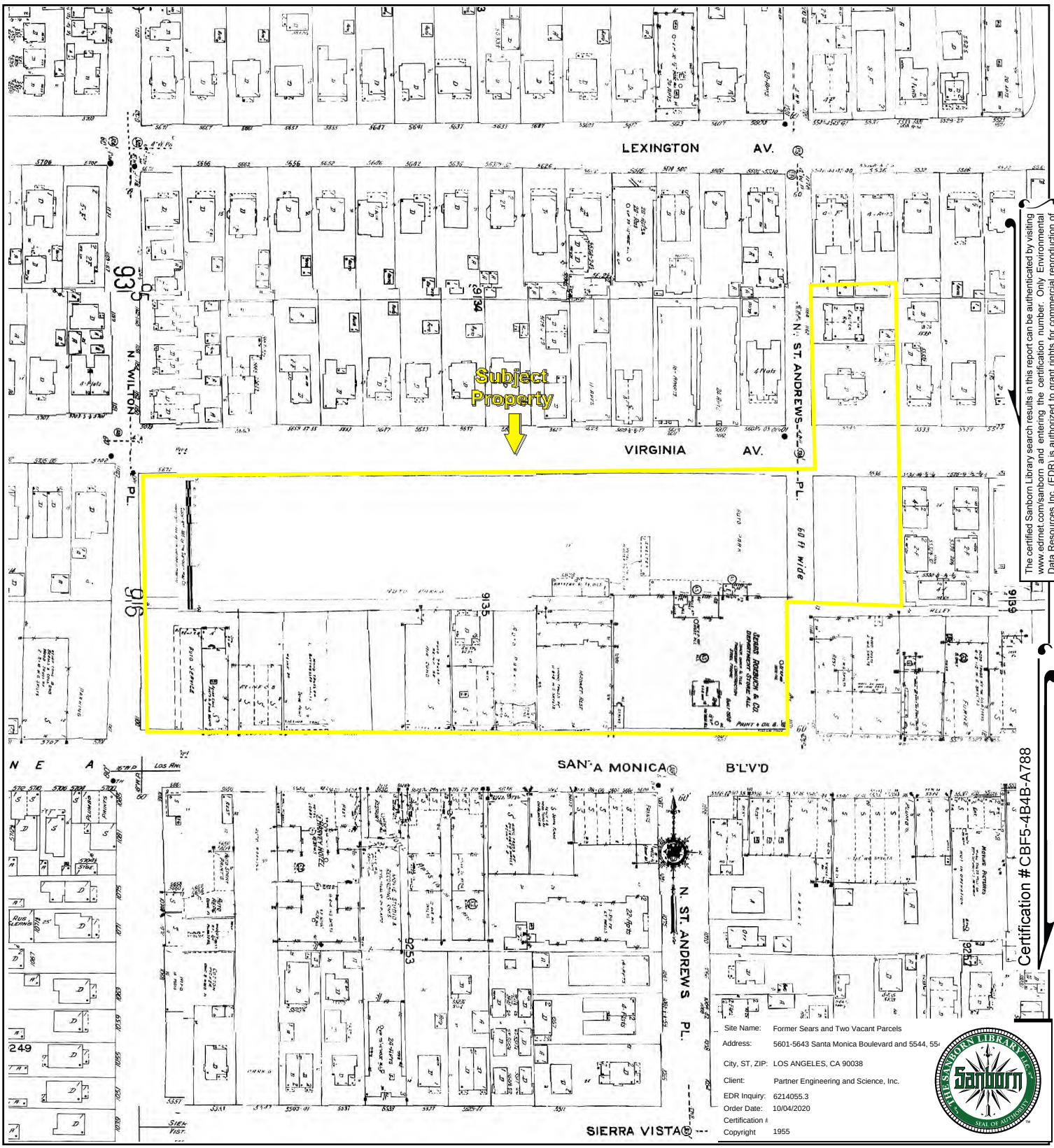
Key: Subject Property

APPENDIX B: Certified Sanborn Maps
Project No. 20-295088.1



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Certification #CBF5-4B4B-A788

930a
953

Volume 9A, Sheet 930a
Volume 9, Sheet 953
Volume 9A, Sheet 930a
Volume 9, Sheet 953

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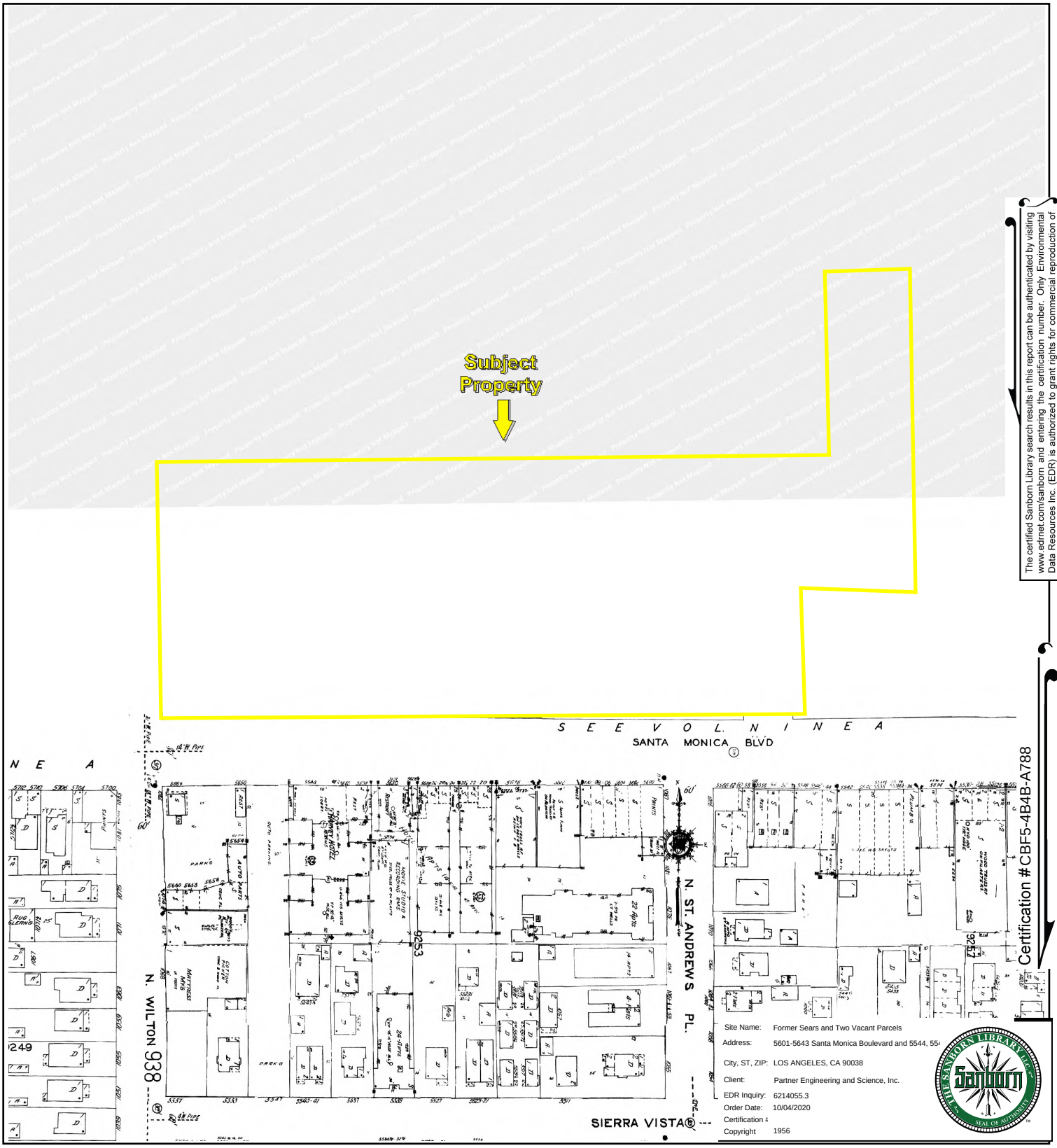
Key: Subject Property

APPENDIX B: Certified Sanborn Maps
Project No. 20-295088.1



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Certification #CBF5-4B4B-A788

Volume 9, Sheet 953

953

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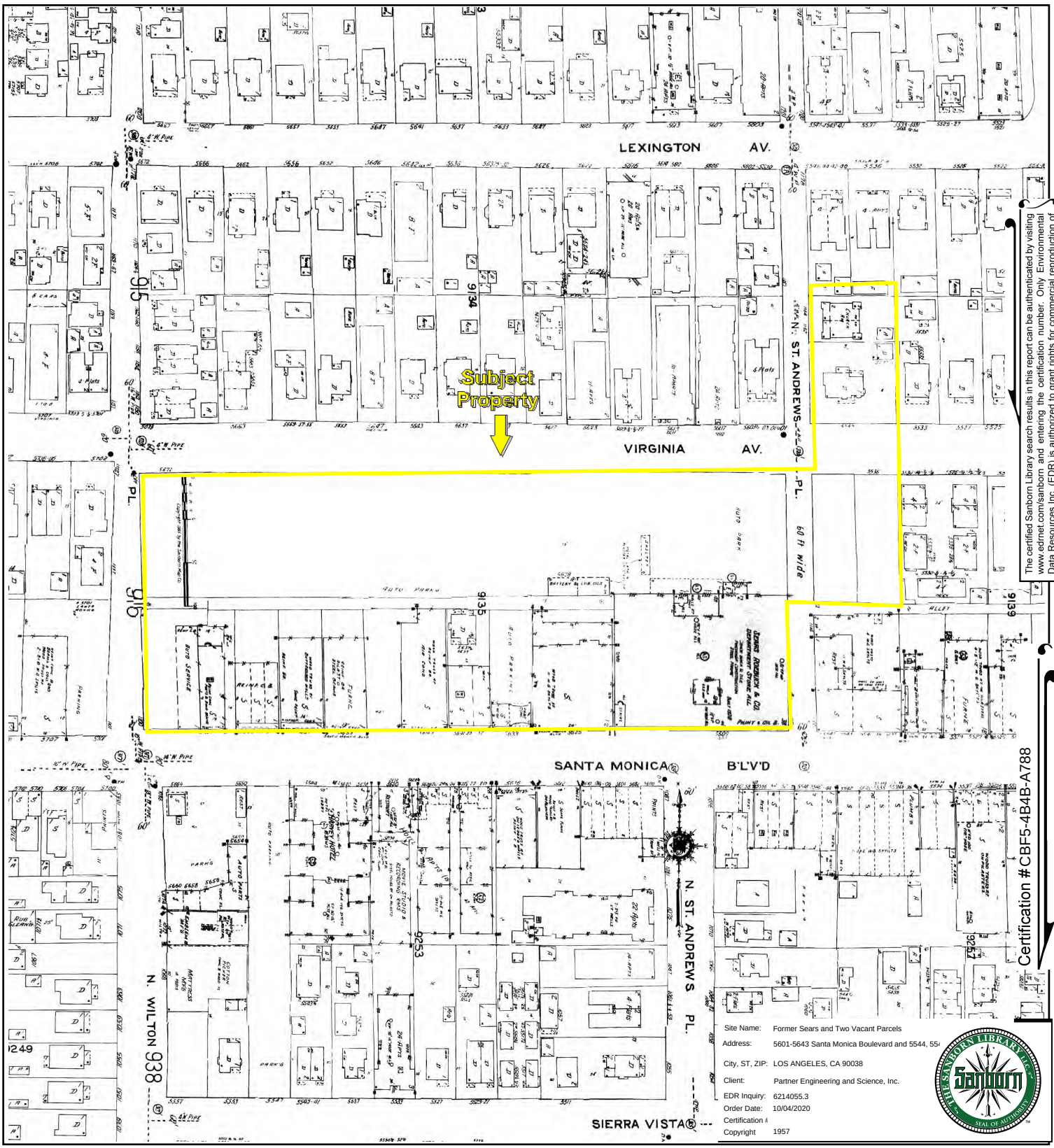
Key: Subject Property

APPENDIX B: Certified Sanborn Maps

Project No. 20-295088.1



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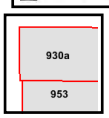

Volume 9A, Sheet 930a
Volume 9, Sheet 953

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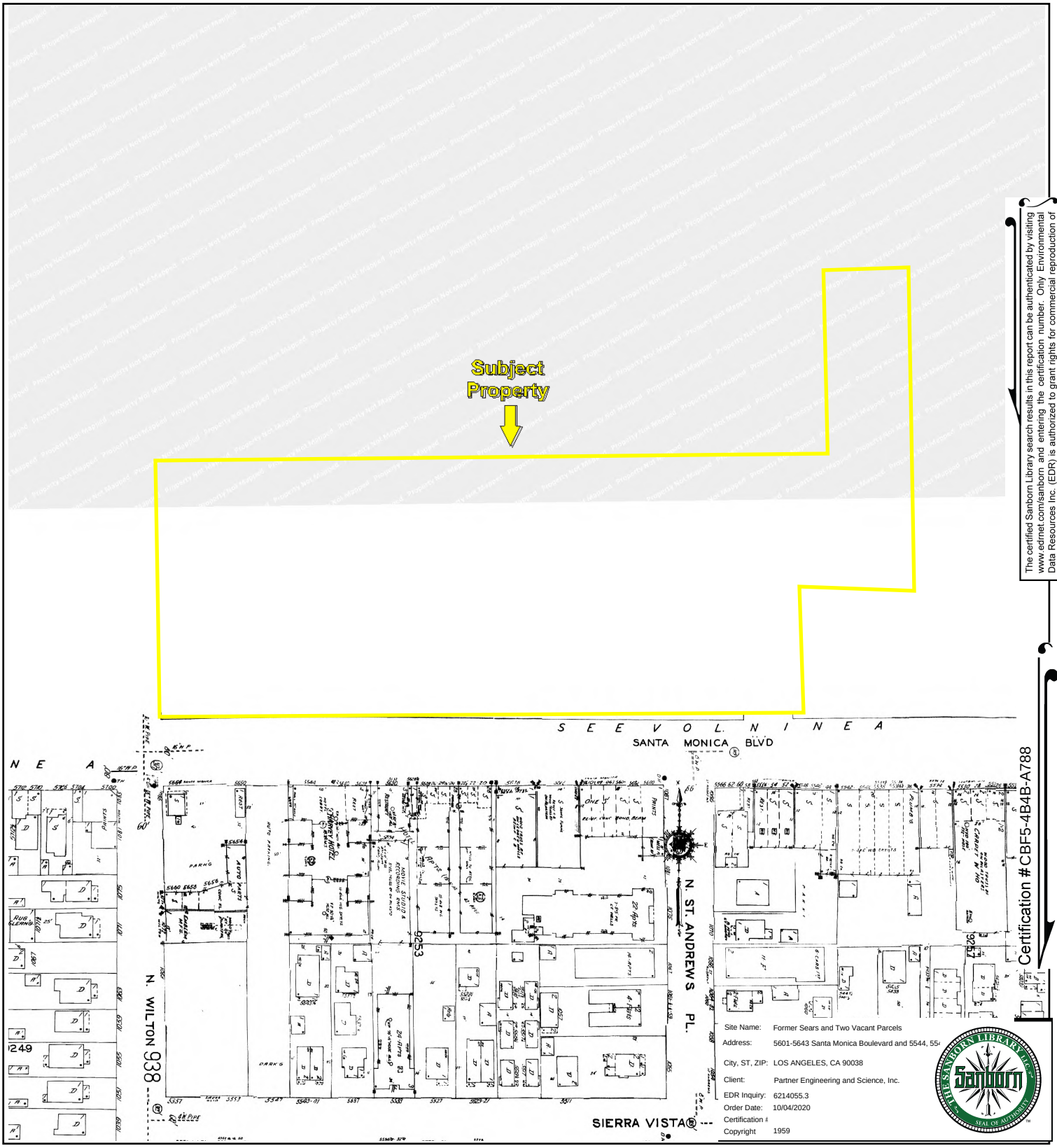
Key: Subject Property

APPENDIX B: Certified Sanborn Maps
Project No. 20-295088.1



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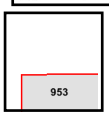
Volume 9, Sheet 953



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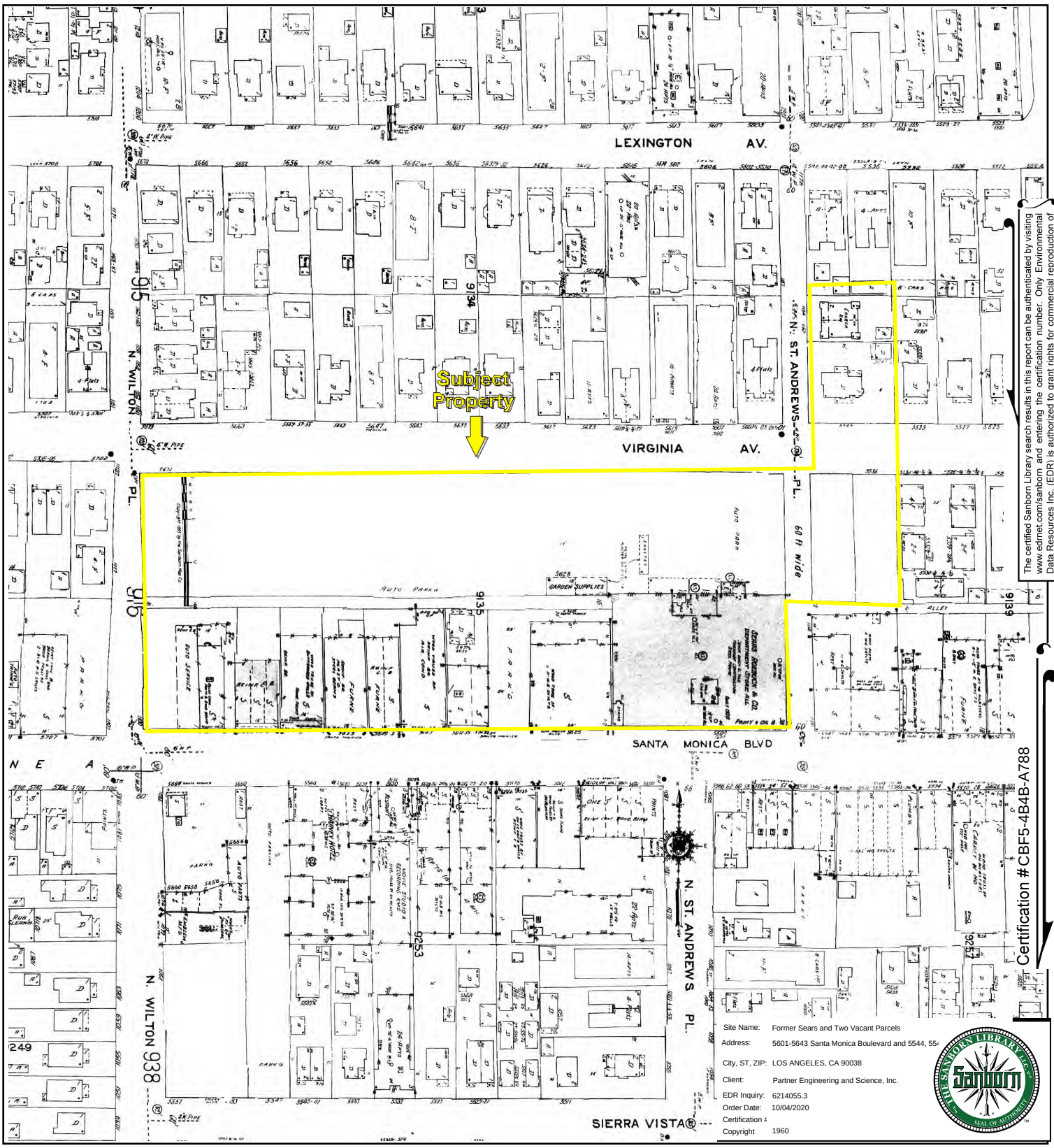
Key: Subject Property

APPENDIX B: Certified Sanborn Maps

Project No. 20-295088.1

PARTNER



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Client:	Partner Engineering and Science, Inc.
EDR Inquiry:	6214055.3
Order Date:	10/04/2020
Certification #	
Copyright	1960

930a
953

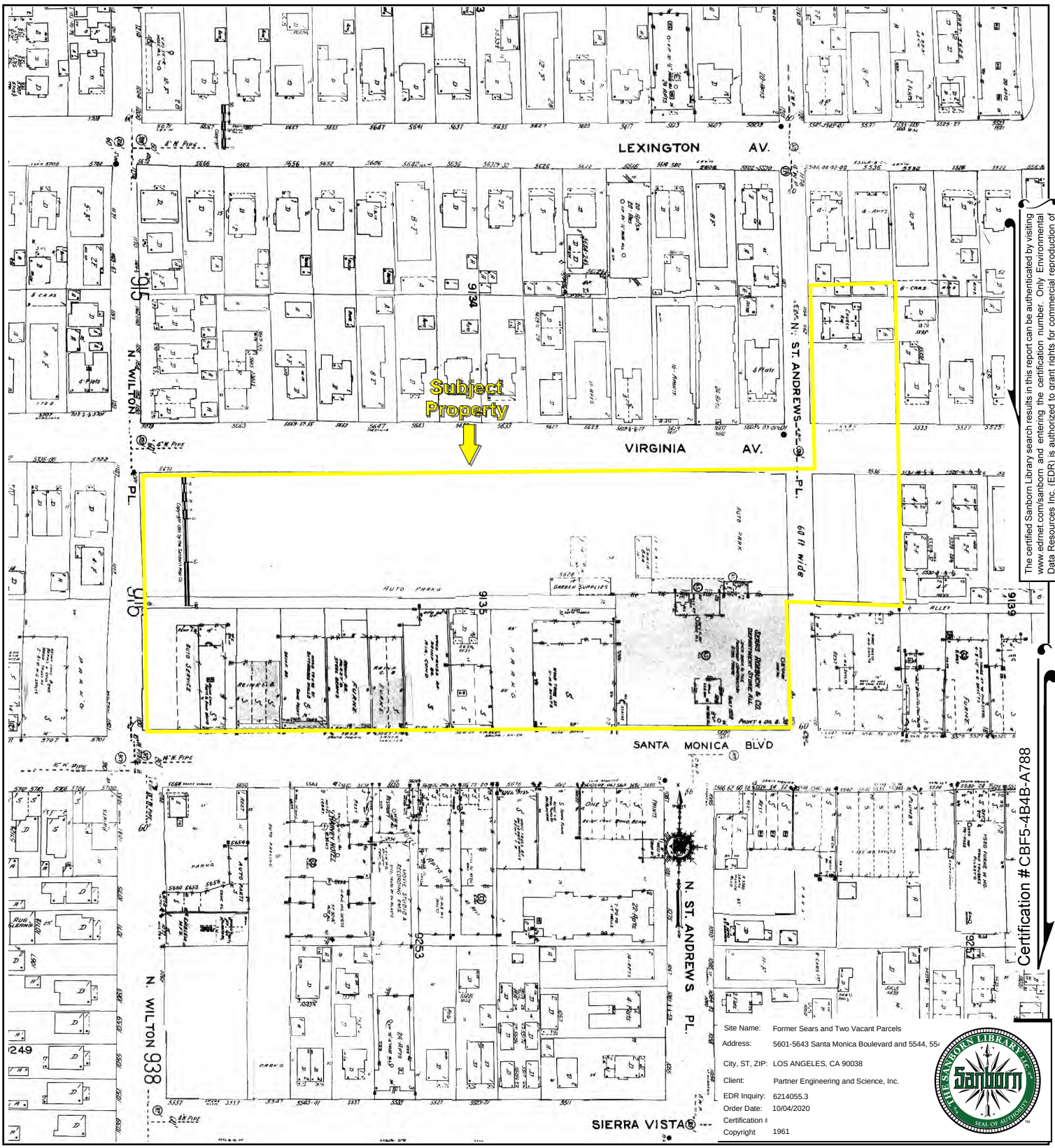
Volume 9A, Sheet 930a
Volume 9, Sheet 953

0 Feet 150 300 600

N

Key: Subject Property

APPENDIX B: Certified Sanborn Maps
Project No. 20-295088.1



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Copyright 1961

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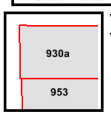

Volume 9, Sheet 953
Volume 9A, Sheet 930a

0 Feet 150 300 600

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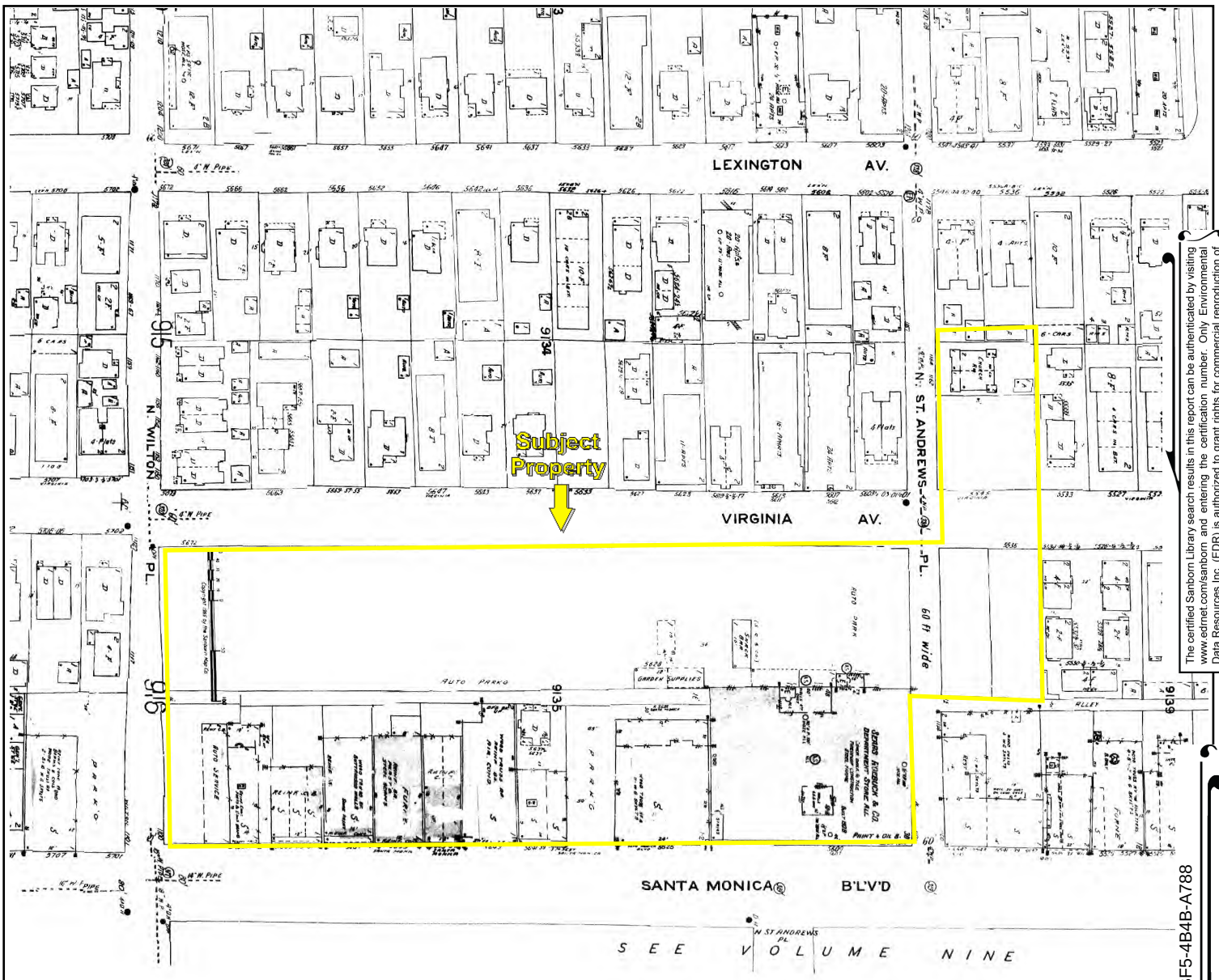
Key: Subject Property



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EDR Inquiry:	6214055.3
Order Date:	10/04/2020
Certification #	
Copyright	1962

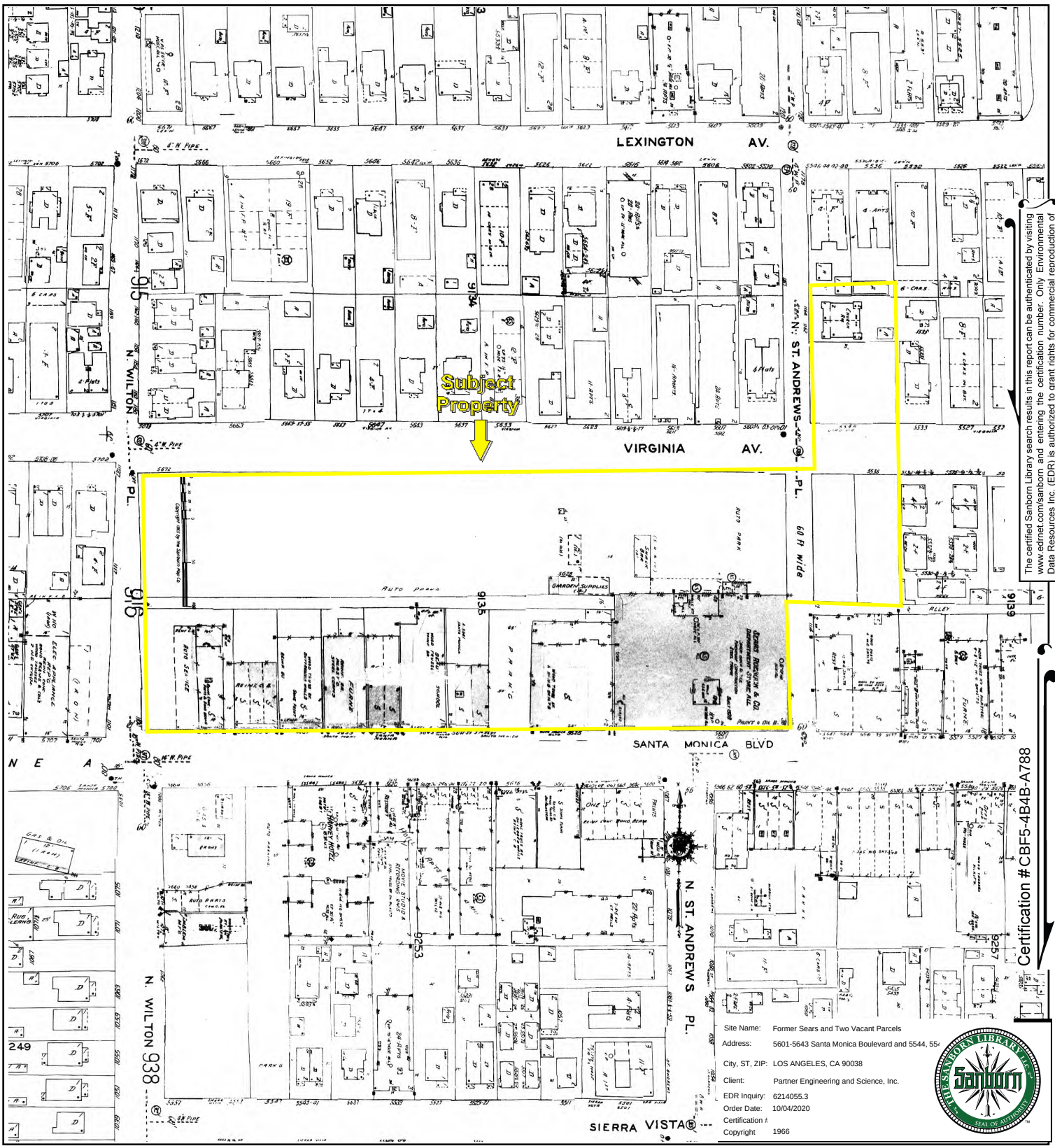
Volume 9A, Sheet 930a

930a

0 Feet 150 300 600

N

Key: Subject Property



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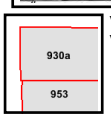
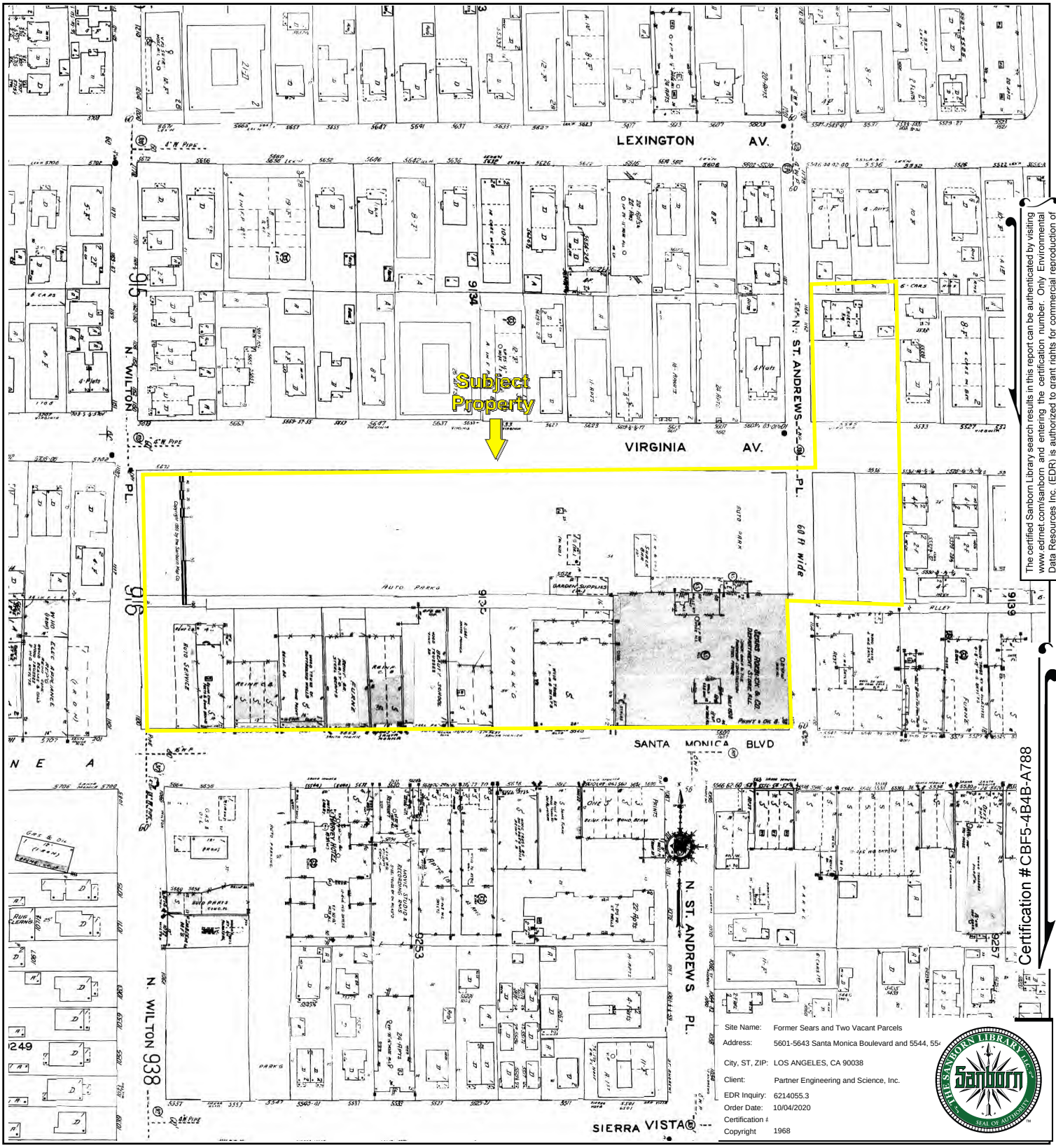
City, ST, ZIP: LOS ANGELES, CA 90038
Client: Partner Engineering and Science, Inc.
EDR Inquiry: 6214055.3
Order Date: 10/04/2020
Certification #
Copyright 1966



Volume 9, Sheet 953
Volume 9A, Sheet 930a

0 Feet 150 300 600

Key: Subject Property



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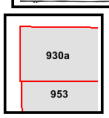
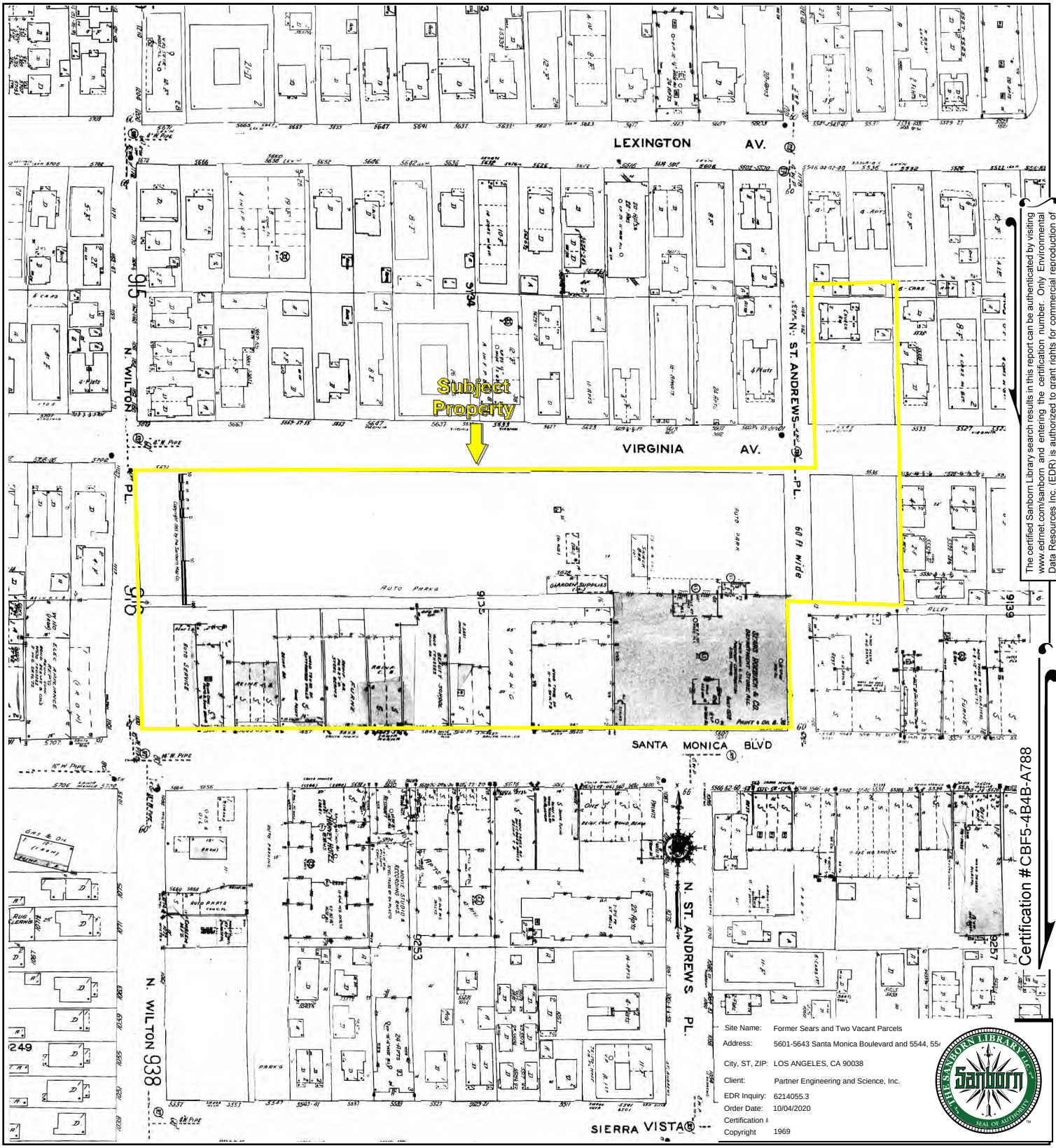


Volume 9A, Sheet 930a
Volume 9, Sheet 953

0 Feet 150 300 600

Key: Subject Property



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Certification #CBF5-4B4B-A788

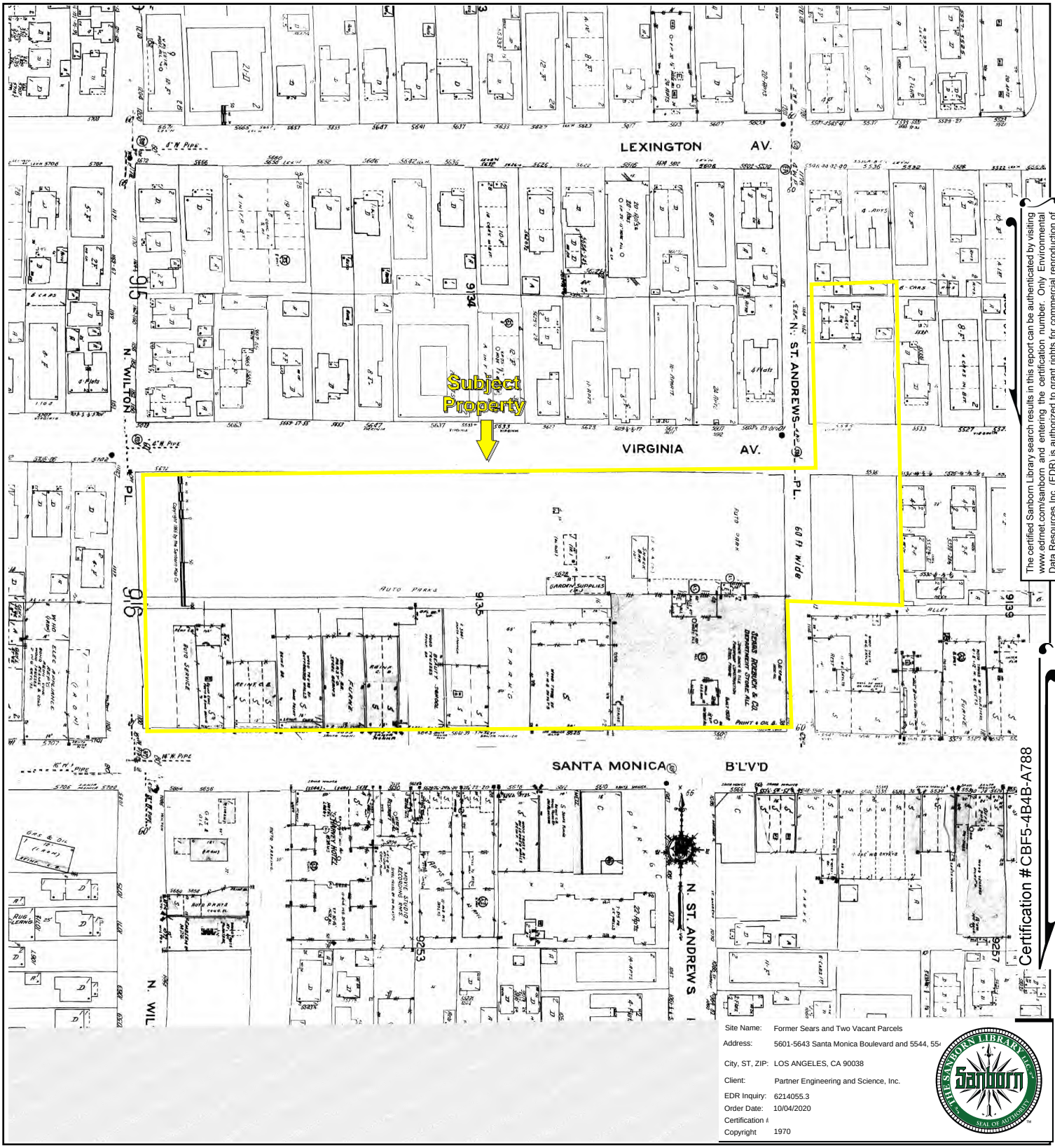
Volume 9, Sheet 953
Volume 9A, Sheet 930a

930a
953

0 Feet 150 300 600

N

Key: Subject Property



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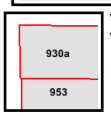
City, ST, ZIP:	LOS ANGELES, CA 90038
Client:	Partner Engineering and Science, Inc.
EDR Inquiry:	6214055.3
Order Date:	10/04/2020
Certification #	
Copyright	1970



Volume 9A, Sheet 930a
Volume 9, Sheet 953

0 Feet 150 300 600

N

Key: Subject Property

APPENDIX B: Certified Sanborn Maps
Project No. 20-295088.1

Former Sears and Two Vacant Parcels
5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Ave
LOS ANGELES, CA 90038

Inquiry Number: 6214055.5
October 05, 2020

The EDR-City Directory Abstract

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2015. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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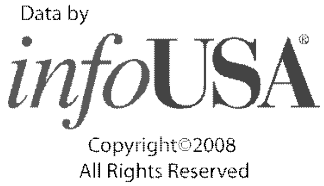

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2015	Cole Information Services	X	X	X	-
2009	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2006	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
	Haines Company	-	-	-	-
	Haines Company	X	-	X	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
2000	Haines & Company	X	X	X	-
1999	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
	Haines Company	-	-	-	-
	Haines Company	X	-	X	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	-	X	-
	Pacific Bell	X	-	X	-
1994	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	-	X	-
	Pacific Bell	X	-	X	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1976	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	-	-	-
1958	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	-	-	X	-
	Pacific Telephone	X	-	X	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	X	-
	R. L. Polk & Co.	X	-	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	-	X	-
	Pacific Telephone	X	-	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	X	X	-
1933	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Company Publishers	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia
LOS ANGELES, CA 90038

FINDINGS DETAIL

Target Property research detail.

SANTA MONICA BLVD

5601 SANTA MONICA BLVD

Year	*Uses*	*Source*
2009	COLE VISION CORP	Cole Information Services
	SEARS OPTICAL	Cole Information Services
2006	APPAREL	Haines Company, Inc.
	APPRLBABY FURN	Haines Company, Inc.
	BUILDING	Haines Company, Inc.
	CENTER	Haines Company, Inc.
	CMPTR TV STEREO	Haines Company, Inc.
	DRYERS	Haines Company, Inc.
	EEZERS	Haines Company, Inc.
	EQUIPMENT	Haines Company, Inc.
	GARDEN	Haines Company, Inc.
	GOODS FITNESS	Haines Company, Inc.
	H&R BLOCK	Haines Company, Inc.
	HOUSEWARES	Haines Company, Inc.
	INFANTS	Haines Company, Inc.
	INFORMATION	Haines Company, Inc.
	INTIMATE APPAREL	Haines Company, Inc.
	MENS	Haines Company, Inc.
	REFRIGERATORSFR	Haines Company, Inc.
	SEARS	Haines Company, Inc.
	SEARS APPAREL	Haines Company, Inc.
	SEARS APPUANCES	Haines Company, Inc.
	SEARS BED&BATH	Haines Company, Inc.
	SEARS CHLD	Haines Company, Inc.
	SEARS ELCTRNCS	Haines Company, Inc.
	SEARS GENERAL	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	SEARS HARDWARE	Haines Company, Inc.
	SEARS MENS	Haines Company, Inc.
	SEARS PAINT&	Haines Company, Inc.
	SEARS PORTRAIT	Haines Company, Inc.
	SEARS SHOES	Haines Company, Inc.
	SEARS SPORTING	Haines Company, Inc.
	SEARS VACUUMS	Haines Company, Inc.
	SEARS WASHERS&	Haines Company, Inc.
	SEARS WOMENS	Haines Company, Inc.
	SEARSAPPAREL	Haines Company, Inc.
	SEARSAUTO	Haines Company, Inc.
	SEARSLAWN&	Haines Company, Inc.
	SEWING MACHINES	Haines Company, Inc.
	STUDIO	Haines Company, Inc.
	TELECOMMUNICATI	Haines Company, Inc.
	TELEVISIONSVCRSS	Haines Company, Inc.
	TEREOS	Haines Company, Inc.
	UNIVANCE	Haines Company, Inc.
	WALLPAPER	Haines Company, Inc.
	WOMENS	Haines Company, Inc.
	WOMENSIN 11 MATE	Haines Company, Inc.
2004	BLOCK H & R	Cole Information Services
	COLE VISION CORP	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	SEARS OPTICAL	Cole Information Services
	UNIVANCE TELECOMMUNICAT	Cole Information Services
2000	BUILDING BLOCK H & R	Haines & Company
	SEARS APPAREL BOYS	Haines & Company
	SEARS APPAREL GIRLS	Haines & Company
	SEARS APPAREL INFANTS	Haines & Company
	SEARS APPAREL MENS	Haines & Company
	SEARS APPAREL WOMENS	Haines & Company
	SEARS APPAREL WOMENS MATERNTY	Haines & Company
	SEARS APPAREL WOMENS SINTIMATE	Haines & Company
	SEARS APPLIANCES	Haines & Company
	SEARS AUTOMOTIVE SALES & SERYICE	Haines & Company
	SEARS BABY FURNITURE	Haines & Company
	SEARS BED & BATH	Haines & Company

FINDINGS

Year	Uses	Source
2000	SEARS FRAGRANCES	Haines & Company
	SEARS GENERAL INFORMATION	Haines & Company
	SEARS HARDWARE	Haines & Company
	SEARS HOUSEWARES	Haines & Company
	SEARS KEYS EHGRAVED GIFTS	Haines & Company
	SEARS LAWN & GARDEN EQUIPMENT	Haines & Company
	SEARS OPTICAL	Haines & Company
	SEARS OPTICAL DEPT	Haines & Company
	SEARS PAINT & WALLPAPER	Haines & Company
	SEARS PORTRAIT STUDIO	Haines & Company
	SEARS PUMPS	Haines & Company
	SEARS REFRIGERATORSFREEZERS	Haines & Company
	SEARS SHOES	Haines & Company
	SEARS SPORTING GOOOS FITNESS	Haines & Company
	SEARS TELEVISIONSVCRSSTEREOS	Haines & Company
	SEARS VACUUMS SEWING MACHINES	Haines & Company
1999	BLOCK H & R SEARS LOCATIONS	Cole Information Services
	SEARS OPTICAL DEPARTMENT	Cole Information Services
	SEARS ROEBUCK AND COMPANY RETAIL STORES	Cole Information Services
	SEARS ROEBUCK AND COMPANY RETAIL STORES (CONTD)	Cole Information Services
1995	Sporting Goods Fitness	Pacific Bell
1994	ALLSTATE INS SALES	Cole Information Services
	H & R BLOCK INC	Cole Information Services
	SEARS PORTRAIT STUDIO	Cole Information Services
	SEARS ROEBUCK & CO	Cole Information Services
	SEARS TIRE & AUTO CTR	Cole Information Services
1991	Automotive Center	Pacific Bell
	Hollywood	Pacific Bell
	Northridge Store	Pacific Bell
	Santa Monica 394	Pacific Bell
	SEARS ROEBUCK AND CO	Pacific Bell
	SEARS ROEBUCK AND CO Retail Stores Hollywood Store	Pacific Bell
	Valley Store 81850894	Pacific Bell
1990	BLOCK H & R SEARS LOCATIONS CRENSHAW	Pacific Bell
	SEARS OPTICAL DEPT	Pacific Bell

FINDINGS

Year	Uses	Source
1990	SEARS ROEBUCK AND CO CATALOG SHOPPING	Pacific Bell
	SEARS ROEBUCK AND CO RETAIL STORES	Pacific Bell
1986	BLOCK H & R DISTRICT OFFICES YEAR AROUND SERVICE	Pacific Bell
	OPTICAL DEPT AT SEARS STORE NO 1028	Pacific Bell
	SEARS ROEBUCK AND CO RETAIL STORES	Pacific Bell
1985	ALLSTATE INSURANCE COMPAHIESSALES OFFICES-SEARS BUILDINGS	Pacific Bell
	ALLSTATE INSURANCE COMPANIES SALES OFFICES SEARS BUILDINGS	Pacific Bell
	Catalog To Check On Av Order	Pacific Bell
	Catalog To Place Av Order	Pacific Bell
	Hollywood	Pacific Bell
	SEARS ROEBUCK AND CO RETAIL STORES HOLLYWOOD STORE	Pacific Bell
1981	ALLSTATE	Pacific Telephone
	ALLSTATE INSURANCE COMPANIES SALES OFFICES SEARS BUILDINGS ALHAMBRA ALH	Pacific Telephone
	SEARS ROEBUCK AND CO HOLLYWOOD	Pacific Telephone
1980	ALLSTATE IN SURANCE COMPANIES	Pacific Telephone
	Catalog Order Pick Ups	Pacific Telephone
	Catalog Telephone Shopping	Pacific Telephone
	SEARS ROEBUCK AND CO DEPARTMENT STORES	Pacific Telephone
	SEARS ROEBUCK AND CO Hollywood Store	Pacific Telephone
1976	Alhambra	Pacific Telephone
	Hollywood	Pacific Telephone
	SEARS ROEBUCK AND CO Complete Department Stores Hollywood Store	Pacific Telephone
1971	Allstate Insurance Companies Sales Offices	Pacific Telephone
	Hollywood	Pacific Telephone
	Hollywood Store	Pacific Telephone
	SEARS ROEBUCK RETAIL STORES Complete Department Stores	Pacific Telephone
1967	Hollywood Store	Pacific Telephone
	SEARS ROEBUCK RETAIL STORES Complete Department Stores	Pacific Telephone
1965	SEARS ROEBUCK RETAIL STORES COMPLETE DEPARTMENT STORES	Pacific Telephone

FINDINGS

Year	Uses	Source
1942	Hollywood Store	Los Angeles Directory Co.
	L C Baxter Mgr	Los Angeles Directory Co.
1937	F K Mc Neil Mgr	Los Angeles Directory Co.
	Hollywood Store	Los Angeles Directory Co.

5603 SANTA MONICA BLVD

Year	Uses	Source
1962	Hollywood Store	Pacific Telephone
	SEAR S ROEBUCI AND CO Retail Stores	Pacific Telephone
	SEARS ROEBUCK AND CO CENTRAL CATALOG TELEPHONE SHOPPING	Pacific Telephone
1958	ALLSTATE INSURANCE COMPANY SALES OFFICES	Pacific Telephone
1954	ALLSTNTE INSURANCO COMPANY MAIN OFFICE	R. L. Polk & Co.
	SEARS ROEBUCK AND CO	R. L. Polk & Co.
1951	Sta Monica Allstate Ins Co Calif Branch Ofc L A Sales Ofcs	Pacific Telephone & Telegraph Co.
	Sta Monica Sears Roebuck and Co retail stores Hollywd Store	Pacific Telephone & Telegraph Co.

5605 SANTA MONICA BLVD

Year	Uses	Source
2015	ROBERT OPALKA	Cole Information Services

5615 SANTA MONICA BLVD

Year	Uses	Source
1924	Van Houten Lester T vulc	Los Angeles Directory Co.

5625 SANTA MONICA BLVD

Year	Uses	Source
2015	DANIEL CIOCIOLA	Cole Information Services
1971	Globe Liquor Store	Pacific Telephone
	Howies Mkt	Pacific Telephone
	Lynn & Gladys Snack Bar	Pacific Telephone
1967	Globe Liquor Store	Pacific Telephone
	Howies Mkts	Pacific Telephone
1962	Globe Liquor Store	Pacific Telephone
	Howies Mkts	Pacific Telephone
1958	Globe Liquor Store	Pacific Telephone
	Howies Mkts	Pacific Telephone
	Victors Flower Shop	Pacific Telephone

FINDINGS

Year	Uses	Source
1951	Sta Monica Bl Globe Liquor Store	Pacific Telephone & Telegraph Co.
	Sta Monica Bl Van de Kamps Holland Dutch Bakers Inc Stop & Shop	Pacific Telephone & Telegraph Co.
	Sta Monica Golden Star Produce	Pacific Telephone & Telegraph Co.
	Sta Monica Stewart Bros Mkts Inc	Pacific Telephone & Telegraph Co.
	Sta Monica Stop and Shop Markets	Pacific Telephone & Telegraph Co.
1933	Everex Grocery Co Ltd Everex Balzer mgr	Los Angeles Directory Co.
	Himelson Irving Kate gro	Los Angeles Directory Co.
	KATZ Gruber & Hirsch Isadore Katz Jean Gruber Henry Hirsch meats	Los Angeles Directory Co.
	Shima Takashi whole prod	Los Angeles Directory Co.
	SMITH C E delicatessen	Los Angeles Directory Co.
	Stop & Shop Market M Oi mgr	Los Angeles Directory Co.
	Winkle Frank baker	Los Angeles Directory Co.

5633 SANTA MONICA BLVD

Year	Uses	Source
1951	Sta Monica Bl Victors Flower Shop	Pacific Telephone & Telegraph Co.
1933	Roswell Ralph Sarah gro	Los Angeles Directory Co.

5637 SANTA MONICA BLVD

Year	Uses	Source
2004	EUGENE LAPIETRA	Cole Information Services
	SHOES 4 U	Cole Information Services
2000	AESQUIVEL Virigil	Haines & Company
	HOLLYWD SHOE WAREHOUSE	Haines & Company
	MEIRAV	Haines & Company
1999	HOLLYWOOD SHOE WAREHOUSE	Cole Information Services
1994	ALMEIDA & SON ENTERPRISES	Cole Information Services
	COLBAY ENTERPRISES	Cole Information Services
	LAGUNA SEAFD RNCH	Cole Information Services
1990	ATOM CARGO SYSTEMS WORLDWIDE	Pacific Bell
	COLBAY ENTERPRISES	Pacific Bell
	PHILHOUSE CORPORATION OF CALIFORNIA GROC	Pacific Bell
1986	A M INTERNATIONAL CARGO & TRAVEL	Pacific Bell
	J & H MUSIC HOUSE	Pacific Bell
	PHILHOUSE CORPORATION OF CALIFORNIA GROC	Pacific Bell
	R F PAYO & ASSOCIATES	Pacific Bell
1981	VALU SHOE MART	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	VALU SHOE MART	Pacific Telephone
1971	VALU SHOE MART	Pacific Telephone
1967	Malins Shoe Stores Inc genl ofc	Pacific Telephone
	VAL U SHOE MART	Pacific Telephone
	Value Shoe Mart	Pacific Telephone
1962	Malins Shoe Stores Inc genl ofc	Pacific Telephone
	Val U Shoe Mart	Pacific Telephone
	Value Shoe Mart	Pacific Telephone
1958	Malins Shoe Stores Inc genl ofc	Pacific Telephone
	Menne Jos R	Pacific Telephone
	Routhieaux Donald J	Pacific Telephone
	Val U Shoe Mart	Pacific Telephone
	Value Shoe Mart	Pacific Telephone
1951	Sta Monica Malins Shoe Stores Inc genl ofc	Pacific Telephone & Telegraph Co.
	Sta Monica Menne Jos R r	Pacific Telephone & Telegraph Co.
	Sta Monica Val U Shoe Mart	Pacific Telephone & Telegraph Co.
1933	Kewpie Chop Suey Parlor restr	Los Angeles Directory Co.
1929	Davenport A Rutherfoord Harriett H	Los Angeles Directory Co.
	WARNER Albt J restrwkr r	Los Angeles Directory Co.
1924	Darenport A Rutherford h	Los Angeles Directory Co.
	Dygert Harold B r	Los Angeles Directory Co.
	HAWLEY Jas M Hawley & Hawley r	Los Angeles Directory Co.

5639 SANTA MONICA BLVD

Year	Uses	Source
1951	Sta Monica Bl Harruth Sewing Mach Co	Pacific Telephone & Telegraph Co.
	Sta Monica Bl Walter Harry	Pacific Telephone & Telegraph Co.
1924	JENNINGS Edwd T plumber	Los Angeles Directory Co.

5641 SANTA MONICA BLVD

Year	Uses	Source
1958	Jays Health Foods & Vitamins	Pacific Telephone
1951	Sta Monica Bl Butcher Shop The	Pacific Telephone & Telegraph Co.
1933	Meagher Harry bottlers supp	Los Angeles Directory Co.

5643 SANTA MONICA BLVD

Year	Uses	Source
2015	GOSEN AUTO BODY PARTS	Cole Information Services
2009	A B C LIQUIDATORS	Cole Information Services

FINDINGS

Year	Uses	Source
2006	GOSEN AUTO BODY	Haines Company, Inc.
	PARTS	Haines Company, Inc.
2000	BROWN Kathryn	Haines & Company
	CARPET VILLAGE	Haines & Company
	HOLLYWD SHOE WAREHOUSE	Haines & Company
1999	HOLLYWOOD SHOE WAREHOUSE	Cole Information Services
1994	CARPET VILLAGE	Cole Information Services
1990	CARPET VILLAGE	Pacific Bell
1985	KAY BROWN BEAUTY SCHOOL	Pacific Bell
1981	BROWN KAY BEAUTY SCHOOL	Pacific Telephone
	KAY BROWN BEAUTY SCHOOL	Pacific Telephone
1980	Kay Brown Beauty School	Pacific Telephone
1976	BROWN KAY BEAUTY SCHOOL	Pacific Telephone
	Kay Brown Beauty School	Pacific Telephone
1975	KAY BROWN BEAUTY SCHOOL	Pacific Telephone
1971	BROWN KAY BEAUTY SCHOOL	Pacific Telephone
	KAY BROWN BEAUTY SCHOOL	Pacific Telephone
1967	BROWN KAY BEAUTY SCHOOL	Pacific Telephone
	KAY BROWN BEAUTY SCHOOL	Pacific Telephone
1962	Graysons ladies ready to wear Stores	Pacific Telephone
1958	Graysons ladies ready to wear Stores	Pacific Telephone
1951	Sta Monica Graysons Ladies Ready to Wear stores	Pacific Telephone & Telegraph Co.
1937	Wolner Preston delmn	Los Angeles Directory Co.
1933	COOPER Geo Ethel photog	Los Angeles Directory Co.

SANTA MONICA FWY

5601 SANTA MONICA FWY

Year	Uses	Source
1970	SEARS ROEBUCK RETAIL STORES COMPLETE DEOARTMENT STORES	Pacific Telephone
	SEARS ROEBUCK RETAIL STORES HOLLYWOOD STORE	Pacific Telephone

5603 SANTA MONICA FWY

Year	Uses	Source
1962	SEARS ROEBUCK AND CO	Pacific Telephone
1956	CATALOG TELEPHONE ORDERS	Pacific Telephone
1950	SEARS ROEBUCK AND CO OTHER STORES	Pacific Telephone

FINDINGS

VIRGINIA AVE

5545 VIRGINIA AVE

Year	Uses	Source
2004	HOLLYWOOD COMMUNITY JOB CTR	Cole Information Services
2000	HOLLYWD JOB CENTER SJE	Haines & Company
	INST OF POPULAR EDUC OF SO CA	Haines & Company
1999	INSTITUTE OF POPULAR EDUCATION OF SO CALIF	Cole Information Services
1958	Goodwin Max	Pacific Telephone
1951	Virginia Av Goodwin Max r	Pacific Telephone & Telegraph Co.
1937	Einecke Emma wid Albt	Los Angeles Directory Co.
	Einecke Jack A dist mgr Hollywood Citizen News	Los Angeles Directory Co.
	KEELER Harry B slsmn	Los Angeles Directory Co.
	Thurber Maria L Mrs	Los Angeles Directory Co.
1933	Bonnewell Chas	Los Angeles Directory Co.
	Einecke Emma wid Albt	Los Angeles Directory Co.
	Gerdink Mary wid Geo	Los Angeles Directory Co.
	Kerrn Philip	Los Angeles Directory Co.
	Mc KINNEY Chas H	Los Angeles Directory Co.
	SHAFFER Jack	Los Angeles Directory Co.
1929	BURNETT Frank T Mildred slsmn	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

H962 N WILTON PL

1098 H962 N WILTON PL

Year	Uses	Source
1933	Melcher Thos F Minnie drugs	Los Angeles Directory Co.

N WASTERN AVE

1118 N WASTERN AVE

Year	Uses	Source
1986	PALACIOS RECORDS	Pacific Bell

N WESTERN

1096 N WESTERN

Year	Uses	Source
1981	SNYDER DAVID OPTMTRST	Pacific Telephone
1967	Chappell F B	Pacific Telephone
	Eisenberg A	Pacific Telephone
	Taylor Verna	Pacific Telephone
1962	Adjemian Anna	Pacific Telephone
	Anton Marie	Pacific Telephone
	Chappell Flora B	Pacific Telephone
	Hooper T J Dr dntst	Pacific Telephone
	J E M S Japanese Evangelical Missionary Society	Pacific Telephone
	Japanese Evangelical Missionary Society	Pacific Telephone
	Taylor Verna	Pacific Telephone
	Toyotome Masumi Dr Japanese Evangelical Misslonary Society	Pacific Telephone
1942	REED Beldon Colleen aircrftwkr	Los Angeles Directory Co.
1933	HEYDEN Rudolph F Heyden & Fadden	Los Angeles Directory Co.

FINDINGS

N WESTERN AV R BELL

1081 N WESTERN AV R BELL

Year	Uses	Source
1942	CARTLEDGE Tillie Mrs beauty shop	Los Angeles Directory Co.

N WESTERN AVE

1069 N WESTERN AVE

Year	Uses	Source
2009	CHARLES HA	Cole Information Services
2004	CHARLES HA	Cole Information Services
1999	CHARLES HA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	HA CHARLES W DDS	Cole Information Services
1990	HA CHARLES W DDS	Pacific Bell
	SANTA MONICA-WESTERN FAMILY DENTISTRY	Pacific Bell
1986	SANTA MONICA WESTERN FAMILY DENTISTRY	Pacific Bell
1971	California Door Check Service	Pacific Telephone
	New York Key Service	Pacific Telephone
1970	NEW YORK KEY SERC	Pacific Telephone
	NEW YORK KEY SERV	Pacific Telephone
	NEW YORK KEY SERVICE	Pacific Telephone
	NEW YORK KEY SERV	Pacific Telephone
1964	NEW YORK KEY SERV	Pacific Telephone
1962	NEW YORK KEY SERV	Pacific Telephone
1958	New York Key Serv	Pacific Telephone
1937	Grosse Jos M Mabel garage	Los Angeles Directory Co.
1929	Barbean Eug garage	Los Angeles Directory Co.

1071 N WESTERN AVE

Year	Uses	Source
1971	Goodman Eli	Pacific Telephone
1958	Christians Books & Back Issue Magazines	Pacific Telephone
1942	Possner Saml Rose shoe repr	Los Angeles Directory Co.
	BASSETT John J magazines	Los Angeles Directory Co.
1937	Zaslav Benj clo	Los Angeles Directory Co.
	Possner Saml Rose shoe repr	Los Angeles Directory Co.
1933	Jenser Miller	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Possner Bernard shoe repr	Los Angeles Directory Co.
	RAY Woody Sarah shoe shiner	Los Angeles Directory Co.
	Wong Chas Indy	Los Angeles Directory Co.
1929	PREWETT ORGANIZATION Clay W Prewitt Real Estate Loans Investments Subdlvlders	Los Angeles Directory Co.

1073 N WESTERN AVE

Year	Uses	Source
1971	Lark The	Pacific Telephone
1958	Lark Cafe	Pacific Telephone
1942	Schorr Harry restr	Los Angeles Directory Co.
1937	SCHORR Harry restr	Los Angeles Directory Co.
1933	Sokol Monitag & Co Arth Soklol Solomon Montag jwlrs	Los Angeles Directory Co.
1924	MARTIN Arthur L r	Los Angeles Directory Co.

1075 N WESTERN AVE

Year	Uses	Source
2015	UNITED ATM INC	Cole Information Services
	WESTERN MEDICAL PHARMACY	Cole Information Services
	RNSS ENTERPRISES INC 108	Cole Information Services
	BAMBINO INSURANCE AGENCY	Cole Information Services
	WHITE PLUS DENTAL	Cole Information Services
	TMOBILE LOS ANGELES	Cole Information Services
	YOSHINOYA	Cole Information Services
	EMILYS PIZZERIA	Cole Information Services
	DTD WESTERN VEHICLE	Cole Information Services
	CRAZY CUTS	Cole Information Services
	CALIFORNIA CHECK CASHING STORES	Cole Information Services
	SUBWAY SANDWICHES	Cole Information Services
	TMOBILE	Cole Information Services
2009	WESTERN MEDICAL PHARMACY	Cole Information Services
	SAN JUDAS MEDICAL GROUP	Cole Information Services
	SUBWAY	Cole Information Services
	KING DONUT	Cole Information Services
	PAY IT BACK CHECK CASHING	Cole Information Services
	CRAZY CUTS	Cole Information Services
	HOLLYWOOD VIDEO	Cole Information Services
	YOSHINOYA	Cole Information Services

FINDINGS

Year	Uses	Source
2006	BUILDING	Haines Company, Inc.
	CRAZYCUTS	Haines Company, Inc.
	DONUTKING	Haines Company, Inc.
	HOLLYWDVIDEO	Haines Company, Inc.
	JACKSONHEWrr TT	Haines Company, Inc.
	PAYIT BACKCHECK	Haines Company, Inc.
	CASHING	Haines Company, Inc.
	SAN JUDAS	Haines Company, Inc.
	MEDICAL GROUP	Haines Company, Inc.
	SUBWAY	Haines Company, Inc.
	WESTRN MEDICAL	Haines Company, Inc.
	PHARMACY	Haines Company, Inc.
	YOSHINOYA	Haines Company, Inc.
	RESTAURANTS	Haines Company, Inc.
	YOSHINOYASANTA	Haines Company, Inc.
	MONICA & WSTRN	Haines Company, Inc.
2004	WESTERN MEDICAL PHARMACY	Cole Information Services
	DORADOS TRAVEL	Cole Information Services
	DONUT KING	Cole Information Services
1999	CRAZY CUTS	Cole Information Services
	WESTERN UNION LOS ANGELES	Cole Information Services
	WESTERN MEDICAL PHARMACY	Cole Information Services
	YOSHINOYA BEEF BOWL	Cole Information Services
	DONUT KING	Cole Information Services
	SAN JUDAS MEDICAL GROUP	Cole Information Services
	CITY CHECK CASHERS NO 6	Cole Information Services
	HOLLYWOOD VIDEO	Cole Information Services
	SUBWAY	Cole Information Services
	SAN JUDAS DENTAL CENTER WEST	Cole Information Services
1990	BRIAN GEORGE EXXON SERVICE	Pacific Bell
	GEORGE BRIAN S EXXON SERVICE	Pacific Bell
1986	BRIAN GEORGE EXXON SERVICE	Pacific Bell
	GEORGE BRIANS EXXON SERVICE	Pacific Bell
	GEORGE BRIANS EXXON SERVICE	Pacific Bell
1976	Brian George Exxon Service	Pacific Telephone
1971	Finch Furniture	Pacific Telephone
	Finch J B Furniture	Pacific Telephone
	Western Furniture	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Finch Furn	Pacific Telephone
	Finch J B Furn	Pacific Telephone
1942	Zerg Victor Hannah furn	Los Angeles Directory Co.
1937	Feldman Benj Beky baker	Los Angeles Directory Co.
	KAUFMAN Marx meats	Los Angeles Directory Co.
	SNYDER Wm fruit	Los Angeles Directory Co.
1933	Chicago Kosher Meat Market Harris Tanner mgr	Los Angeles Directory Co.
	Orange Belt Coffee Store E S Frease mgr	Los Angeles Directory Co.
1929	Moran Albt J Agda restr	Los Angeles Directory Co.
1924	Guida Peter fruit	Los Angeles Directory Co.

1077 N WESTERN AVE

Year	Uses	Source
1933	Kato Tetsuo fruits	Los Angeles Directory Co.
1929	WELCH John gro	Los Angeles Directory Co.

1079 N WESTERN AVE

Year	Uses	Source
1942	Kakihara Singiro Harako florist	Los Angeles Directory Co.
1933	CAMPBELL Zora mlnr	Los Angeles Directory Co.
1929	MURPHY Nina B mlnr	Los Angeles Directory Co.
1924	MURPHY Nina B millinery	Los Angeles Directory Co.

1081 N WESTERN AVE

Year	Uses	Source
1971	Ostens Beauty Studio	Pacific Telephone
1958	Ofelias Beauty Salon	Pacific Telephone
1937	Mc LAUGHLIN Helen Mrs beauty shop	Los Angeles Directory Co.
1933	Cuddy Helen B beauty shop	Los Angeles Directory Co.
1929	Alexander Saml stella shoes	Los Angeles Directory Co.

1086 N WESTERN AVE

Year	Uses	Source
1929	Chalmers John C confr	Los Angeles Directory Co.

1098 N WESTERN AVE

Year	Uses	Source
2009	PAYLESS SHOE SOURCE	Cole Information Services
2006	PAYLESS SHOE	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	STORES	Haines Company, Inc.
1999	PAYLESS SHOE STORES	Cole Information Services
1994	PAYLESS SHOE SOURCE	Cole Information Services
1990	PAYLESS SHOE STORES	Pacific Bell
1986	PAYLESS SHOE STORES	Pacific Bell
1976	THRIFTY DRUG STORES CO INC	Pacific Telephone
	Stores Los Angeles Santa Monica & Western	Pacific Telephone
1971	Santa Monica & Western	Pacific Telephone
	THRIFTY DRUG STORES CO INC Other Los Angeles Stores	Pacific Telephone
1958	THRIFTY DRUG STORES CO INC Other Los Angeles Stores Sta Monica & Western	Pacific Telephone
1937	Thrifty Cut Rate Drug Stores	Los Angeles Directory Co.
	Thrifty Cut Rate Drug Stores	Los Angeles Directory Co.
1929	LOS ANGELES FIRST NATIONAL TRUST AND SAVINGS BANK Western and Santa Monica Branch Richd A Lazier Mgr	Los Angeles Directory Co.

1100 N WESTERN AVE

Year	Uses	Source
2015	LA FIESTA	Cole Information Services
	FASHION EXPO FAMILY	Cole Information Services
2009	AMERICA JEWELERS	Cole Information Services
	EXPO FAMILY OUTLET	Cole Information Services
2006	FASHION EXPO	Haines Company, Inc.
	FAMILY	Haines Company, Inc.
2004	FASHION EXPO FAMILY	Cole Information Services
	AMERICA JEWELERS	Cole Information Services
1999	AMERICA JEWELERS	Cole Information Services
	KOHANCHI BAHMAN	Cole Information Services
1990	CASUAL FASHIONS	Pacific Bell
1986	CASUAL FASHIONS	Pacific Bell
1981	MANUFACTURERS OUTPOST	Pacific Telephone
1933	Redwine Mildred L sten	Los Angeles Directory Co.
1929	BANK OF ITALY NATIONAL TRUST & SAVINGS ASSOCIATION Western and Santa Monica Blvd Branch V B Blakev Mgr	Los Angeles Directory Co.
1924	Vagenas Saml fruit	Los Angeles Directory Co.

FINDINGS

1101 N WESTERN AVE

Year	*Uses*	*Source*
2015	MILLENNIUM SHOES	Cole Information Services
2009	MILLENNIUM SHOES	Cole Information Services
	SHOES FOR SALE	Cole Information Services
2006	MILLENNIUM SHOES	Haines Company, Inc.
2004	MR BEEPER 8	Cole Information Services
1999	A T T FASHIONS	Cole Information Services
	SHOES FOR SALE	Cole Information Services
1994	FAYVA SHOES	Cole Information Services
	BONITA JEWELRY & GIFT SHOP	Cole Information Services
	ATT FASHIONS	Cole Information Services
1990	ATT FASHIONS	Pacific Bell
	BONITA JEWELRY & GIFT SHOP	Pacific Bell
	WESTERN SNACK SHOP	Pacific Bell
	FAYVA SHOES	Pacific Bell
1986	BONITA JEWELRY & GIFT SHOP	Pacific Bell
	EFFIE ATTIA	Pacific Bell
	IDEAL GIFT SHOP	Pacific Bell
	MELODY FASHIONS	Pacific Bell
	SECURITY PACIFIC NATIONAL BANK OFFICES LOS ANGELES	Pacific Bell
1981	SECURITY PACIFIC NATIONAL BANK LOS ANGELES OFFICES WESTERN & SANTA MONICA	Pacific Telephone
1976	SECURITY PACIFIC NATIONAL BANK OFFICES LOS ANGELES Western & Santa Monica	Pacific Telephone
1967	Western & Santa Monica	Pacific Telephone
	Sunset	Pacific Telephone
1958	Western & Santa Monica	Pacific Telephone
	Sunset & Stanley	Pacific Telephone
1933	WESTERN & SANTA MONICA BRANCH SECURITY IRST NATIONAL BANK OF LOS ANGELES C A Scruby Mgr	Los Angeles Directory Co.

1102 N WESTERN AVE

Year	*Uses*	*Source*
2015	SIGUE INC	Cole Information Services
2006	AMERICA	Haines Company, Inc.
	JEWELERS	Haines Company, Inc.
	CALAX	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	DISTRIBUTION INC	Haines Company, Inc.
	WESTRN GIFT	Haines Company, Inc.
2004	PACIFIC IMPORT EXPORT SYSTEMS	Cole Information Services
	BEST BUY SHOES	Cole Information Services
	SEXUAL BLUE	Cole Information Services
1999	BEST BUY SHOES OUTLET CENTER	Cole Information Services
1937	Kurrle Ernest W optom	Los Angeles Directory Co.
1933	Kurrie Ernest W optom	Los Angeles Directory Co.
1924	GEORGE Ernest bakery	Los Angeles Directory Co.
	Magill Homer meats	Los Angeles Directory Co.

1104 N WESTERN AVE

Year	Uses	Source
1990	AMERICA JEWELERS	Pacific Bell
1986	AMERICA JEWELERS	Pacific Bell
1981	AMERICA JEWELERS	Pacific Telephone
1942	DAngelo Bert liquors	Los Angeles Directory Co.
1937	Sankar Constantine restr	Los Angeles Directory Co.
1929	Silverstein Frank Eliz mens clo	Los Angeles Directory Co.
1924	Van Gerpen Heiko R hdwe	Los Angeles Directory Co.

1105 N WESTERN AVE

Year	Uses	Source
1937	EISENBERG Harry M Mary restr	Los Angeles Directory Co.
1933	Winlock Benj Alice shoe shiner	Los Angeles Directory Co.
	STURGEON Harlod S dentist	Los Angeles Directory Co.
	Feika Max cigars	Los Angeles Directory Co.
	FISHER Robt C Anne barber	Los Angeles Directory Co.
	KOEHLER FRED R & Co Fred R Koehler Importers Perfume Flagons Cream Jars Cosmetic Containers	Los Angeles Directory Co.
	KRAMER Edw R Imogene phys	Los Angeles Directory Co.
1929	Macagno Maurice restr	Los Angeles Directory Co.
	ROBINSON Building	Los Angeles Directory Co.
	Dawley Ralph D Ann art gds	Los Angeles Directory Co.
	KRAMER Edw R phys	Los Angeles Directory Co.
1924	ALLEN & Osgood C A Allen T J Osgood soft drinks	Los Angeles Directory Co.

FINDINGS

1106 N WESTERN AVE

Year	Uses	Source
1981	LEED S MEN S WEAR	Pacific Telephone
1976	America Jewelry	Pacific Telephone
1958	Irving Jewlrs	Pacific Telephone
1937	HOLTZMAN Harry Ethel mens furngs	Los Angeles Directory Co.
1933	Jung Oscar restr	Los Angeles Directory Co.
	Repossessed Furniture Mart Inc Jack Silverman mgr	Los Angeles Directory Co.
1924	Shanholtzer Susan Mrs hemstitching	Los Angeles Directory Co.

1107 N WESTERN AVE

Year	Uses	Source
2015	SMITHS PHARMACY INC	Cole Information Services
	CAMACHO YOLMAN OFFICE SERVICE	Cole Information Services
	MEDINA R PEDRO	Cole Information Services
2009	SMITH PHARMACY INC	Cole Information Services
	CAMACHO YOLMAN OFFICE SERVICE	Cole Information Services
	HOLLYWOOD FASHION WIGS	Cole Information Services
2006	CAMACHOYOFC	Haines Company, Inc.
	DONGJIN WIG	Haines Company, Inc.
	INDSTRL	Haines Company, Inc.
	HOLLYWD FASHION	Haines Company, Inc.
	MEDINA RPEDRO	Haines Company, Inc.
	A/2 GRUPOAA 17 DE	Haines Company, Inc.
	OCTUBRE	Haines Company, Inc.
2004	HOLLYWOOD FASHION WIGS	Cole Information Services
	CAMACHO YOLMAN OFFICE SERVICE	Cole Information Services
	LA CHEAP RENT CONNECTION	Cole Information Services
	GRUPO A A 17 DE OCTUBRE	Cole Information Services
	CNTR DE NTRCN Y CNTRL DE PESO	Cole Information Services
1999	DONGJIN WIG INDUSTRIAL COMPANY LIMITED	Cole Information Services
	CAMACHO YOLMAN OFFICE SERVICE	Cole Information Services
	HOLLYWOOD FASHION WIGS	Cole Information Services
1994	HOLLYWOOD FASHION WIGS	Cole Information Services
	DONGJIN WIG INDUSTRIAL CO LTD	Cole Information Services
1990	DONGJIN WIG INDUSTRIAL CO LTD	Pacific Bell
	HOLLYWOOD FASHION WIGS	Pacific Bell
1986	DONGJIN WIG INDUSTRIAL CO LTD	Pacific Bell

FINDINGS

Year	Uses	Source
1986	HOLLYWOOD FASHION WIGS	Pacific Bell
1981	DONGJIN WIG INDUSTRIAL CO LTD	Pacific Telephone
	HNLLYWOOD FASHION WIGS	Pacific Telephone
1976	Brill Jos Dr	Pacific Telephone
	DONGJIN WIG INDUSTRIAL CO LTD	Pacific Telephone
	HOLLYWOOD FASHION WIGS	Pacific Telephone
	Tcherepnin Serge	Pacific Telephone
1971	Brill Jos Dr	Pacific Telephone
	Jefferson Press	Pacific Telephone
	Le ana Wigs	Pacific Telephone
	Modern Interior Designs	Pacific Telephone
	Modern Renvators	Pacific Telephone
	Pan Koam Corp	Pacific Telephone
	Schuett Rolf Modern Renovators	Pacific Telephone
	Schuett Rolf Modern Interior Designs	Pacific Telephone
1958	Moreno Victor	Pacific Telephone
	Lucky Spot Sales Wholesale & Retail	Pacific Telephone
	Lucky Spot Sales Wholesale & Retail	Pacific Telephone
	Marks Joe Lucky Spot Sales Wholesale & Retail	Pacific Telephone
1942	ALEXANDER John A Polly restr	Los Angeles Directory Co.
1924	Faul J Leigh dentist r	Los Angeles Directory Co.
	KRAMER Edwd R phys	Los Angeles Directory Co.
	Mc Crystle Richards mot pict prod r	Los Angeles Directory Co.
	Robby Building	Los Angeles Directory Co.

1108 N WESTERN AVE

Year	Uses	Source
1990	PATRINI SHOES STORES COMPTON	Pacific Bell
1986	PATRINI WOMENS DESIGNER SHOES-	Pacific Bell
1976	Kurrle Ernest W Dr optmtrst	Pacific Telephone
	Hoeft Wayne W optmtrst	Pacific Telephone
1971	Curley Ernest W optmtrst	Pacific Telephone
1958	Kurrle Ernest W Dr	Pacific Telephone
	Curley Ernest W optmtrst	Pacific Telephone
1942	Kurre Ernest W optom	Los Angeles Directory Co.
1937	Tisser Arnold womens furngs	Los Angeles Directory Co.
1929	Kuromizu T fruits	Los Angeles Directory Co.
	Ecton Ralph E Amanda meats	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	WILLIAMS Richd V rest	Los Angeles Directory Co.

1109 N WESTERN AVE

Year	Uses	Source
2015	J & O MOBILE	Cole Information Services
2009	124 HOUR 7 DAY EMERG LOCKSMITH	Cole Information Services
	EL JACALITO RESTAURANT	Cole Information Services
2006	EL JACALi TO REST	Haines Company, Inc.
	CHANGSOOBOK	Haines Company, Inc.
2004	CHANGE SOO BOK	Cole Information Services
	EL JACALITO RESTAURANT	Cole Information Services
1999	CHANG SOO BOK	Cole Information Services
	EL JACALITO RESTAURANT	Cole Information Services
1994	CHOE IN HEE	Cole Information Services
1990	CHOE IN HEE	Pacific Bell
1986	Q Q Q FASHIONS	Pacific Bell
1976	Carousel Cleaners	Pacific Telephone
	Carnitas El Rey snack stand	Pacific Telephone
1971	Belfast Cleaners	Pacific Telephone
	Submarine Sandwich Italiano	Pacific Telephone
1958	Belfair Cleaners	Pacific Telephone
	Belfair Cleaners	Pacific Telephone
	Stern Jewlrs	Pacific Telephone
1942	HUNT Harry H Margt R restrwkr	Los Angeles Directory Co.
1937	Hunt Harry H Mary restr	Los Angeles Directory Co.
1933	HUNT Harry H Margt R restr	Los Angeles Directory Co.

1110 N WESTERN AVE

Year	Uses	Source
2015	COVERED CA CERTIFIED AGENT	Cole Information Services
	STUDIO 5109	Cole Information Services
	INFINITY INSURANCE QUOTES	Cole Information Services
	GENERAL INSURANCE SERVICES	Cole Information Services
	COLLINS DAVID MASTERING	Cole Information Services
	COVERED CALIFORNIA ENROLLMENT CENTER	Cole Information Services
	BLUE SPIRIT HOSPICE INC	Cole Information Services
	GINDI NABILA MD	Cole Information Services
	PROFESSIONAL SERVICES	Cole Information Services

FINDINGS

Year	Uses	Source
2015	ROYAL DRIVING SCHOOL	Cole Information Services
	ROYALS DRIVING SCHOOL	Cole Information Services
	HOLLYWOOD CROSS MEDICAL CLINIC	Cole Information Services
	GINDI MAGDI MD	Cole Information Services
	WESTERN PAIN CARE CLINIC	Cole Information Services
	PROGRESSIVE	Cole Information Services
	CARDINAL CARE HOSPICE	Cole Information Services
2009	R TRAVEL & INSURANCE	Cole Information Services
	STUDIO 5109	Cole Information Services
	GINDI NABILA MD	Cole Information Services
	UNITED PRIVATE PROTECTED SECURITY	Cole Information Services
	ROYAL PRESTIGE JR	Cole Information Services
	ROYAL DRIVING SCHOOL	Cole Information Services
	DUE LIST KINGDOM	Cole Information Services
	OPTICAL DESIGNERS OF LA	Cole Information Services
	TRANSPORTERS DON JULIO EXPRESS	Cole Information Services
	M & N PROPERTIES	Cole Information Services
	HOLLYWOOD CROSS MEDICAL CLINIC	Cole Information Services
	TAZUMAL INTERNATIONAL SERVICES INC	Cole Information Services
	WESTERN PAIN CARE CLINIC	Cole Information Services
	COLLINS DAVID MASTERING	Cole Information Services
	TRANSPORT TAZUMAL	Cole Information Services
2006	BUILDING	Haines Company, Inc.
	COLUNS DAVID	Haines Company, Inc.
	MASTERING	Haines Company, Inc.
	COMNWLTH	Haines Company, Inc.
	GAMIEXTREME	Haines Company, Inc.
	GINDI MAGDI MD	Haines Company, Inc.
	GINDI NABILA MD	Haines Company, Inc.
	HOLLYWD	Haines Company, Inc.
	COMPASSIONATE	Haines Company, Inc.
	CLLCTVE	Haines Company, Inc.
	HOLLYWD CROSS	Haines Company, Inc.
	MEDICAL CUNIC	Haines Company, Inc.
	UBRERIAVIDA	Haines Company, Inc.
	ABUNDANTE	Haines Company, Inc.
	MARTHAS HAIR	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	OPTICAL	Haines Company, Inc.
	DESIGNERS OF LA	Haines Company, Inc.
	RTRAVEL	Haines Company, Inc.
	INSURANCE	Haines Company, Inc.
	ROYAL DRIVING	Haines Company, Inc.
	SCHOOL	Haines Company, Inc.
	TRANSPORTE	Haines Company, Inc.
	TAZUMAL	Haines Company, Inc.
	WESTRN PAIN CARE	Haines Company, Inc.
	CLINIC	Haines Company, Inc.
2004	MARTHAS HAIR CUT	Cole Information Services
	SUN HERB CLINIC	Cole Information Services
	SAINT MARY MASSAGE SCHOOL	Cole Information Services
	R TRAVEL INSURANCE	Cole Information Services
	ANUZAGARU INC	Cole Information Services
	SAINT MARY CHIROPRACTIC CO	Cole Information Services
	TRANSPORTERS DON JULIO EXPRESS	Cole Information Services
	DUE LIST KINGDOM	Cole Information Services
	HOLLYCROSS MEDICAL CLINIC	Cole Information Services
	MASTERSUITE	Cole Information Services
	NABILA GINDI	Cole Information Services
	SUN ACUPUNCTURE ORIENTAL HERBS	Cole Information Services
	RN WIRELESS & FASHION	Cole Information Services

1111 N WESTERN AVE

Year	Uses	Source
2015	FOUR ACES	Cole Information Services
2009	FOUR ACES MARKET	Cole Information Services
2006	FOURACES	Haines Company, Inc.
2004	HAENAM MART	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1999	FOUR ACES	Cole Information Services
1994	FOUR ACES	Cole Information Services
1990	FOUR ACES	Pacific Bell
1986	FOUR ACES	Pacific Bell
1981	FOUR ACES	Pacific Telephone
1958	Exclusive Sportswear of Calif	Pacific Telephone
	Jacobs Saml Exclusive Sportswear of Calif	Pacific Telephone

Year	Uses	Source
1942	Swerlow Louis O Ruth liquors	Los Angeles Directory Co.
1933	CRYSTAL Alix Minnie gro	Los Angeles Directory Co.
	Ecton Ralph E Amanda meats	Los Angeles Directory Co.
	Kuromiyu Toru fruits	Los Angeles Directory Co.

1113 N WESTERN AVE

Year	Uses	Source
1976	A A A Quality	Pacific Telephone
	A A A Quality	Pacific Telephone
1971	Lincoln Shoe Stores Inc	Pacific Telephone
1958	Nahans Cancellation Shoes	Pacific Telephone

1115 N WESTERN AVE

Year	Uses	Source
2009	HOLLYWOOD EDS GLASS CO	Cole Information Services
1942	Bovey Hessie G Eicksmith	Los Angeles Directory Co.
	POTTER & Richardson H J and Mrs Lena Richardson barbers	Los Angeles Directory Co.
	Vanderberg Geo cigars	Los Angeles Directory Co.
1937	HENRY Chas radio repr	Los Angeles Directory Co.
	POTTER Herman J Nettie barber	Los Angeles Directory Co.
	Fears Chas F shoe shiner	Los Angeles Directory Co.
1933	Culberson John shoe shiner	Los Angeles Directory Co.
	DAVIS Grace L beauty shop	Los Angeles Directory Co.
	POTTER Herman J Nettie barber	Los Angeles Directory Co.
1929	Hotel Clark	Los Angeles Directory Co.
	WESTERN UNION TELEGRAPH CO W R Williams Supt	Los Angeles Directory Co.

1117 N WESTERN AVE

Year	Uses	Source
2015	STANS ADULT SUPER STORE	Cole Information Services
2009	STANS OF HOLLYWOOD	Cole Information Services
	STANS ADULT SUPER STORE	Cole Information Services
2006	STANS ADULT	Haines Company, Inc.
	SUPER STORE	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
	STANS VIDEO & BOOK STORE	Cole Information Services
1994	STANS VIDEO & BOOKSTORE	Cole Information Services

Year	Uses	Source
1990	STAN S VIDEO & BOOK STORE	Pacific Bell
1986	STAN S VIDEO & BOOK STORE	Pacific Bell
1981	STANS VIDEO & BOOK STORE	Pacific Telephone
	B & I NEWS	Pacific Telephone
1976	B & I News	Pacific Telephone
1971	Stans Books	Pacific Telephone
1942	WESTERN UNION TELEGRAPH CO Contd	Los Angeles Directory Co.
1937	Central Station Central Av at Fifth	Los Angeles Directory Co.
1933	WESTERN UNION TELEGRAPH CO W R Williams Supt	Los Angeles Directory Co.

1119 N WESTERN AVE

Year	Uses	Source
2015	L A WATER	Cole Information Services
	MIKE ROSTAMI MEDICAL OFFICES	Cole Information Services
	ADRIANAS INSURANCE	Cole Information Services
	LAUNDRY LAND	Cole Information Services
	J MARKET	Cole Information Services
2009	J MARKET	Cole Information Services
	ANGELES BAKERY	Cole Information Services
	5 STAR VIDEO & ELECTRIC	Cole Information Services
	MIKE M ROSTAMI MD	Cole Information Services
	ANNS HAIR DESIGN	Cole Information Services
2006	MORAD	Haines Company, Inc.
	ANGELES BAKERY	Haines Company, Inc.
	ANNS HAIR DESIGN	Haines Company, Inc.
	B&ACOIN	Haines Company, Inc.
	LAUNDRY	Haines Company, Inc.
	CINGULAR	Haines Company, Inc.
	WIRELESSHOLLYWOOD	Haines Company, Inc.
	JMARKET	Haines Company, Inc.
	LAWATER	Haines Company, Inc.
	MIKE ROSTAMI	Haines Company, Inc.
	MEDICAL OFFICES	Haines Company, Inc.
	MIKE ROSTAMI	Haines Company, Inc.
	MEDICAL OFFICES	Haines Company, Inc.
	SAUIGHPOUR	Haines Company, Inc.
2004	MIKE ROSTAMI MEDICAL OFFICES	Cole Information Services
	ROSTAMI MIKE	Cole Information Services

FINDINGS

Year	Uses	Source
2004	PIROOZ NOURIZAD	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
	EL CAIRO EXPRESS	Cole Information Services
	J MARKET	Cole Information Services
	ANGELES BAKERY	Cole Information Services
	TROPICAL TOURS	Cole Information Services
	CLINICA MEDICA PARA LAMUJER DE HOY	Cole Information Services
	NEW LIFE MISSION WATER	Cole Information Services
	WATER ZONE	Cole Information Services
	ANNS HAIR DESIGN	Cole Information Services
	PARKS COIN LAUNDRY	Cole Information Services
1994	PILSOO LEE	Cole Information Services
	FIVE STAR VIDEO	Cole Information Services
	WESTERN & VIRGINIA COIN OP	Cole Information Services
	QUETZAL EXPRESS	Cole Information Services
	J MARKET	Cole Information Services
	CHUY RECORD SHOP	Cole Information Services
	ANNS HAIR DESIGN	Cole Information Services
1990	EUROPEAN GROCERY MARKET	Pacific Bell
	KIM WOO YOUNG	Pacific Bell
1958	TEDDYS PIZZA	Pacific Telephone
1937	SMITH J Fred Edna restr	Los Angeles Directory Co.
1933	Tepper Philip Beseie delicatessen	Los Angeles Directory Co.
1929	BLUM Leo gro	Los Angeles Directory Co.

1121 N WESTERN AVE

Year	Uses	Source
1958	A ONEPrinting Co	Pacific Telephone
1942	Schwitz Al Ann shoe repr	Los Angeles Directory Co.
1933	BAKER Elmer J Clara B pet shop	Los Angeles Directory Co.
1929	BAKERS PET A SUPPLY SHOP Elmer J Baker Pet Animal Dealers Washing Clipping and Stripping A Specialty	Los Angeles Directory Co.

1123 N WESTERN AVE

Year	Uses	Source
1958	Lisa Beauty Salon	Pacific Telephone
	Calsa beauty shop	Pacific Telephone
1942	WASSERMAN Irving Minnie liquors	Los Angeles Directory Co.

Year	Uses	Source
1937	Rosen Hershey E Sally liquors	Los Angeles Directory Co.
1933	Caruso Louis Theresa tailor	Los Angeles Directory Co.
1929	Caruso Louis Theresa tailor	Los Angeles Directory Co.
1924	Nakayama Frank K nursery	Los Angeles Directory Co.

1107 1/2 N WESTERN AVE

Year	Uses	Source
1990	KING EXPRESS	Pacific Bell
	CAMACHO YOLMAN OFFICE SERVICE	Pacific Bell

1109 1/2 N WESTERN AVE

Year	Uses	Source
1990	MAMAS CAFE	Pacific Bell

1112 1/2 N WESTERN AVE

Year	Uses	Source
1986	KO KO GIFT SHOP	Pacific Bell
1981	KO KO GIFT SHOP	Pacific Telephone

1114 1/2 N WESTERN AVE

Year	Uses	Source
1986	O SOLE MIO PIZZA HOUSE	Pacific Bell
	AFILADOR KEY SHOP	Pacific Bell
1981	AFILADOR KEY SHOP	Pacific Telephone
	O SOLE MIO PIZZA HOUSE	Pacific Telephone

1116 1/2 N WESTERN AVE

Year	Uses	Source
1986	GALINDO CALIXTO	Pacific Bell

1120 1/2 N WESTERN AVE

Year	Uses	Source
1986	FERNANDEZ S CIGARS	Pacific Bell

N WILTON PL

1051 N WILTON PL

Year	Uses	Source
2015	CONDY LAM	Cole Information Services
2009	CONDY LAM	Cole Information Services
2006	LAMLan	Haines Company, Inc.

FINDINGS

Year	Uses	Source
1999	CONDY LAM	Cole Information Services
1994	LAM, KWONG S	Cole Information Services
1990	LAM KWONG SUN	Pacific Bell
1986	LAM KWONG SUN	Pacific Bell
1981	LAM SUN KOONG	Pacific Telephone
1976	Lam Sun Koong	Pacific Telephone
1971	Chambers L E	Pacific Telephone
1962	De Armond Laura E	Pacific Telephone
1958	De Armond Laura E	Pacific Telephone
1942	Shaules Kath B wid H A	Los Angeles Directory Co.
	Richard Gladys nurse	Los Angeles Directory Co.
	HARDY Helen clk	Los Angeles Directory Co.
1937	Shaules Kath B wid H A	Los Angeles Directory Co.
1933	Vogtling Oliver sculptor	Los Angeles Directory Co.
	Shaules Kath B wid H A	Los Angeles Directory Co.
1929	Shaules Kath B wid H A h	Los Angeles Directory Co.
	FISK Gertrude E slsldy	Los Angeles Directory Co.
	ELLIOTT Edith M bkpr Phillip Wasserman	Los Angeles Directory Co.
	EDWARDS J E carp r	Los Angeles Directory Co.

1055 N WILTON PL

Year	Uses	Source
2015	ARTHUR ALBA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2006	ALBAChrisina	Haines Company, Inc.
2004	CRISTINA ALBA	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	ALBA, ARTHUR	Cole Information Services
1990	ALBA ARTHUR	Pacific Bell
1986	ALBA ARTHUR	Pacific Bell
1981	MILLEN MARGARET A MRS	Pacific Telephone
1976	Millen Margaret A Mrs	Pacific Telephone
1971	Millen Margaret A Mrs	Pacific Telephone
1967	Millen Margaret A Mrs	Pacific Telephone
1962	Millen Margaret A Mrs	Pacific Telephone
	Adsit Emma E	Pacific Telephone
1958	Millen Margaret A Mrs	Pacific Telephone
	Adsit Emma E	Pacific Telephone
1942	Adsit Emma E bkpr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Millen Margt A wid J H studiowkr	Los Angeles Directory Co.
1937	Adsit Emma	Los Angeles Directory Co.
1933	Millen Margt Mrs bkpr	Los Angeles Directory Co.
	Adsit Emma bkpr	Los Angeles Directory Co.
1929	MILLEN Jas A	Los Angeles Directory Co.
1924	MILLEN Margt Mrs bkpr r	Los Angeles Directory Co.
	Adsit Edwd H Simmers Mills & Adsit and sec treas Registration Trans Co h	Los Angeles Directory Co.
	Adsit Emma bkpr r	Los Angeles Directory Co.

1059 N WILTON PL

Year	Uses	Source
2015	REYNALDO CELI	Cole Information Services
2009	REYNALDO CELI	Cole Information Services
2006	CELI Reynaldo	Haines Company, Inc.
2004	REYNALDO CELI	Cole Information Services
1999	REYNALDO CELI	Cole Information Services
1990	CELI REYNALDOS	Pacific Bell
1986	YEE PHILLIP	Pacific Bell
1981	YEE PHILIP	Pacific Telephone
1976	Yee Phillip	Pacific Telephone
1971	Atikian Agop	Pacific Telephone
1942	DUNCAN Frank E Ruby B driver	Los Angeles Directory Co.
1933	Cowger Jessie Mrs	Los Angeles Directory Co.
1929	Lloyd Fred S Alla sta opr	Los Angeles Directory Co.
1924	SANDERS J Ellis serv mn r	Los Angeles Directory Co.
	CHASE E M h	Los Angeles Directory Co.

1063 N WILTON PL

Year	Uses	Source
2015	FAITHFUL CHURCH	Cole Information Services
2009	FAITHFUL CHURCH	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	FAITHFUL CHURCH	Cole Information Services
1994	JOHN, SUNG S	Cole Information Services
1990	JOHN SUNG SOO	Pacific Bell
1986	JOHN SUNG SOO	Pacific Bell
	JOHN SUNG SOO	Pacific Bell
1981	ONG TILEN BOK	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Ong Tjien Bok	Pacific Telephone
1971	Churukian Vahan	Pacific Telephone
1967	Churukian Vahan	Pacific Telephone
1962	Churukian Vahan	Pacific Telephone
1958	Conforti Fred	Pacific Telephone
1942	Jacobs Amanda wid L M	Los Angeles Directory Co.
1937	Steen Henry	Los Angeles Directory Co.
1933	EMERSON B Frank pntr	Los Angeles Directory Co.
	STEEN Jos H Ella C carp	Los Angeles Directory Co.
	Atherton Herschel lawyer	Los Angeles Directory Co.
1929	WEBER Henry film ctr r	Los Angeles Directory Co.
	STEEN Jos H Ella C carp h	Los Angeles Directory Co.
1924	Steen J Henry carp h	Los Angeles Directory Co.
	Atherton Benj E carp r	Los Angeles Directory Co.

1064 N WILTON PL

Year	Uses	Source
2006	WESTRN PLAZA	Haines Company, Inc.
	MOTEL	Haines Company, Inc.

1066 N WILTON PL

Year	Uses	Source
2015	WESTERN PLAZA MOTEL	Cole Information Services
2009	PATEL KHAPABHAI	Cole Information Services
	WESTERN PLAZA MOTEL	Cole Information Services
2004	WESTERN PLAZA MOTEL	Cole Information Services
	SYLVESTER KEME	Cole Information Services
1999	WESTERN PLAZA MOTEL	Cole Information Services
1994	WESTERN PLAZA MOTEL	Cole Information Services
1990	WESTERN PLAZA MOTEL	Pacific Bell

1067 N WILTON PL

Year	Uses	Source
2015	FREDY FLORES	Cole Information Services
2009	ERIK FLORES	Cole Information Services
	LIFE TIME COOKWARE HOLLYWOOD	Cole Information Services
	INTERNATIONAL STEEL CRAFT	Cole Information Services
2006	FLORES Ruth	Haines Company, Inc.
2004	LIFE TIME COOKWARE HOLLYWOOD	Cole Information Services

FINDINGS

Year	Uses	Source
2004	INTERNATIONAL STEEL CRAFT CO	Cole Information Services
	MARIO SANTAMARIA	Cole Information Services
1999	ERIK FLORES	Cole Information Services
	INTERNATL STEEL CRAFT COMPANY	Cole Information Services
1994	FLORES, ORLANDO V	Cole Information Services
	INTERNATIONAL STEEL CRAFT CO	Cole Information Services
1990	INTERNATL STEEL CRAFT CO	Pacific Bell
	FLORES ORLANDO V	Pacific Bell
1986	INTERNATL STEEL CRAFT CO	Pacific Bell
	FLORES ORLANDO V	Pacific Bell
1981	KING MAY	Pacific Telephone
1976	Joes Landscaping	Pacific Telephone
1971	Merriman Marjorie	Pacific Telephone
1967	Alarcon Delia	Pacific Telephone
	Alarcon Abelarto	Pacific Telephone
1958	Mc Daniel Darrel C	Pacific Telephone
	Hamuza John F	Pacific Telephone
1942	Olds Ruth	Los Angeles Directory Co.
	Olds John R	Los Angeles Directory Co.
	MYERS Louella wid B S	Los Angeles Directory Co.
	KELLY John electn	Los Angeles Directory Co.
1937	Twitchell Earl H Ella optom	Los Angeles Directory Co.
1929	Twitchell Earl H optom	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
1924	Twitchell Carroll bkpr r	Los Angeles Directory Co.
	Twitchell Earl H optom r	Los Angeles Directory Co.

1068 N WILTON PL

Year	Uses	Source
1958	United Mattress Co	Pacific Telephone
	UNITED MATTRESS CO	Pacific Telephone
	Scott Mattress Co Bros	Pacific Telephone
	United Mattress Co	Pacific Telephone
	Consolidated Mattress Co	Pacific Telephone
	Scott Bros Mattress Co	Pacific Telephone
1942	KING Robt Ada meatctr	Los Angeles Directory Co.
	SCOTT Clyde P Tommie F mattress mfr	Los Angeles Directory Co.
1933	SCOTT Bros C P Scott mgr mattress mfrs	Los Angeles Directory Co.
1929	SCOTT Bros C P and H F mattress mfrs	Los Angeles Directory Co.

FINDINGS

1071 N WILTON PL

Year	*Uses*	*Source*
2015	OCCUPANT UNKNOWN	Cole Information Services
2009	LARRY KLEVER	Cole Information Services
	HOLLYWOOD RECOVERY TREATMENT CENTER	Cole Information Services
	LARRYS CARPET SERVICE	Cole Information Services
2006	HOLLYWD	Haines Company, Inc.
	RECOVERY TRTMNT	Haines Company, Inc.
2004	HOLLYWOOD RECOVERY TREATMENT C	Cole Information Services
1999	LARRY KLEVER	Cole Information Services
1994	LARRYS CARPET SVC	Cole Information Services
1990	KLEVER HENRY LARRY S CARPET SERVICE	Pacific Bell
	LARRY S CARPET SERVICE	Pacific Bell
1986	KLEVER HENRY LARRY S CARPET SERVICE	Pacific Bell
	LARRY S CARPET SERVICE	Pacific Bell
1981	KLEVER HENRY LARRY S CARPET SERVICE	Pacific Telephone
	LARRY S CARPET SERVICE	Pacific Telephone
1976	Klever Henry Larrys Carpet Service	Pacific Telephone
	Larrys Carpet Service	Pacific Telephone
1971	Klever Henry Larrys Carpet Service	Pacific Telephone
	Larrys Carpet Service	Pacific Telephone
1967	Klever Henry Larrys Carpet Serv	Pacific Telephone
	Larrys Carpet Serv	Pacific Telephone
1962	Klever Henry Larrys Carpet Serv	Pacific Telephone
	Larrys Carpet Serv	Pacific Telephone
1958	Klever Henry Larrys Carpet Serv	Pacific Telephone
	Larrys Carpet Serv	Pacific Telephone
1942	GLENN Emory B carp	Los Angeles Directory Co.
	MERRILL E L Elfrina A	Los Angeles Directory Co.
	Yarnell Margt V sten V P Kahler	Los Angeles Directory Co.
	Yarnell Marjory	Los Angeles Directory Co.
1937	MERRILL Edw L Alfrena	Los Angeles Directory Co.
1933	Bozlan Rose clk	Los Angeles Directory Co.
	Mc COY Frank slsmn	Los Angeles Directory Co.
	Merrill Edw Alfrena	Los Angeles Directory Co.
1929	KERR Jas C purch agt Master Serv Co	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	MERRILL Edw L Alfrena	Los Angeles Directory Co.
	Petty Lloyd carp	Los Angeles Directory Co.
1924	MERRILL Edwd L h	Los Angeles Directory Co.

1072 N WILTON PL

Year	Uses	Source
2015	M & M AUTO CTR INC	Cole Information Services
2009	M & M AUTO CENTER INC	Cole Information Services
2006	CENTER INC	Haines Company, Inc.
	M&MAUTOC	Haines Company, Inc.
2004	MARK AZEEZ	Cole Information Services
	M & M AUTO CTR INC	Cole Information Services
1999	M & M AUTO CENTER	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1994	M & M AUTO CTR	Cole Information Services
1990	M & M AUTO CENTER	Pacific Bell
1986	M & M AUTO REPAIRS BODY & PAINT SHOP	Pacific Bell
1981	ART GRAPHICS	Pacific Telephone
1976	Artesia Graphics	Pacific Telephone
1971	Art Graphics	Pacific Telephone
1967	Stylized Emblem Co	Pacific Telephone
1965	STYLIZED EMBLEM CO	Pacific Telephone
1964	STYLIZED EMBLEM CO	Pacific Telephone
1962	STYLIZED EMBLEM CO	Pacific Telephone
	Stylized Emblem Co	Pacific Telephone
	STYLIZED EMBLEM CO	Pacific Telephone
1958	Stylized Emblem Co	Pacific Telephone
	STYLIZED EMBLEM CO	Pacific Telephone
1942	HOLLYWOOD Pipe & Supply Co Theo Ledered mgr supp	Los Angeles Directory Co.
1933	CHAMBERLIN Metal Weather Strip Co P B Sickner mgr	Los Angeles Directory Co.
	Goodrich Wm S Eleanor plmbr	Los Angeles Directory Co.
	WATERSHED WATERPROOFING CO Wilbert Person Mgr	Los Angeles Directory Co.
1929	CHAMBERLIN METAL WEATHER STRIP CO Rowland A Miller Mgr	Los Angeles Directory Co.

FINDINGS

1075 N WILTON PL

Year	Uses	Source
2015	ARMANDO IBARRA	Cole Information Services
2009	GRISELDA RIOS	Cole Information Services
	BEVERLYS APPLIANCES SERVICE CO	Cole Information Services
2006	BEVERLYS	Haines Company, Inc.
	APPLIANCES SERY	Haines Company, Inc.
	IBARRAArnando	Haines Company, Inc.
	APPLUANCES SERV	Haines Company, Inc.
	BEVERLYS	Haines Company, Inc.
2004	JOSE ALATORRE	Cole Information Services
	BEVERLYS APPLIANCES SERVICE CO	Cole Information Services
1999	GRISELDA RIOS	Cole Information Services
1981	GLENN JAS P	Pacific Telephone
1976	Glenn Jas P	Pacific Telephone
1971	Glenn Jas P	Pacific Telephone
1967	Glenn Jas P	Pacific Telephone
1962	Glenn Jas P	Pacific Telephone
1958	Glenn Jas P	Pacific Telephone
1942	MERRILL Carl B Annette chiropodist	Los Angeles Directory Co.
1937	Matchett Howard J Mary	Los Angeles Directory Co.
	MERRILL Chas E Nettie M tchr City Sch	Los Angeles Directory Co.
	MERRILL Nettie M Mrs tchr City Sch	Los Angeles Directory Co.
1933	MERRILL Nettie M Mrs tchr City Schs	Los Angeles Directory Co.
	Merrill Chas E Nettie tchr City Schs	Los Angeles Directory Co.
1929	MERRILL Nettie M tchr City Sch	Los Angeles Directory Co.
	MERRILL Chas E Nettie tchr City Sch	Los Angeles Directory Co.
	Merrill Carl	Los Angeles Directory Co.
	Merrill Alfrena	Los Angeles Directory Co.
1924	MERRILL Chas E tchr h	Los Angeles Directory Co.

1081 N WILTON PL

Year	Uses	Source
1937	AUSTIN Tool & Machine Co W S and W C Austin machs	Los Angeles Directory Co.
1933	AUSTIN TOOL & MACHINE CO W S Austin Small Tools and Mechanical Fixtures Deslgned and Made Patents Developed Supplies for Mechanical Equlpment	Los Angeles Directory Co.
1929	Austin Walter S mach	Los Angeles Directory Co.

FINDINGS

1083 N WILTON PL

Year	Uses	Source
2006	FAITHFULCHURCH	Haines Company, Inc.
1962	Bell Helen Mrs	Pacific Telephone

1086 N WILTON PL

Year	Uses	Source
1924	Ennor Jesse C clk r	Los Angeles Directory Co.

1103 N WILTON PL

Year	Uses	Source
1924	HOFFMAN Alex candymkr h	Los Angeles Directory Co.

1104 N WILTON PL

Year	Uses	Source
1929	VAUGHAN Violet R office mgr Alaska Fur Factory r	Los Angeles Directory Co.

1106 N WILTON PL

Year	Uses	Source
1942	WINKLER Otto W Jill studiowkr	Los Angeles Directory Co.
1937	SMITH Ernest C Rose mach	Los Angeles Directory Co.
1933	WINKLER OTTO W Reporter L A Examiner	Los Angeles Directory Co.
	SMITH Ernest Rose	Los Angeles Directory Co.
1929	Maryatt Barbara slsldy	Los Angeles Directory Co.
	Maryatt Oscar H slsmn	Los Angeles Directory Co.
1924	Winkler Otto W bkpr Security Tr & Sav Bank r	Los Angeles Directory Co.
	Winkler Ida wid W C h	Los Angeles Directory Co.

1108 N WILTON PL

Year	Uses	Source
1942	Buffington Fern E clk	Los Angeles Directory Co.
	Buffington Ray Fern aircrftwkr	Los Angeles Directory Co.
	Cooley Kath C wid J S	Los Angeles Directory Co.
	Kelber Francis D Kath aircrftwkr	Los Angeles Directory Co.
1937	Enochs Kenneth W mech	Los Angeles Directory Co.
	Enochs Edw H Hazel auto repr	Los Angeles Directory Co.
	Cooley Cath C wid J S artist	Los Angeles Directory Co.
	Overall Kenneth auto mech	Los Angeles Directory Co.
1933	WINKLER Ida wid W C	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	MOBLEY R Forest	Los Angeles Directory Co.
	MOBLEY Laura wid J R	Los Angeles Directory Co.
1929	Winkler Otto W teller ST & S Bank Westn & Sta Monica br r	Los Angeles Directory Co.
	Winkler Ida wid W C h	Los Angeles Directory Co.

1111 N WILTON PL

Year	Uses	Source
1933	GREEN Jos W Ann real est	Los Angeles Directory Co.
1929	GREEN Jos W Ann real est	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

1116 N WILTON PL

Year	Uses	Source
1980	HENSON ROBERT F PAINTING CONTR	Pacific Telephone
1942	Benchel Paul M Alice mach	Los Angeles Directory Co.
1937	Mc COY Gordon clk	Los Angeles Directory Co.
	DOUGLASS Rowland Cynthia shoe repr	Los Angeles Directory Co.
	Mc COY Kenton Maurine	Los Angeles Directory Co.
1933	MC COY Kenton	Los Angeles Directory Co.
	MC COY Margt M sten	Los Angeles Directory Co.
1929	SCOTT Hugh A Leona slsmn h	Los Angeles Directory Co.

1117 N WILTON PL

Year	Uses	Source
2015	SEBASTIN MARTINEZ	Cole Information Services
2009	SEBASTIN MARTINEZ	Cole Information Services
2006	MARTINEZSebas Ln	Haines Company, Inc.
2004	CRISTELA GARCIA	Cole Information Services
	Z DOMINGUEZ	Cole Information Services
	SAMUEL RAMIREZ	Cole Information Services
	YADIRA PEREZ	Cole Information Services
1999	SEBASTIN MARTINEZ	Cole Information Services
	JOSE ROJAS	Cole Information Services
1990	MONTEAGUDO ODELINA	Pacific Bell
1986	MONTEAGUDO ODELINA	Pacific Bell
1981	MONTEAGUDO ODELINA	Pacific Telephone
1976	Monteagudo Odelina	Pacific Telephone
	Camberos Teresa	Pacific Telephone
1971	Romero Elena	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	Monteaguda Joaquin	Pacific Telephone
1967	Herrera F	Pacific Telephone
1962	Coniln Emelina	Pacific Telephone
1958	Sorrentino Patrick	Pacific Telephone
	Manners Sally L	Pacific Telephone
	Conlin Emelina	Pacific Telephone

1118 N WILTON PL

Year	Uses	Source
1937	Dole Arth J electn	Los Angeles Directory Co.
	JAMES Kenneth H emp Allied Phonograph & Record Mfg Co	Los Angeles Directory Co.
	SCHWARTZ Madeline	Los Angeles Directory Co.
	SCHWARTZ Vivian Mrs	Los Angeles Directory Co.
	WILSON Geo A studiowkr	Los Angeles Directory Co.
	JAMES Henrietta M record fnshr RCA Mfg Co	Los Angeles Directory Co.
1933	Beaumont Geo D Susan	Los Angeles Directory Co.
1929	Leggett Jennie wid John	Los Angeles Directory Co.
	Leggett Grace F tchr City Sch	Los Angeles Directory Co.
	BEAUMONT Geo D Susan spl agt U P System	Los Angeles Directory Co.

1150 N WILTON PL

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
2009	GALILEA MERCADO	Cole Information Services
2006	DIAZ Ramon	Haines Company, Inc.
	ARAIZAG	Haines Company, Inc.
2004	RAMON DIAZ	Cole Information Services
1999	GALILEA MERCADO	Cole Information Services
1994	DIAZ, RAMON	Cole Information Services
1981	PEREZ FRANCISCO J	Pacific Telephone
1958	Sandfelder J	Pacific Telephone
1942	MURRAY Albt W ydmn SP Co	Los Angeles Directory Co.
1933	KEIL Oscar A Leota W uphol	Los Angeles Directory Co.
1929	KENNEDY John	Los Angeles Directory Co.
1924	INGRAM Stewart H min eng h	Los Angeles Directory Co.

FINDINGS

1152 N WILTON PL

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
2009	ANA HERNANDEZ	Cole Information Services
1999	ANA HERNANDEZ	Cole Information Services
1981	PEREZ EFREN	Pacific Telephone
1967	Larco Cesar A	Pacific Telephone
1962	Randolph Helen Mrs	Pacific Telephone
	Randolph Faye	Pacific Telephone
1942	Higlin Chas S Eva W custodian Pub Sch	Los Angeles Directory Co.
1933	MACDONALD Geo S Corrinne mot pict dis	Los Angeles Directory Co.
	JOHNSON Gordon L slsmn	Los Angeles Directory Co.
1929	KEIL Oscar A Leota uphol	Los Angeles Directory Co.
1924	Keil Oscar A uphol h	Los Angeles Directory Co.

1154 N WILTON PL

Year	Uses	Source
2015	GALILEA CAMPUZANO	Cole Information Services
2009	GALILEA CAMPUZANO	Cole Information Services
	HILLREY GARCIA	Cole Information Services
2006	MERCADOGalilea	Haines Company, Inc.
2004	LUIS MARQUEZ	Cole Information Services
1999	GALILEA CAMPUZANO	Cole Information Services
	HILLREY GARCIA	Cole Information Services
1981	GUTIERREZ JOSE	Pacific Telephone
1971	Whittier Wm L	Pacific Telephone
1962	castero Maria Elena	Pacific Telephone
1942	Lindley Alice wid Lillis	Los Angeles Directory Co.
1937	Fritz Saml	Los Angeles Directory Co.
	Fritz Nan S Mrs	Los Angeles Directory Co.
	Fritz Eliz clk	Los Angeles Directory Co.
1933	FRITZ Saml	Los Angeles Directory Co.
	FRITZ Nan S Mrs	Los Angeles Directory Co.
1929	Fritz Nan S	Los Angeles Directory Co.
1924	FRITZ Nan S Mrs h	Los Angeles Directory Co.

FINDINGS

SANTA MENICA BLVD

5520 SANTA MENICA BLVD

Year	Uses	Source
1990	LEE S PHARMACY	Pacific Bell

SANTA MNNICA BLVD

5657 SANTA MNNICA BLVD

Year	Uses	Source
1990	CORK AMERICA	Pacific Bell

SANTA MONICA

5560 SANTA MONICA

Year	Uses	Source
1986	SALINAS RICARDO	Pacific Bell
1929	FINN Marian W Mrs cook	Los Angeles Directory Co.

5640 SANTA MONICA

Year	Uses	Source
1986	RODRIGUEZ NOEL	Pacific Bell
1929	Rand Eunice r	Los Angeles Directory Co.
	STONE John A r	Los Angeles Directory Co.

SANTA MONICA BLVD

5500 SANTA MONICA BLVD

Year	Uses	Source
1999	MONARCH FUNDING CORPORATION MTGE BNKR	Cole Information Services
1967	Banquet Donut Shop	Pacific Telephone
1958	Ace Drug Co	Pacific Telephone
	Pice & Westwd	Pacific Telephone
1951	Sta Monica Ace Drug Co	Pacific Telephone & Telegraph Co.
1933	Owl Drug Co	Los Angeles Directory Co.
	Gurly Irene pub sten	Los Angeles Directory Co.
	ELWELL Grace D chiropractor	Los Angeles Directory Co.
1929	WEBB Chas W Eva meats	Los Angeles Directory Co.

FINDINGS

5502 SANTA MONICA BLVD

Year	*Uses*	*Source*
1971	Atkin Investment Co	Pacific Telephone
	Toth Josef Sumir	Pacific Telephone
1967	Atkin Investment Co	Pacific Telephone
	Everett Earl A atty	Pacific Telephone
1962	Atkin Investment Co	Pacific Telephone
	Everett Earl A atty	Pacific Telephone
	Music of the West Magazine	Pacific Telephone
	Spencer Edw A Dr	Pacific Telephone
1958	Atkius Investment Co	Pacific Telephone
	Everett Earl A atty	Pacific Telephone
	Hornblower Angus G	Pacific Telephone
	Music of the West Magazine	Pacific Telephone
	Spencer Edw A Dr	Pacific Telephone
	Stonier D Deane Dr phy & sur DO	Pacific Telephone
1951	Sta Monica	Pacific Telephone & Telegraph Co.
	Curtis Robert F Dr phys & surg DO	Pacific Telephone & Telegraph Co.
	Stonier D Duane Dr phy & sur DO	Pacific Telephone & Telegraph Co.
	Schroeder Wm E Dr ofc	Pacific Telephone & Telegraph Co.
	Sta Monica Everett Earl A atty	Pacific Telephone & Telegraph Co.
1937	CLARKE Wm J slsmn Adohr Milk Farms	Los Angeles Directory Co.
	Dodds Rex with Genl Hosp	Los Angeles Directory Co.
1933	Atkin J P Building	Los Angeles Directory Co.
	Coffer Juliette B Mrs osteo	Los Angeles Directory Co.
	Coffer Sterling P Juliette B mining eng	Los Angeles Directory Co.
	Everett Earl A Florence E lawyer	Los Angeles Directory Co.
	FOSTER Frank B Camille dentist	Los Angeles Directory Co.
	PHILLIPS Edmund J	Los Angeles Directory Co.
	Stonier D Duane Anna B phys	Los Angeles Directory Co.
	WRIGHT Arline S pub sten	Los Angeles Directory Co.
1929	Stonier D Duane Anne osteo	Los Angeles Directory Co.
	Atkin J P Building	Los Angeles Directory Co.
	Cordon Frank M acct	Los Angeles Directory Co.
	EVERETT Earl A Florence lawyer	Los Angeles Directory Co.
	FOSTER Frank B dentist	Los Angeles Directory Co.
1924	Cope Olin J bldg contr	Los Angeles Directory Co.
	FOSTER Frank B dentist	Los Angeles Directory Co.
	GARDNER Wilfred M slsmn Allen Realty & Brokerage Co r	Los Angeles Directory Co.

Year	Uses	Source
1924	Goodheart Benj L atty	Los Angeles Directory Co.
	Goodrick Arthur atty	Los Angeles Directory Co.
	Hummel Adam A phys	Los Angeles Directory Co.
	JACKSON Jack mdse broker	Los Angeles Directory Co.
	NEWMAN Benj M writer h	Los Angeles Directory Co.
	Reehm Geo mot pict dir h	Los Angeles Directory Co.
	Rempp Pep Organisation The br	Los Angeles Directory Co.
	STANTON F R artist h	Los Angeles Directory Co.
	Taft Building	Los Angeles Directory Co.
	Taft Chester r	Los Angeles Directory Co.

5504 SANTA MONICA BLVD

Year	Uses	Source
1971	Regina Sport Shops	Pacific Telephone
1967	Regina Sport Shops	Pacific Telephone
1962	Regina Sport Shops	Pacific Telephone
1958	Regina Sport Shops	Pacific Telephone
1951	Sta Monica Regina Sport Shops	Pacific Telephone & Telegraph Co.
1933	Astors Dress Shops Saml Fink pres mgr Ruth Lamont sec	Los Angeles Directory Co.
1924	Luke Wm W gro	Los Angeles Directory Co.
	Holst Herman meats	Los Angeles Directory Co.
	KING Abe W fruits	Los Angeles Directory Co.

5505 SANTA MONICA BLVD

Year	Uses	Source
2015	GROUPEX FINANCIAL CORPORATION	Cole Information Services
	CARNICERIA LA OAXAQUENA	Cole Information Services
2000	HAKAKIAN Ron	Haines & Company
1929	KANE Martin H Annie F real eat	Los Angeles Directory Co.
1924	KANE Martin H real est	Los Angeles Directory Co.

5506 SANTA MONICA BLVD

Year	Uses	Source
1971	SARLO TAX SERVICE	Pacific Telephone
1967	Royal Beauty Supplies	Pacific Telephone
	Nes Christmas Shop decrtns	Pacific Telephone
1962	Pico & Normandie	Pacific Telephone
	Santa Monica & Western	Pacific Telephone
1958	Naybers Mens Shop	Pacific Telephone

FINDINGS

Year	Uses	Source
1951	Sta Monica Myrons Mens Shop	Pacific Telephone & Telegraph Co.
1933	Spizer Myron mens furngs	Los Angeles Directory Co.
1929	HIRSCH Benj J mens furngs	Los Angeles Directory Co.
1924	Taft Bros E S and A H paints and oils	Los Angeles Directory Co.

5507 SANTA MONICA BLVD

Year	Uses	Source
2015	J & C TAX SERVICES	Cole Information Services
	TWIN VALET PARKING INC	Cole Information Services
	JORDAN DOBBINS	Cole Information Services
	JOY TEL	Cole Information Services
2009	SAMUYEAL WEON	Cole Information Services
	ONLINE WIRELESS	Cole Information Services
	TWIN VALET PARKING INC	Cole Information Services
	COMUNA MAESTROS ESPIRITUALES	Cole Information Services
2006	&SHTTLESERV	Haines Company, Inc.
	TWIN VALET PRKNG	Haines Company, Inc.
	THE WORLD CANT	Haines Company, Inc.
	ESPIRITUALES	Haines Company, Inc.
	COMUNA	Haines Company, Inc.
	MAESTROS	Haines Company, Inc.
2004	ALVAREZ & ALVAREZ	Cole Information Services
2000	CENTRO HIPNOTERAPIA MONTEZ	Haines & Company
	LAS BEST HOME IMPROVEMENT	Haines & Company
	CITY WIDE CONSTRUCTION	Haines & Company
1994	FOTO SESSION	Cole Information Services
1981	L A ACTORS THEATRE	Pacific Telephone
1971	California COLLEGE OF LAW	Pacific Telephone
	California College Of Law	Pacific Telephone
1967	Brent Mary	Pacific Telephone
	California COLLEGE OF LAW	Pacific Telephone
	California College of Law	Pacific Telephone
1962	U S Government SELECTIVE SERVICE SYSTEM	Pacific Telephone
1958	Selective Service System	Pacific Telephone
1951	Sta Monica Selective Service System	Pacific Telephone & Telegraph Co.
1933	KANE Anthony J notary	Los Angeles Directory Co.
	Cordon Frank M ins	Los Angeles Directory Co.
	Knoblauch Earl H Laura I pub acct	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	KNUDSEN Zona B Mrs pub sten	Los Angeles Directory Co.
	SHAW Saml dentist	Los Angeles Directory Co.
	KANE Martin H real est	Los Angeles Directory Co.
1929	HOLLYWOOD Filmograph weekly Harry Burns publr	Los Angeles Directory Co.
	SANTA Monica Building	Los Angeles Directory Co.
	SHAW Saml J Cora M dentist	Los Angeles Directory Co.
	Solinger Sol bus mgr Hollywood Filmograph r	Los Angeles Directory Co.
	UNIVERSAL Scenario Co E L Wertheine A S Klein	Los Angeles Directory Co.
	Westbrook Orealia Mrs cir mgr Hollywood Filmograph r	Los Angeles Directory Co.
1924	NEW England Mortgage Corp B R Brundage pres W W Widenham v pres J C Smith sec	Los Angeles Directory Co.
	UNIVERSAL Casting Directory E L Wortheim Irving Goldstein Nat Robinowitz	Los Angeles Directory Co.
	UNIVERSAL Scenario Corp E L Wertheim pres Birdie Wertheim sec	Los Angeles Directory Co.
	WHITE Alex dentist	Los Angeles Directory Co.
	Mahoney John J phys	Los Angeles Directory Co.

5508 SANTA MONICA BLVD

Year	Uses	Source
1971	LEES JEWELRY & LOAN CO pwnbrkrs	Pacific Telephone
1967	Lee Jewelry & Loan Co	Pacific Telephone
	Lee Loan & Jewelry Co	Pacific Telephone
	LEES JEWELRY & LOAN CO pwnbrkrs	Pacific Telephone
1962	Lee Jewelry & Loan Co	Pacific Telephone
	Lee Loan & Jewelry Co	Pacific Telephone
	Lees Jewelry & Loan Co	Pacific Telephone
1958	Lee Jewlry & Loan Co	Pacific Telephone
	Lee Loan & Jewelry Co	Pacific Telephone
	Lees Jewlry & Loan Co	Pacific Telephone
1951	Sta Monica Lees Jewlry & Loan Co	Pacific Telephone & Telegraph Co.
1933	Lewkowich Chas jwlr	Los Angeles Directory Co.
	Sperber Melvina Mrs hemstitching	Los Angeles Directory Co.
1929	Grimwood Co B R Grimwood Ralph Thompson clo clnrs	Los Angeles Directory Co.
	Lewkowich Chas Anna wtchmkr	Los Angeles Directory Co.
1924	Grimwood burrowes R clo clnr	Los Angeles Directory Co.

Year	Uses	Source
1924	Hirsch Benj J mens furngs	Los Angeles Directory Co.

5509 SANTA MONICA BLVD

Year	Uses	Source
2004	ROBERT STIMMEL	Cole Information Services
2000	STIMMEL Robt A	Haines & Company
	STIMMEL Judy	Haines & Company
	STIMMEL BOB	Haines & Company
1999	STIMMEL BOB	Cole Information Services
1994	BOB STIMMEL	Cole Information Services
1981	PRIVATE PILOT	Pacific Telephone
	MACRO COMM CORP	Pacific Telephone
	FANCY PUBLICATIONS	Pacific Telephone
	DOG FANCY MAGAZINE	Pacific Telephone
	CAT FANCY MAGAZINE	Pacific Telephone
1976	Ziff Stuart	Pacific Telephone
1971	Kerrigan John	Pacific Telephone
1962	Southland Schools	Pacific Telephone
1958	Jacobs Harry R & Associates	Pacific Telephone
1951	Sta Monica Singer Sewing Mach Co	Pacific Telephone & Telegraph Co.
1934	HOLLYWOOD HOUSE & WINDOW CLEANING CO	Los Angeles Directory Co.
1933	Hartunian Roy A Lilly window clnr	Los Angeles Directory Co.
	Leshovsky Maude Mrs restr	Los Angeles Directory Co.
	WAGNER Fred collections	Los Angeles Directory Co.
1929	BELL Maurice window clnr	Los Angeles Directory Co.
1924	Possner Jos J r	Los Angeles Directory Co.
	Wahlgren Mia r	Los Angeles Directory Co.

5510 SANTA MONICA BLVD

Year	Uses	Source
1971	Mikes Barber Shop	Pacific Telephone
1967	Mikes Barber Shop	Pacific Telephone
1962	Mikes Barber Shop	Pacific Telephone
1958	Michaels Barber Shop	Pacific Telephone
1951	Sta Monica Bl Cissies Millinery Shoppe	Pacific Telephone & Telegraph Co.
1933	HUNTER Geo T Mary barber	Los Angeles Directory Co.
1929	HUNTER Geo T barber	Los Angeles Directory Co.
1924	HUNTER Geo T barber r	Los Angeles Directory Co.

FINDINGS

5511 SANTA MONICA BLVD

Year	*Uses*	*Source*
2015	DIAMOND JEWELRY & LOAN	Cole Information Services
	DIAMOND PAWNBROKERS	Cole Information Services
2009	DIAMOND JEWELERS & LOAN	Cole Information Services
	DIAMOND PAWNBROKERS	Cole Information Services
2006	PAWNBROKERS	Haines Company, Inc.
	DIAMOND	Haines Company, Inc.
	JEWELERS&LOAN	Haines Company, Inc.
	DIAMOND	Haines Company, Inc.
2004	HY DIAMOND	Cole Information Services
	DIAMOND JEWELERS & LOAN	Cole Information Services
	DIAMOND PAWNBROKERS	Cole Information Services
2000	DIAMOND PAWNBROKERS	Haines & Company
	DIAMOND JEWELERS & LOAN	Haines & Company
	A B C AUTHORIZED APPLIANCE RPR 3233 5 S	Haines & Company
1999	AUTHORIZED APPLIANCE REPAIR	Cole Information Services
	DIAMOND PAWNBROKERS	Cole Information Services
	DIAMOND JEWELERS & LOAN	Cole Information Services
1994	DIAMOND JEWELERS	Cole Information Services
1990	DIAMOND JEWELERS & LOAN	Pacific Bell
	DIAMOND JEWELERS	Pacific Bell
1986	DIAMOND JEWELERS & LOAN	Pacific Bell
	DIAMOND JEWELERS	Pacific Bell
1981	LEE S JEWELRY & LOAN CO PWNBRIOS	Pacific Telephone
	LEE PAWN SHOP	Pacific Telephone
	CHELSEA CLOTHING	Pacific Telephone
1976	LEES JEWELRY & LOAN CO pwnbrkrs	Pacific Telephone
	Lee Pawn Shop	Pacific Telephone
	Kims Camera Repair	Pacific Telephone
1971	Jayes Sample Shop womens apprl	Pacific Telephone
	Kims Camera Repair	Pacific Telephone
1967	Jayes Sample Shop womens apprl	Pacific Telephone
1962	Condit Employment Agcy	Pacific Telephone
1958	Ritz Coffee & Donut Shop	Pacific Telephone
	Freeway Furn & Appliance Co	Pacific Telephone
	Freeway Furn & Appliance Co	Pacific Telephone
1951	Santa Monica Bl Elgin Jewlrs	Pacific Telephone & Telegraph Co.

Year	Uses	Source
1933	Chicago Baking Co Bessie Davis mgr	Los Angeles Directory Co.
	Kakihara Shinjiro florist	Los Angeles Directory Co.
1929	WHITE Louis restr	Los Angeles Directory Co.
1924	DIXON Jos C rest	Los Angeles Directory Co.

5512 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1971	Finch Furniture	Pacific Telephone
	Finch J B Furniture	Pacific Telephone
1967	Finch Furn	Pacific Telephone
	Finch J B Furn	Pacific Telephone
1962	Finch Furn	Pacific Telephone
	Finch J B Furn	Pacific Telephone
1958	Finch Furn	Pacific Telephone
	Finch J B Furn	Pacific Telephone
1951	Sta Monica Victor Furn Co	Pacific Telephone & Telegraph Co.
	Sta Monica Victors Furn Co	Pacific Telephone & Telegraph Co.
1933	Beahan Gilbert J L Louise bakery	Los Angeles Directory Co.
	Boroesen Erling Marie meats	Los Angeles Directory Co.
	Coles Delicatessen	Los Angeles Directory Co.
	Fitzsimmons Branches	Los Angeles Directory Co.
	Nishina Joe K fruits	Los Angeles Directory Co.
	RED Chair Coffee Shop O D Cromwell Mrs C E Sims	Los Angeles Directory Co.
1929	CRYSTAL Alex Minnie gro	Los Angeles Directory Co.
	Heiss Jay C Ida meats	Los Angeles Directory Co.
	Rezzo Jos Julie fruits	Los Angeles Directory Co.
	Schildhauer Otto baker	Los Angeles Directory Co.
1924	r	Los Angeles Directory Co.
	WILKINSON Fred C bakery	Los Angeles Directory Co.
	WINTERS Harry rest	Los Angeles Directory Co.
	Hosick Lou confy	Los Angeles Directory Co.
	Guida Peter fruit	Los Angeles Directory Co.

5513 SANTA MONICA BLVD

Year	Uses	Source
2015	ROMERO SPORTS WEAR & TAILOR SHOP	Cole Information Services

FINDINGS

Year	Uses	Source
2009	ROMEROS SPORTSWEAR & TAILOR SHOP	Cole Information Services
2006	SPORTSWEAR	Haines Company, Inc.
	C & T FASHIONS	Haines Company, Inc.
	ROMEROS	Haines Company, Inc.
	TLRSHP	Haines Company, Inc.
2004	ROMEROS SPORTSWEAR & TLR SHOP	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	ROMEROS SPRTSWR & TLR	Haines & Company
	C & T FASHIONS	Haines & Company
1999	ROMEROS SPORTSWEAR & TAILOR SHOP	Cole Information Services
	L & L FASHIONS	Cole Information Services
1994	ROMEROS SPORTSWEAR & TAILOR	Cole Information Services
	PARK MYOUNG HEE	Cole Information Services
1990	RAGS	Pacific Bell
1981	SANTA MONICA BOOK BINDING PRINTINTG	Pacific Telephone
	FIFTY-FIVE CLUB	Pacific Telephone
1976	Fifty Five Club	Pacific Telephone
1971	Fifty Five Club	Pacific Telephone
1967	Fifty Five Club	Pacific Telephone
1933	BLACK Augustus B chiro	Los Angeles Directory Co.
1929	WILSON & Myers Beryl Wilson David Myers billiards	Los Angeles Directory Co.
1924	Schubert Mire billiards	Los Angeles Directory Co.

5514 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Asca Auto Electric Service Co	Pacific Telephone
1971	Beau Wm	Pacific Telephone
	Finney W D Dr	Pacific Telephone
	Magart G	Pacific Telephone
1967	Finney W D Dr	Pacific Telephone
	Early Eva	Pacific Telephone
	Beau Wm	Pacific Telephone
	Cameron John C	Pacific Telephone
	Hayes Sydney	Pacific Telephone
1962	Cameron John G	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	Davis Walter L	Pacific Telephone
	Early Eva	Pacific Telephone
	Finney W D Dr	Pacific Telephone
	Hayes Sydney	Pacific Telephone
1958	Cameron John G	Pacific Telephone
	Myers Laura Mrs	Pacific Telephone
1951	Sta Monica	Pacific Telephone & Telegraph Co.
	Davis Walter L r	Pacific Telephone & Telegraph Co.
	Hayes Sydney r	Pacific Telephone & Telegraph Co.
	Cameron John G r	Pacific Telephone & Telegraph Co.
	Sta Monica Finney W D Dr	Pacific Telephone & Telegraph Co.
1933	Atkin Market Building	Los Angeles Directory Co.
	BARKER Saml	Los Angeles Directory Co.
	Evans Melville E	Los Angeles Directory Co.
	FARR Mary drsmkr	Los Angeles Directory Co.
	FINNEY Walter D dentist	Los Angeles Directory Co.
	Gehring Eug Harriet cook	Los Angeles Directory Co.
	Gerhing Gene cook	Los Angeles Directory Co.
	Kemano Bianca clk	Los Angeles Directory Co.
	Kemano Frank J Eliz mgr Atkin Market Bldg	Los Angeles Directory Co.
	MOSER Lon D Casteleno drftsmn	Los Angeles Directory Co.
1929	COSTELLO Walter J clk	Los Angeles Directory Co.
	CRAIG R L auto mech	Los Angeles Directory Co.
	FINNEY Walter D dentist	Los Angeles Directory Co.
	Gerigh E Mrs cook	Los Angeles Directory Co.
	HOWARD Frank slsmn	Los Angeles Directory Co.
	Kemano Frank J Eliz mgr Atkin Masket Blvd	Los Angeles Directory Co.
	La Ross Lea Mrs waiter	Los Angeles Directory Co.
	Moran Albt J Agda restr	Los Angeles Directory Co.
	SMITH Thos slsmn r	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	Finney Walter D dentist	Los Angeles Directory Co.
	JACKSON Wm C slsmn O J Cope r	Los Angeles Directory Co.
	Lehmberg Harry B phys	Los Angeles Directory Co.
	TAFT Land & Development Co Apartmernts	Los Angeles Directory Co.

FINDINGS

5515 SANTA MONICA BLVD

Year	Uses	Source
2009	DOLEX DOLLAR EXPRESS	Cole Information Services
	RITMO LATINO	Cole Information Services
2006	DOLEX DOLLAR	Haines Company, Inc.
	EXPRESS	Haines Company, Inc.
	RITMOLATINO	Haines Company, Inc.
2004	DOLEX DOLLAR EXPRESS	Cole Information Services
2000	RITMO LATINO 32 165 W	Haines & Company
1999	RITMO LATINO	Cole Information Services
1990	KATHY S FASHION	Pacific Bell
1986	KATHY S FASHION	Pacific Bell
1981	THELMA S FASHIONS WOMEN S APPRL	Pacific Telephone
1976	Thelmas womens apprl	Pacific Telephone
1971	Lucys Sports Shop ladies apprl	Pacific Telephone
1967	Lucys Sports Shop ladies apprl	Pacific Telephone
1962	Lucys Sports Shop ladies apprl	Pacific Telephone
1958	Lucys Sports Shop ladies apprl	Pacific Telephone
1951	Sta Monica Lucys Sport Shop	Pacific Telephone & Telegraph Co.
1933	HUB PLUMBING CO Louis Tolen Gas Fitting Hot Water Heaters Contracts General Repairing	Los Angeles Directory Co.
	Toien Louis Bertha Hub Plumbing Co	Los Angeles Directory Co.
1929	HUNTER Saml C stagehd	Los Angeles Directory Co.
	Jacobsmeyer Arth C Martha L radios	Los Angeles Directory Co.
	NORTH Wm V	Los Angeles Directory Co.
1924	HAYS Earl printer	Los Angeles Directory Co.
	PARAMOUNT Radio & Electric Co A C Jacobsmeyer	Los Angeles Directory Co.

5516 SANTA MONICA BLVD

Year	Uses	Source
1986	MURRAY MUSIC MAN	Pacific Bell
	MURRAY S BOOKS MUSIC MAN MURRAY	Pacific Bell
	MUSIC MAN MURRAY	Pacific Bell
1981	MURRAY MUSIC MAN	Pacific Telephone
	MURRAYS BOOKS MUSIC MAN MURRAY	Pacific Telephone
	MUSIC MAN MURRAY	Pacific Telephone
	MUSIC MAN MURRAY	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Music Man Murray	Pacific Telephone
	Murray Music Man	Pacific Telephone
	Murrays Books Music Man Murray	Pacific Telephone
	Music Man Murray	Pacific Telephone
1971	Murray Music Man	Pacific Telephone
	Music Man Murray	Pacific Telephone
1967	Murray Music Man	Pacific Telephone
	Murrays Books Music Man Murray	Pacific Telephone
	Music Man Murray	Pacific Telephone
1962	Music Man Murray	Pacific Telephone
	Bookye Bobbye	Pacific Telephone
1951	Sta Monica Soble Maurice Play Mart The	Pacific Telephone & Telegraph Co.
	Sta Monica Play Mart The	Pacific Telephone & Telegraph Co.
1933	Matuzoff Bartisha womens furngs	Los Angeles Directory Co.
1929	Atkin Market Building	Los Angeles Directory Co.
1924	FOSTER & Foster L M & L P real est	Los Angeles Directory Co.

5517 SANTA MONICA BLVD

Year	Uses	Source
2000	MARKLEY Robert	Haines & Company
1924	Jacobsmeyer H C Co H C Jacobsmeyer mot picttitles	Los Angeles Directory Co.

5518 SANTA MONICA BLVD

Year	Uses	Source
1986	IMPERIAL INN	Pacific Bell
1981	IMPERIAL INN	Pacific Telephone
1976	Imperial Inn	Pacific Telephone
	Imperial Inn	Pacific Telephone
1971	Chef Elias	Pacific Telephone
	Imperial Inn	Pacific Telephone
1967	Chef Elias	Pacific Telephone
1962	Masons Restaurant	Pacific Telephone

5519 SANTA MONICA BLVD

Year	Uses	Source
1990	WESTERN SPORTSWEAR CO	Pacific Bell
1986	WESTERN SPORTSWEAR CO	Pacific Bell
1981	WESTERN SPORTSWEAR CO	Pacific Telephone
	AERO MAGAZINE	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	D Family Shoe Store	Pacific Telephone
1967	Zigman Dave	Pacific Telephone
1962	KARLS SHOE STORES Los Angeles Stores	Pacific Telephone
1958	KARLS SHOE STORES LTD Los Angeles Stores	Pacific Telephone

5520 SANTA MONICA BLVD

Year	Uses	Source
2015	TEMPO	Cole Information Services
	EL POLLO LOCO	Cole Information Services
	DIGITAL CURRENCY SERVICES	Cole Information Services
	BEAUTY SALON MELLY	Cole Information Services
	RONALD WRIGHT	Cole Information Services
	PAREHJAN & VARZAR CHIROPRACTIC	Cole Information Services
	CLUB TEMPO	Cole Information Services
	HOLLYWOOD TOURS	Cole Information Services
	ENIGMA INSURANCE SERVICE	Cole Information Services
	LOS ANGELES BUDGET LOCKSMITH	Cole Information Services
2009	CINGULAR WIRELESS	Cole Information Services
	METRO CHECK CASHING	Cole Information Services
	TEMPO	Cole Information Services
	EAST HOLLYWOOD CURRENC SERVICES	Cole Information Services
	ROGER RENO	Cole Information Services
	H & R BLOCK	Cole Information Services
	SAINT ANDREW MEDICAL GROUP	Cole Information Services
	VIVA 1 HOUR PHOTO	Cole Information Services
	HOLLYWOOD TOURS	Cole Information Services
	SEON ROH DENTAL OFFICE	Cole Information Services
2006	METRO CHECK	Haines Company, Inc.
	CSHNG	Haines Company, Inc.
	SEON ROH DENTAL	Haines Company, Inc.
	OFFICE	Haines Company, Inc.
	STANDREW	Haines Company, Inc.
	POLYMEDIC MDCL	Haines Company, Inc.
	TEMPO	Haines Company, Inc.
	V 1 VA 1 HOUR PHOTO	Haines Company, Inc.
	YANIS PARTY	Haines Company, Inc.
	SUPPLUES	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	BUILDING	Haines Company, Inc.
	CLUBTEMPO	Haines Company, Inc.
	DIVASS BEAUTY	Haines Company, Inc.
	SALON	Haines Company, Inc.
	H & R BLOCK	Haines Company, Inc.
	HOLLYWDTOURS	Haines Company, Inc.
	HOLLYWD TOURS	Haines Company, Inc.
2004	EAST HOLLYWOOD CURRENCY SRVC	Cole Information Services
	ALVARO VILLALTA	Cole Information Services
	SEON ROHS DENTAL OFFICE	Cole Information Services
	ADVANCED PHOTO & STUDIO INC	Cole Information Services
	HOLLYWOOD TOURS	Cole Information Services
	ST ANDREWS MEDICAL CLINIC	Cole Information Services
	ROSA MERINO	Cole Information Services
	RUDY REYES	Cole Information Services
	RAFAEL RODRIGUEZ	Cole Information Services
	WALTER PEREZ	Cole Information Services
	MARGARITA MARTINEZ	Cole Information Services
	ERICA SANTOS	Cole Information Services
	ROGER RENO	Cole Information Services
	KATTY ESTRADA	Cole Information Services
	ADOLFO PEDRO	Cole Information Services
	PEDRO ADOLFO	Cole Information Services
	VIVA 1 HOUR PHOTO	Cole Information Services
2000	CHOI YOUND DENTAL OFFICE 323 S 63 674f 1 P	Haines & Company
	CLUB TEMPO	Haines & Company
	ELIES FAS	Haines & Company
	HOLLYWD TOURS	Haines & Company
	LATINO SATELLITE	Haines & Company
	METRO CHECK CSHNG 2 332 6 K	Haines & Company
	SANTO NINO MED CLNC 3234t 3 97 S	Haines & Company
	TEMPO	Haines & Company
	TRANSPORTE SALVADO	Haines & Company
	VIVA 1 HOUR PHOTO	Haines & Company
	YANIS PARTY SPLY	Haines & Company
	BUILDING BLOCK H & R	Haines & Company
1999	RESTAURANTE Y PUPUSERIA ESPERANZA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	ROGER RENO	Cole Information Services
	BLOCK H & R LOCAL OFFICES	Cole Information Services
	YANIS PARTY SUPPLIES	Cole Information Services
	TEMPO	Cole Information Services
	TRANSPORTE SALVADORENOS	Cole Information Services
	ELIES FASHIONS	Cole Information Services
	METRO CHECK CASHING NO 2	Cole Information Services
	SANTO NINO FAMILY MEDICAL CLINIC	Cole Information Services
	CLUB TEMPO	Cole Information Services
	RAINBOW HAIR & NAILS	Cole Information Services
	HOLLYWOOD TOURS	Cole Information Services
	LATINO SATELLITE	Cole Information Services
	VIVA 1 HOUR PHOTO	Cole Information Services
	PAUL CAMACHO	Cole Information Services
	CHOI YOUNG DENTAL OFFICE	Cole Information Services
1994	LOS MOLCAJETES RESTAURANT	Cole Information Services
	H & R BLOCK INC	Cole Information Services
	CHEFS EXPRESS	Cole Information Services
	PSY CTR COSMETIC DENTISTRY	Cole Information Services
	HOLLYWOOD TOURS	Cole Information Services
	FACES	Cole Information Services
	RAPID & SAFE	Cole Information Services
	YANIS PARTY SUPPLIES	Cole Information Services
	WESTERN MEDICAL PHARMACY	Cole Information Services
	TRANSPORTE SLVDRNS	Cole Information Services
	SANTA MONICA CHECK CASHIERS	Cole Information Services
	INTEREMPRESA SA	Cole Information Services
	ELIES FASHIONS	Cole Information Services
	SANTO NINO FAMILY MEDICAL CLNC	Cole Information Services
	VIVA 1 HOUR PHOTO	Cole Information Services
	RAINBOW NAILS & HAIR	Cole Information Services
1991	Local Offices	Pacific Bell
1990	TWINS PIZZA	Pacific Bell
	YAP PERRY DMD	Pacific Bell
	BLOCK H & R BRANCH OFFICES BELL	Pacific Bell
	CHEFS EXPRESS	Pacific Bell
	ELIE S FASHIONS	Pacific Bell
	FACES	Pacific Bell

FINDINGS

Year	Uses	Source
1990	FIRST FORTY FIVE MINUTE PHOTO & VIDEO	Pacific Bell
	INTEREMPRESA SA	Pacific Bell
	SANTA MONICA CHECK CASHIERS	Pacific Bell
	SANTO NINO FAMILY MEDICAL CLINIC	Pacific Bell
	TAMMY S NAILS & HAIR	Pacific Bell
1986	FACES	Pacific Bell
1981	HOST THE	Pacific Telephone
1976	Hoeft Wayne W optmtrst	Pacific Telephone
	Host The	Pacific Telephone
	Rohrer W R optmtrst	Pacific Telephone
	Roopenian Stanley optmtrst	Pacific Telephone
	Snyder David optmtrst	Pacific Telephone
1971	Hoeft Wayne W Dr optmtrst	Pacific Telephone
	Host The	Pacific Telephone
	Rohrer W R optmtrst	Pacific Telephone
	Snyder David optmtrst	Pacific Telephone
1967	Host The	Pacific Telephone
1962	Host The	Pacific Telephone
1958	Rohrer W R optmtrst	Pacific Telephone
1951	Sta Monica Host The	Pacific Telephone & Telegraph Co.
	Sta Monica Lewis H A optmtrst	Pacific Telephone & Telegraph Co.
1933	Mallin Louis jwlr	Los Angeles Directory Co.
	Rohrer Wm R Opal C optom	Los Angeles Directory Co.
	WHITE Wm E Ethel M staty	Los Angeles Directory Co.
1929	BARRETT Earl H optom	Los Angeles Directory Co.
	HAWLEY & Hawley J M and Jessamine chiropractors	Los Angeles Directory Co.
	Mc Call Wm I Minnie L notions	Los Angeles Directory Co.
	Mallin Louis jwlr	Los Angeles Directory Co.

5521 SANTA MONICA BLVD

Year	Uses	Source
2004	DR SEON ROH D D S	Cole Information Services

5522 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1986	EXPRESS CASH EXCHANGE	Pacific Bell
1981	KORONDY ALEX S	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	EWAP Inc Locations	Pacific Telephone
	Locations	Pacific Telephone
1971	Hollywood Beauty Supply	Pacific Telephone
1967	Council Thrift Shops For Truck Pick Up Call	Pacific Telephone
1962	Council Thrift Shops For Truck Pick Up call	Pacific Telephone
	Thrift Shops Council of Jewish Women of L A For Truck Pick Up call	Pacific Telephone
1958	Dotty Rose drses	Pacific Telephone
1951	Sta Monica Naybers Mens Shop	Pacific Telephone & Telegraph Co.
1933	Marsh Clyde music dlr	Los Angeles Directory Co.
1929	MARSH Clyde musical instruments	Los Angeles Directory Co.
1924	Cacciottoli Jules C music tchr	Los Angeles Directory Co.
	DOWNEY Andw J slsmn George Sunday r	Los Angeles Directory Co.
	DOWNEY Eunice music tchr	Los Angeles Directory Co.
	ABERNETHY Wm W eng h	Los Angeles Directory Co.

5523 SANTA MONICA BLVD

Year	Uses	Source
2009	Q BARGAIN CENTER	Cole Information Services
2006	Q BARGAIN CENTER	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	Q BARGAIN CTR	Cole Information Services
2000	MARKLEY Edward	Haines & Company
	Q BARGAIN CENTER	Haines & Company
1999	Q BARGAIN CENTER	Cole Information Services
1990	SOLO SHOES	Pacific Bell
1986	SOLO SHOES	Pacific Bell
1981	A REYNOLDS TELEVISION	Pacific Telephone
	A REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	REYNOLDS FACTORY SERVICE	Pacific Telephone
	REYNOLDS TELEVISION A REYNOLDS TELEVISION	Pacific Telephone
	REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	RITTENHOUSE DIV OF EMERSON ELECTRIC FCTRY WARRANTY STN	Pacific Telephone
1980	A REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	Reynolds Factory Service	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	REYNOLOS FACTORY SR VICE	Pacific Telephone
	Reynolds Televislon Sales & Service	Pacific Telephone
	REYNOLDS FACTORY SERVICE LOS ANGELES	Pacific Telephone
1976	A REYNOLDIS TELEVISION SALES & SERVICE	Pacific Telephone
	Reynolds Factory Service	Pacific Telephone
	REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	RITTENHOUSE DIV OF EMIERSONS ELECTRIC fctry warranty stn	Pacific Telephone
	REYNOLDS TELEVISION A Reynolds Television Sales Service	Pacific Telephone
1975	A REYNOLDS TELEVISION SALES & SERVL(IE	Pacific Telephone
1971	A REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	OLYMPIC FACTORY SERVICE	Pacific Telephone
	Reynolds Factory Service	Pacific Telephone
	Reynolds Factory Service	Pacific Telephone
	REYNOLDS TELEVISION A Reynolds Television Sales & Service	Pacific Telephone
	REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
1970	A REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	REYNOLDS FACTORY SERVICE	Pacific Telephone
	REYNOLDS FACTORY SERVICE	Pacific Telephone
	REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	REYNOLDS TELEVISION SALES & SERVICE LOS ANGELES	Pacific Telephone
1967	A REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	OLYMPIC FACTORY SERVICE	Pacific Telephone
	REYNOLDS TELEVISION A Reynolds Television Sales & Serv	Pacific Telephone
1965	A REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	REYNOLDS TELEVISION A REYNOLDS TELEVISION SALES & SERVICE	Pacific Telephone
1962	A RENOLDS TELEVISION SALES & SERVICE	Pacific Telephone
	REYNOLDS TELEVISION A Reynolds evision Sales & Service	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	A REYNOLDS TELEVISION SALES AND SERVICE	Pacific Telephone
	REYNOLDS TELEVISION A REYNOLDS TELEVISION SALES AND SERVICE	Pacific Telephone
1958	Hub Radio Co	Pacific Telephone
	Television Twins The	Pacific Telephone
	The Television Twins	Pacific Telephone
1933	BAKER Dollar Stores Ltd N L Springwater Inc	Los Angeles Directory Co.
	Dadisman Harry Mida welder	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	Miyasaki T prop S K Nursery r	Los Angeles Directory Co.
	S K NURSERY T Miyasaki Prop Landscape Contractor Florist and Nursery	Los Angeles Directory Co.

5524 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1981	MANSPACE	Pacific Telephone
1976	Turkish Bath	Pacific Telephone
1971	Turkish Bath	Pacific Telephone
1951	Richards of Hollywd	Pacific Telephone & Telegraph Co.
	Sta Monica	Pacific Telephone & Telegraph Co.

5525 SANTA MONICA BLVD

Year	Uses	Source
2009	CALIFORNIA SPORTSWEAR	Cole Information Services
	WESTERN FASHION	Cole Information Services
2006	WESTRN FASHION	Haines Company, Inc.
2004	WESTERN FASHION	Cole Information Services
2000	WESTRN FA	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	WESTERN FASHION	Cole Information Services
1976	Swap Shop	Pacific Telephone
	HOLLYWOOD PAWN BROKERS	Pacific Telephone
1971	Hollywood Pawn Brokers	Pacific Telephone
1967	Naybers Mens Shop	Pacific Telephone
1962	Naybers Mens Shop	Pacific Telephone
1933	Kirbys Shoe Stores	Los Angeles Directory Co.
1929	De Cato Louis shot repr	Los Angeles Directory Co.

FINDINGS

5526 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1981	LILAS NO IV	Pacific Telephone
1976	Cellar The	Pacific Telephone
1967	Cellar The	Pacific Telephone
1958	Keg The	Pacific Telephone
1951	Sta Monica Dotty Rose	Pacific Telephone & Telegraph Co.
1933	Marquardt Chas A mens furngs	Los Angeles Directory Co.
1929	GOLDBERG Rose Mrs womens clo	Los Angeles Directory Co.
1924	Marsh Clyde musical mdse	Los Angeles Directory Co.
	Ideal Films Corp J T Thompson pres C E Sibert sec mot pict producers	Los Angeles Directory Co.

5527 SANTA MONICA BLVD

Year	Uses	Source
2015	ATLAS DISCOUNT FURNITURE	Cole Information Services
2009	ATLAS DISCOUNT FUR	Cole Information Services
	ATLAS FURNITURE	Cole Information Services
2006	ATLAS DISCOUNT	Haines Company, Inc.
	FURNITURE	Haines Company, Inc.
2004	ATLAS DISCOUNT FURNITURE	Cole Information Services
	BUILT TO LAST	Cole Information Services
2000	ATLAS DISCOUNT FURNITURE	Haines & Company
	MARKLEY Leslie	Haines & Company
1999	ATLAS DISCOUNT FURNITURE	Cole Information Services
1994	LESIR INC	Cole Information Services
	ATLAS DISCOUNT CO	Cole Information Services
1990	ATLAS FURNITURE CO	Pacific Bell
	ATLAS HOME FURNISHING	Pacific Bell
	LESIR INC	Pacific Bell
	ATLAS DISCOUNT CO	Pacific Bell
1986	ATLAS DISCOUNT CO	Pacific Bell
	ATLAS FURNITURE CO	Pacific Bell
	ATLAS HOME FURNISHING	Pacific Bell
	LESIR INC	Pacific Bell
1981	ATLAS DISCOUNT CO	Pacific Telephone
	ATLAS FURNITURE CO	Pacific Telephone
	ATLAS HOME FURNISHING	Pacific Telephone
	LESIR INC	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Atlas Discount Co	Pacific Telephone
	Atlas Furniture Co	Pacific Telephone
	Atlas Home Furnishing	Pacific Telephone
1971	Atlas Discount Co	Pacific Telephone
	Atlas Furniture Co	Pacific Telephone
	Atlas Home Furnishing	Pacific Telephone
1967	Atlas Discount Co	Pacific Telephone
	Atlas Home Furnishing	Pacific Telephone
1962	VITA SLEEP PRODUCTS	Pacific Telephone
	VITA SLEEP PRODUCTS	Pacific Telephone
1958	VITA SLEEP PRODUCTS	Pacific Telephone
	VITA SLEEP PRODUCTS	Pacific Telephone
1951	Sta Monica Woolworth F W Co	Pacific Telephone & Telegraph Co.
1933	Hoppe Christopher shoe repr	Los Angeles Directory Co.
	SHEPPARD Leonard Minnie shoe shiner	Los Angeles Directory Co.
1929	Eisler Albt Jennie signs	Los Angeles Directory Co.

5528 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1981	VOLUNTEERS OF AMERICA L A	Pacific Telephone
1976	Volunteers Of America Of Los Angeles Thrift Shops	Pacific Telephone
1971	Verdugo Hacienda Home	Pacific Telephone
	Thrift Shops	Pacific Telephone
1967	Verdugo Hacienda Home for the Elderly	Pacific Telephone
	Thrift Shops	Pacific Telephone
1962	Weatheford Wm E Bert Smith Van Lines Inc	Pacific Telephone
	Smith Van & Storage Bert Smith Van Lines Inc	Pacific Telephone
	Smith Bert Van & Storage	Pacific Telephone
	Bert Smith Van Lines Inc	Pacific Telephone
	BERT-SMITH VAN LINES INC	Pacific Telephone
1958	House of Carpets	Pacific Telephone
1951	Loma Theatre Fox West Coast Theatres	Pacific Telephone & Telegraph Co.
	Fox West Coast Theatres Loma Theatre	Pacific Telephone & Telegraph Co.
	Sta Monica	Pacific Telephone & Telegraph Co.
1933	PARAMOUNT Theatre mot pict	Los Angeles Directory Co.
1929	PARAMOUNT Theatre mot Pict	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Directory Publishing Co R H Leek Harry Burdick publrs	Los Angeles Directory Co.
	BEALL Harry H Betty publicity agt	Los Angeles Directory Co.
1924	PARAMOUNT Theatre Luther Grant mgr mot pict	Los Angeles Directory Co.
	MOTON Picture Products Inc H F Schwenthal pres W S Thompson sec mot plot Producer	Los Angeles Directory Co.
	Exhibitors Herald H H Beall agt	Los Angeles Directory Co.
	DAVIS E W slsmn Gordon Warren r	Los Angeles Directory Co.
	Beall Harry H publicity bureau and agt Exhibitors Herald r	Los Angeles Directory Co.

5529 SANTA MONICA BLVD

Year	Uses	Source
2015	MICHAELS ACCESSORIES	Cole Information Services
2009	MICHAELS ACCESSORIES	Cole Information Services
2006	CONNECTION	Haines Company, Inc.
	THE CELLULAR	Haines Company, Inc.
	ACCESSORIES	Haines Company, Inc.
	MICHAELS	Haines Company, Inc.
2004	MIKE YONKO	Cole Information Services
	TRINYS LINGERIE	Cole Information Services
2000	XXXX	Haines & Company
1994	COSTALLO MIKE	Cole Information Services
1976	Thrift Tax Service	Pacific Telephone
1971	Individual Tax Service Southmayd W P pub acct	Pacific Telephone
	Southmayd W P pub acct	Pacific Telephone
1967	Individual Tax Serv Southmayd W P pub acct	Pacific Telephone
	Southmayd W P pub acct	Pacific Telephone
1962	Individual Tax Sery Southmayd W P pub acct	Pacific Telephone
	Southmayd W P pub acct	Pacific Telephone
1958	Individual Tax Sev Southmayd W P acct	Pacific Telephone
	Southmayd W P acct	Pacific Telephone
1951	Sta Monica Rohrer W R optom	Pacific Telephone & Telegraph Co.
1929	Garner Arch sculptor	Los Angeles Directory Co.
	Mc CULLEY Harry Myrtle cabtmkr	Los Angeles Directory Co.
1924	Imon Sojiro rest	Los Angeles Directory Co.

FINDINGS

5530 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	DIAMOND JEWELERS	Pacific Telephone
	DIAMOND JEWELERS	Pacific Telephone
1976	Diamond Jewelers	Pacific Telephone
	Diamond Jewelers	Pacific Telephone
1971	Diamond Jewelers	Pacific Telephone
	Diamond Jewelers	Pacific Telephone
1967	Diamond Jewelers	Pacific Telephone
	Diamond Jewelers	Pacific Telephone
1962	Diamond Jewelers	Pacific Telephone
	Diamond Jewelers	Pacific Telephone
1958	Diamond Jewelers	Pacific Telephone
1951	Sta Monica Diamond Jewelers	Pacific Telephone & Telegraph Co.
1933	GIBSON Margt Mrs conf	Los Angeles Directory Co.
1929	Cromwell Bros O D and O T confrs	Los Angeles Directory Co.
1924	Cromwell Confectionery Oliver and Owen Cromwell	Los Angeles Directory Co.

5531 SANTA MONICA BLVD

Year	Uses	Source
2000	BARCAY Martin 00 C	Haines & Company
1986	POLK BRIAN L	Pacific Bell
	BARTLEY KEN	Pacific Bell
1981	SWAYZEE TOM W	Pacific Telephone
1971	PANNONIA BOOKS RECORD & GIFT SHOP	Pacific Telephone
	Soos Steven	Pacific Telephone
1967	Hollywood Soccer & Sporting Goods Wholesale & Retail Supply Co	Pacific Telephone
	Soos Steven	Pacific Telephone
1951	Sta Monica	Pacific Telephone & Telegraph Co.
	Deaton I M r	Pacific Telephone & Telegraph Co.
	Nettleton E H r	Pacific Telephone & Telegraph Co.
	Sta Monica Painless Parker dntst Ofc	Pacific Telephone & Telegraph Co.
	Sta Monica Parker Painless dntst Ofc	Pacific Telephone & Telegraph Co.
1933	ALLEN Chas A Betty mgr Santa Monica Apts	Los Angeles Directory Co.
	Galla Effie Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Galla Winifred clk	Los Angeles Directory Co.
	ODAY Mamie Mrs	Los Angeles Directory Co.
	Popoft Michl restr	Los Angeles Directory Co.
	Santa Monica Apartments	Los Angeles Directory Co.
1929	Allen Chas A Betty cook	Los Angeles Directory Co.
	Bovey Ida C Mrs	Los Angeles Directory Co.
	Dolan Edw P mot pict opr	Los Angeles Directory Co.
	GILLESPIE Apartments	Los Angeles Directory Co.
	SPRING May E Mrs mgr Gillespie Apts h	Los Angeles Directory Co.
1924	ALLEN Chas A Allen & Osgood h	Los Angeles Directory Co.
	Ashby Albt L h	Los Angeles Directory Co.
	Louise Mary millinery	Los Angeles Directory Co.
	Schnauer Roy tile mn h	Los Angeles Directory Co.

5532 SANTA MONICA BLVD

Year	Uses	Source
2009	EL POLLO LOCO	Cole Information Services
2006	EL POLLO LOCO	Haines Company, Inc.
2000	EL POLLO LOCO	Haines & Company
1999	EL POLLO LOCO	Cole Information Services
1994	EL POLLO LOCO	Cole Information Services
1990	EL POLLO LOCO	Pacific Bell
1981	DOWNTOWN YARDAGE	Pacific Telephone
	DOWNTOWN YARDAGE NO 2	Pacific Telephone
1976	Downtown Yardage	Pacific Telephone
1971	Downtown Yardage	Pacific Telephone
1967	Floor Town Carpets	Pacific Telephone
1951	Sta Monica Super Savings Stores	Pacific Telephone & Telegraph Co.
1933	HOLLYWOOD PET SHOP Geo Stone Jr Dog and Cat Supplies Garden Supplies Seeds Fertilizers Insecticides Gold Fish Aquarium Supplies Poultry Supplies	Los Angeles Directory Co.
	STONE Geo jr Hollywood Pet Shop	Los Angeles Directory Co.
1929	REIMHERRS HOLLYWOOD PET STORE Herbert Relmherr Dog and Cat Supplies Garden Supplies Seeds Fertilizers and Insecticides Gold Fish Aquarlium Supplis and Poultry Supplies	Los Angeles Directory Co.
1924	Canaday Martha furn	Los Angeles Directory Co.

FINDINGS

5533 SANTA MONICA BLVD

Year	Uses	Source
2006	FASHION Q SANTA	Haines Company, Inc.
	MONICA	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	FASHION Q SANTA MONICA	Haines & Company
1999	FASHION Q SANTA MONICA	Cole Information Services
1986	LORBER SHOES	Pacific Bell
1981	LORBER SHOES	Pacific Telephone
1976	Lorber Shoes	Pacific Telephone
1971	Lorber Shoes	Pacific Telephone
1967	Lorber Snoes	Pacific Telephone
1962	Lorber Shoe Store	Pacific Telephone
1958	Schiffs Shoe Stores Los Angeles	Pacific Telephone
1951	Sta Monica Schiffs Shoe Stores Los Angeles	Pacific Telephone & Telegraph Co.
1942	SWINNERTON BROTHERS Chas M Swinnerton Plumbing and Hardware	Los Angeles Directory Co.
1933	Bovey Jesse G locksmth	Los Angeles Directory Co.
	HAYS Earl S Lillian printer	Los Angeles Directory Co.
1929	Bovey Josiah G locksmith	Los Angeles Directory Co.
	HAYS EARL PRESS E S Hays Commercial Printing Cinema Inserts	Los Angeles Directory Co.
1924	Nuss Frank L shoes	Los Angeles Directory Co.

5534 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1981	D & L DISCOUNT STORE SPORTSWR	Pacific Telephone
1976	D & L Discount Stores	Pacific Telephone
1971	Harvey Sidney S Better Used T V	Pacific Telephone
	Better Used T V	Pacific Telephone
	Better T V Sales & Service	Pacific Telephone
1967	Harvey Sidney S Better Used TV	Pacific Telephone
	Better Used TV	Pacific Telephone
	Better TV Sales & Serv	Pacific Telephone
1962	Harvey Sidney S Better Used TV	Pacific Telephone
	Better Used TV	Pacific Telephone
	Better TV Sales & Serv	Pacific Telephone
1958	Better Used TV	Pacific Telephone
	Better TV Sales & Serv	Pacific Telephone

FINDINGS

Year	Uses	Source
1933	Loye Arth G Elsie shoes	Los Angeles Directory Co.
1929	Belschner & Becker Mrs Tilla Belschner Mrs S F Becker baker	Los Angeles Directory Co.
1924	ELLIS MERCANTINE CO INC Ellis L Zemansky Pres and Gen Mgr Everything for the Movies Guns Revolvers and Blank Cartridges Our Specialties	Los Angeles Directory Co.

5535 SANTA MONICA BLVD

Year	Uses	Source
2009	KIDS HOUSE	Cole Information Services
2006	KIDS	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	KIDS HOUSE	Cole Information Services
2000	KIDS HOUSE	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	KIDS HOUSE	Cole Information Services
1994	BO DO GIFTS	Cole Information Services
1990	BO DO GIFTS	Pacific Bell
1986	YAFFA ELECTRONICS	Pacific Bell
1981	YAFFA ELECTRONICS	Pacific Telephone
1976	Livias Ladys Wear	Pacific Telephone
1971	Livias Ladys Wear	Pacific Telephone
1967	Mode ODay Shop	Pacific Telephone
1962	Mode ODay Shop	Pacific Telephone
1951	Sta Monica Bl Gem Box The jwlry	Pacific Telephone & Telegraph Co.
	Sta Monica Bl Mayer Oscar L Gem Box The jwlry	Pacific Telephone & Telegraph Co.
1933	JENNINGS Edw T Eva plmbr	Los Angeles Directory Co.
1924	Krich Barnet tailor	Los Angeles Directory Co.

5536 SANTA MONICA BLVD

Year	Uses	Source
2015	LAUREANO COMMERCIAL LOCKSMITH	Cole Information Services
	YOLYAN ARSEN	Cole Information Services
2009	DOWNTOWN YARDAGE STORE	Cole Information Services
2006	BIBYS BRIDAL	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	BBS BRIDAL & TUX	Cole Information Services
2000	B BS BRIDAL & TUXEDO	Haines & Company
	COHEN David	Haines & Company

FINDINGS

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	DOWNTOWN YARDAGE	Cole Information Services
1990	DOWNTOWN YARDAGE NO 2 HOL	Pacific Bell
	DOWNTOWN YARDAGE HOL	Pacific Bell
1981	FURNITURE OUTLET	Pacific Telephone
1976	Furniture Outlet	Pacific Telephone
1971	Swinnerton Bros Plumbing & Hardware	Pacific Telephone
1967	SWINNERTON BROS PLUMBING & HDWE	Pacific Telephone
1962	Swinnerton Bros Plumbng & Hdwe	Pacific Telephone
1958	Swinnerton Bros Plumbng & Hdwe	Pacific Telephone
1951	Sta Monica Bl Green Loan & Jewlry Co	Pacific Telephone & Telegraph Co.
	Sta Monica Greens Loan & Jewlry Co	Pacific Telephone & Telegraph Co.
	Sta Monica Swinnerton Bros Plumbng & Hdwe	Pacific Telephone & Telegraph Co.
	Sta Monica Swinnerton Bros Plumbng & Hdwe	Pacific Telephone & Telegraph Co.

5537 SANTA MONICA BLVD

Year	Uses	Source
2015	LEOS WATCH	Cole Information Services
2009	ROBINSON EUTEQUIA	Cole Information Services
	LEOS WATCH	Cole Information Services
	KOO TAE HOWI	Cole Information Services
2006	LEOS WATCH	Haines Company, Inc.
	KOOTAEHOW	Haines Company, Inc.
2004	SS GIFT SHOP	Cole Information Services
	ROBINSON EUTEQUIA	Cole Information Services
	AREVALOS AUTO ACCESORIES	Cole Information Services
	PALMS ELECTRONICS INC	Cole Information Services
	LEE HYUNG HWAN	Cole Information Services
	LEOS WATCH	Cole Information Services
	KOO HANDBAG	Cole Information Services
	JH SPORTSWEAR & LANGERIE	Cole Information Services
	TAE KOO	Cole Information Services
2000	DISCOTECA COCO J H SPORTSWEAR AND LANGERIE	Haines & Company
	KOO TAE HOWI	Haines & Company
	LEE HYUNG HWAN	Haines & Company
	LEES FASHION	Haines & Company

FINDINGS

Year	Uses	Source
2000	LEOS WATCH	Haines & Company
	ROBINSON EUTEQUIA	Haines & Company
	TOP TENNIS SHOES	Haines & Company
1999	J H SPORTSWEAR AND LANGERIE	Cole Information Services
	ROBINSON EUTEQUIA	Cole Information Services
	LEES FASHION	Cole Information Services
	DISCOTECA COCO	Cole Information Services
	KOO TAE HOWI	Cole Information Services
	TOP TENNIS SHOES	Cole Information Services
	LEOS WATCH	Cole Information Services
1994	KIM JIHN KEE	Cole Information Services
	MINI STORE IN A SWAP MEET	Cole Information Services
	CASUAL CONNECTION	Cole Information Services
	BABY FASHION	Cole Information Services
	TOP TENNIS SHOES	Cole Information Services
	KIM IK & KUMMI	Cole Information Services
	DISCOTECA COCO	Cole Information Services
	LEES FASHION	Cole Information Services
1990	CHELIS FASHION	Pacific Bell
	DISCOTECA COCO	Pacific Bell
	E J KITCHENWARE	Pacific Bell
	KIM BYUNG I	Pacific Bell
	KIM IK & KUMMI	Pacific Bell
	KOO HOWI TAE	Pacific Bell
1986	KOO HOWI TAE	Pacific Bell
1937	SINGER SEWING MVIACHINE CO C J Murphy Dist Mgr	Los Angeles Directory Co.
1933	TIMES PAINT STORE A B Raymond Paints Oils Varnishes and Wall Paper Fres Delivery	Los Angeles Directory Co.
1929	Emoto I restr	Los Angeles Directory Co.
1924	HAWLEY & Hawley J M and Jessamine chiro	Los Angeles Directory Co.

5538 SANTA MONICA BLVD

Year	Uses	Source
2015	VICTORS JEWELRY & LOAN CO	Cole Information Services
2009	VICTORS JEWELRY & LOAN CO	Cole Information Services
2006	JEWELRY&LOAN CO	Haines Company, Inc.
	VICTORS	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2004	GOOD OPPORTUNITY TRNSPRTTN INC	Cole Information Services
	J & S DISCOUNT	Cole Information Services
2000	HOLLYWD DISCOUNT C	Haines & Company
1999	VICTORS JEWELRY & LOAN COMPANY	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1994	VICTORS JEWELRY & LOAN CO	Cole Information Services
1990	VICTOR S JEWELRY & LOAN CO	Pacific Bell
1986	VICTOR S JEWELRY & LOAN CO	Pacific Bell
1981	VOGUE DRAPERIES	Pacific Telephone
1976	Atwood Sinclair	Pacific Telephone
	VOGUE DRAPERIES	Pacific Telephone
1971	Atwood Sinclair	Pacific Telephone
	VOGUE DRAPERIES	Pacific Telephone
1967	VOGUE DRAPERIES	Pacific Telephone
1962	Calsa & Lisa Beauty Salon	Pacific Telephone
	Lisa Beauty Salon	Pacific Telephone
	Lisa & Calsa Beauty Salon	Pacific Telephone
1951	Sta Monica Hollywood Orthopedic Lab	Pacific Telephone & Telegraph Co.
	Sta Monica Rees Robt M Dr	Pacific Telephone & Telegraph Co.
	Sta Monica Bl Abelew L H Dr	Pacific Telephone & Telegraph Co.
1929	Van Gerpen H R Leatta hdw	Los Angeles Directory Co.

5539 SANTA MONICA BLVD

Year	Uses	Source
1986	NEW LITE	Pacific Bell
1929	JENNINGS Edw T Eva plmbr	Los Angeles Directory Co.

5540 SANTA MONICA BLVD

Year	Uses	Source
2015	LAUREL CERRAJERO COMERCIAL	Cole Information Services
	DOLEX	Cole Information Services
2009	KA SHOE STORE	Cole Information Services
2006	KASHOESTORE	Haines Company, Inc.
2004	KA SHOE STORE	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	SANTA MONICA BLVD 90038 CONT	Haines & Company
	K A SHOE STORE	Haines & Company
1999	KA SHOE STORE	Cole Information Services
1994	K A SHOE STORE	Cole Information Services

FINDINGS

Year	Uses	Source
1990	KA SHOE STORE	Pacific Bell
1986	CARPET VILLAGE	Pacific Bell
1981	ATLANTIC FURNITURE SURPLUS	Pacific Telephone
1976	Factory Values Galore	Pacific Telephone
1933	Clum Norval A Gertrude B used furn	Los Angeles Directory Co.
1929	Clum Norval A Gertrude furn	Los Angeles Directory Co.

5541 SANTA MONICA BLVD

Year	Uses	Source
2015	TB FINE JEWELRY	Cole Information Services
	CENTRO DE NUTRICION VITA HERB	Cole Information Services
	STAR GABY	Cole Information Services
	J & S CONNECTION	Cole Information Services
	FUNE JEWELRY	Cole Information Services
2009	J & J	Cole Information Services
	EDDYS RECORDS	Cole Information Services
	OPTICAL DESIGNERS OF LOS ANGELES	Cole Information Services
	AZTEC WORKZ	Cole Information Services
	STAR GABY	Cole Information Services
2006	BUILDING	Haines Company, Inc.
	DAYPHOTO	Haines Company, Inc.
	AZTECWORKZ	Haines Company, Inc.
	CENTRO DE	Haines Company, Inc.
	NUTRICION VITA	Haines Company, Inc.
	CHOIJUNG	Haines Company, Inc.
	DAI MINJEWELRY	Haines Company, Inc.
	DORADOSTRAVEL	Haines Company, Inc.
	DOUBLE THREE CO	Haines Company, Inc.
	J & P CONNECTION	Haines Company, Inc.
	JEWERLYFINE	Haines Company, Inc.
	KANGS	Haines Company, Inc.
	ACCUPUNCTURE	Haines Company, Inc.
	PARTYENSUENO	Haines Company, Inc.
	PRODUCTOS	Haines Company, Inc.
	NATURALES	Haines Company, Inc.
	TRUE LOVE	Haines Company, Inc.
	CHURCH IN LA	Haines Company, Inc.
2004	BENITO LUCERO	Cole Information Services

FINDINGS

Year	Uses	Source
2004	LOTTE TOYS	Cole Information Services
	LEE SEUNG EUN	Cole Information Services
	TRUE FORM SHOES	Cole Information Services
	CHOI JUNG	Cole Information Services
	YOUNGS ACCESSORY	Cole Information Services
	SYLVIAS TOYS	Cole Information Services
	7 DAY PHOTO	Cole Information Services
	TRUE LOVE CHURCH IN LA	Cole Information Services
	ESTHER UNDERWEAR	Cole Information Services
	DOUBLE THREE CO	Cole Information Services
	76 MENS CLOTHING	Cole Information Services
	EDDYS RECORDS	Cole Information Services
	ELVIA GAXIOLA	Cole Information Services
	7 DAY JEWELRY	Cole Information Services
	MOBILE ZONE	Cole Information Services
2000	BUILDING CASUAL CONNECTION	Haines & Company
	CHANGS STORE	Haines & Company
	DOUBLE THREE CO	Haines & Company
	FANCY CHILDREN	Haines & Company
	GEMA JEWELRY	Haines & Company
	HAN IN SHIN	Haines & Company
	J K AUTO ACCESSORY	Haines & Company
	JOY ELECTRONICS	Haines & Company
	KIN KEE SOOK	Haines & Company
	LEES ACCESSORIES	Haines & Company
	LINDA FASHION	Haines & Company
	MASUNG BANSUK CH	Haines & Company
	NATURAL PROOUCTS	Haines & Company
	ARACELI PALMS ELECTRONIC INC	Haines & Company
	PARKSUNG WON	Haines & Company
	SANTA TERESITA COOKWARE	Haines & Company
	SYLVIAS TOYS	Haines & Company
	TRUE FORM SHOES	Haines & Company
	YOUNGS ACCESSORY	Haines & Company
	ZETA OPTICAL	Haines & Company
1999	JOY ELECTRONICS	Cole Information Services
	JOHNS MENS CLOTHES	Cole Information Services
	YOUNGS ACCESSORY	Cole Information Services

FINDINGS

Year	Uses	Source
1999	TRUE FORM SHOES	Cole Information Services
	CASUAL CONNECTION	Cole Information Services
	GEMA JEWELRY	Cole Information Services
	KIMS TOYS	Cole Information Services
	FANCY CHILDREN	Cole Information Services
	KIM KYO YOUNG	Cole Information Services
	DOUBLE THREE COMPANY	Cole Information Services
	7 DAY PHOTO	Cole Information Services
	CHANGS STORE	Cole Information Services
	LEES ACCESSORIES	Cole Information Services
	7 DAY JEWELRY	Cole Information Services
	NASUNG BANSUK CHURCH	Cole Information Services
1994	SEVEN DAY JEWELRY & GIFTS	Cole Information Services
	NASUNG BANSUK CH	Cole Information Services
	YOUNGS ACCESSORY	Cole Information Services
	7 DAY SWAP MEET	Cole Information Services
	BYONS FASHION	Cole Information Services
	CHILDRENS CLOTHING	Cole Information Services
	ANNAS CLOTHES	Cole Information Services
	H B MENS CLOTHG STR	Cole Information Services
	KIM KYO YOUNG	Cole Information Services
	CHANGS STORE	Cole Information Services
	DOUBLE THREE CO	Cole Information Services
	MARIA D AVILA	Cole Information Services
	LEES ACCESSORIES	Cole Information Services
	SHIN SANG JOON	Cole Information Services
	KOO TAE HOWI	Cole Information Services
	D & D HARDWARE	Cole Information Services
	KIMS TOYS	Cole Information Services
	KS FASHION	Cole Information Services
	FANCY CHILDREN	Cole Information Services
	CASUAL CONNECTION	Cole Information Services
1990	ANDY S SHOES	Pacific Bell
	BYON S FASHION	Pacific Bell
	DOUBLE THREE CO	Pacific Bell
	GINA S FASHIONS	Pacific Bell
	HARVARD MEN S CLOTHES	Pacific Bell
	IM TOYS	Pacific Bell

FINDINGS

Year	Uses	Source
1990	KANG S ELECTRONICS	Pacific Bell
	KIM JUNG	Pacific Bell
	KIM S JEWELRY	Pacific Bell
	LEE HO	Pacific Bell
	LEE S FASHION	Pacific Bell
	NOBLE HOUSE MEN S SHOES	Pacific Bell
	SEVEN DAY JEWELRY & GIFTS	Pacific Bell
	SUK FASHION	Pacific Bell
	YI S SHOES	Pacific Bell
1986	LEE RACHEL	Pacific Bell
1976	Newberry J J Stores Los Angeles Stores	Pacific Telephone
1971	Newberry J J Co Los Angeles Stores	Pacific Telephone
1967	Los Angeles Stores	Pacific Telephone
	Newberry J J Co L A Div Ofc	Pacific Telephone
1962	Newberry J J Co Los Angeles Stores	Pacific Telephone
1958	Newberry J J Los Angeles Stores Downtown Store	Pacific Telephone
1951	Sta Monica Newberry J J Co	Pacific Telephone & Telegraph Co.
1929	HOLLYWOOD Tobacco Co S A Melcher pres mgr whol	Los Angeles Directory Co.
1924	Shur Max hdwe and painting	Los Angeles Directory Co.

5542 SANTA MONICA BLVD

Year	Uses	Source
2015	HOLLYWOOD ENTERPRISES	Cole Information Services
2009	HOLLYWOOD FASHION	Cole Information Services
2006	JOES CLOTHING	Haines Company, Inc.
	PIB COURIER	Haines Company, Inc.
	SERVICE	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	JOES CLOTHING	Cole Information Services
2000	JOES CLOTHING	Haines & Company
1999	JOES CLOTHING	Cole Information Services
1994	WHITTIER FASHION	Cole Information Services
1990	KIM SUNG	Pacific Bell
1986	KALANDERIAN KRIKOR	Pacific Bell
1981	LEATHER BY LEATHER	Pacific Telephone
	NORTON ROY	Pacific Telephone
	COLLINS JOS	Pacific Telephone
1976	Norton Roy Leather By Leather	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	LEATHER BY LEATHER	Pacific Telephone
	Collins Jos Leather By Leather	Pacific Telephone
1971	Kiddy Ville Of Hollywood Childrens & Juniors Shop	Pacific Telephone
1967	Kiddy Ville of Hollywood Childrens & Juniors Shop	Pacific Telephone
1962	Kiddy Ville of Hollywood	Pacific Telephone
1958	Kiddy Ville of Hollywood	Pacific Telephone
1951	Sta Monica Kiddy Ville Baby Shop	Pacific Telephone & Telegraph Co.
1924	DEARING Wm M auto mech h	Los Angeles Directory Co.
	Gramley Ruth halrdrsr r	Los Angeles Directory Co.

5543 SANTA MONICA BLVD

Year	Uses	Source
1933	KARLS SHOE STORES LTD Plnches Karl Pres R Karl V Pres W E Collar Sec Treas Karls Kustom Made Shoes	Los Angeles Directory Co.

5544 SANTA MONICA BLVD

Year	Uses	Source
2015	Q BARGAIN CENTER	Cole Information Services
2006	LEVY LIONEL	Haines Company, Inc.
	JCJEWELRY&	Haines Company, Inc.
	STEVENS TOYS	Haines Company, Inc.
2004	SANTA MONICAS CRAFT	Cole Information Services
	SUSY FLOWERS	Cole Information Services
	JIM BESS AUTO	Cole Information Services
	JC JEWELRY & STEVENS TOYS	Cole Information Services
	LIONEL LEVY	Cole Information Services
1999	POLYMARCH ELECTRONIC	Cole Information Services
	LAS ROSITAS	Cole Information Services
	DIME & UP	Cole Information Services
1994	K 1 TENNISE SHOES	Cole Information Services
	WATCHS&CLOCK SALES	Cole Information Services
	LEE SANG HYUNG	Cole Information Services
	DIAMOND UP	Cole Information Services
	HANS TOY	Cole Information Services
	LEES UNDERWARE	Cole Information Services
1990	CHARLSE SHOES	Pacific Bell
1986	CHARLSE SHOES	Pacific Bell
1976	House Of Jung	Pacific Telephone

Year	Uses	Source
1971	S & S Products wigs	Pacific Telephone
	S & S Products	Pacific Telephone
1967	Jeanettes Embroidery	Pacific Telephone
1962	Jeanettes Embroidery	Pacific Telephone
1958	Jeanettes Embroidery	Pacific Telephone
1951	Sta Monica Franklin Shoes	Pacific Telephone & Telegraph Co.
1929	GOLDSTEIN Rosslyn costumer	Los Angeles Directory Co.

5545 SANTA MONICA BLVD

Year	Uses	Source
2000	HOWIES LIQUOR & JUNIOR MARKET	Haines & Company
1924	Udell Carmen G printer	Los Angeles Directory Co.

5546 SANTA MONICA BLVD

Year	Uses	Source
1986	MINA GERMAIN	Pacific Bell
	AVO S DISCOUNT ARMY SURPLUS CUTLERY & WORK BOOTS	Pacific Bell
1981	CARPETLAND FURNITURE CO	Pacific Telephone
1976	Carpet Land A & H And Furniture	Pacific Telephone
1971	Chaffey Appliance & Television Store	Pacific Telephone
	CHAFFEES telvsn	Pacific Telephone
	Chaffee Appliance & Television Store	Pacific Telephone
1967	Chaffey Appliance & Television Store	Pacific Telephone
	CHAFFEES telvsn	Pacific Telephone
1962	Chaffey Appliance & evision Store	Pacific Telephone
	CHAFFEES telvsn	Pacific Telephone
	Chaffee Appliance & evision Store	Pacific Telephone
1951	Sta Monica Bl Chaffee Appliance & Television Store	Pacific Telephone & Telegraph Co.
	Sta Monica Chaffees telvsn	Pacific Telephone & Telegraph Co.
1933	Hicks Chas B paints	Los Angeles Directory Co.
1929	Troup & Bodnar Edna Troup Ethel Bodnar beauty shop	Los Angeles Directory Co.
1924	BUCHANAN W A real est h	Los Angeles Directory Co.
	CLARK Revelle window trmr r	Los Angeles Directory Co.

5547 SANTA MONICA BLVD

Year	Uses	Source
2009	FORTUNE COOKIES	Cole Information Services
2006	FORTUNE COOKIES	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	FORTUNE COOKIES	Haines & Company
1999	JENNYS CATHOLIC STORE	Cole Information Services
	FORTUNE COOKIES	Cole Information Services
1994	FORTUNE COOKIES	Cole Information Services
	JENNYS CATHOLIC STR	Cole Information Services
1990	PIONEER TAKE OUT LOS ANGELES	Pacific Bell
1986	PIONEER SUPERMARKETS HOLLYWOOD	Pacific Bell
1981	PIONEER TAKE-OUT	Pacific Telephone
1967	Roxy Drug Co	Pacific Telephone
	Owl Rexall Drug Co The	Pacific Telephone
1962	Roxy Drug Co	Pacific Telephone
	Ace Drug Co	Pacific Telephone
1958	Pice & Westwd	Pacific Telephone
1951	Sta Monica Roxy Drug Co	Pacific Telephone & Telegraph Co.
1929	Meagher Harry bevrages	Los Angeles Directory Co.
1924	Newell Chas E confy	Los Angeles Directory Co.

5548 SANTA MONICA BLVD

Year	Uses	Source
1933	CROSSMAN Herman Nora barber	Los Angeles Directory Co.
1924	TRACY Minnie C bkpr A F Levy r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.

5550 SANTA MONICA BLVD

Year	Uses	Source
1924	Strohn Walter T elect eng h	Los Angeles Directory Co.

5552 SANTA MONICA BLVD

Year	Uses	Source
2015	FESTIVA SHOES	Cole Information Services
2009	GUERRA EXPRESS 2	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	VENTURA ADAN	Cole Information Services
2000	BAKER Bany	Haines & Company
	INTL IMPORT & COURIER	Haines & Company
1999	INTERNATL IMPORT & COURIER	Cole Information Services
1994	INTERNATIONAL IMPORT & COURIER	Cole Information Services
	ROGERS SHOES	Cole Information Services

FINDINGS

Year	Uses	Source
1981	JOE S BARBER SHOP	Pacific Telephone
1976	Joes Barber Shop	Pacific Telephone
1971	Joes Barber Shop	Pacific Telephone
1967	Joes Barber Shop	Pacific Telephone
1962	Hollywood Fabrics	Pacific Telephone
1958	Altons Antique & Gift Shop The	Pacific Telephone
1951	Sta Monica Music Center	Pacific Telephone & Telegraph Co.
1933	ROSSLYN COSTUMERS Rosslyn Golstein Costumos Rontod For All Occasions Tuxedos With Accesories costumes Bought and Sold Special Ratos For Studios	Los Angeles Directory Co.
1924	Dominguez Arthur W capt L A F D h	Los Angeles Directory Co.
	Dominguez Arthur W capt L A F D h	Los Angeles Directory Co.

5554 SANTA MONICA BLVD

Year	Uses	Source
2009	FESTIVA SHOES	Cole Information Services
2006	FESTIVASHOES	Haines Company, Inc.
2004	KHIN WIN	Cole Information Services
2000	XXXX	Haines & Company
1990	LOPEZ P M MD	Pacific Bell
1986	LAS-3-B	Pacific Bell
1981	MIRIAM S BAZAAR	Pacific Telephone
1971	Vision Consultants Of So California	Pacific Telephone
1967	Kohtz Wesley Dr optmtrst	Pacific Telephone
	HOEFT WAYNE W DR optmtrst Ofc	Pacific Telephone
	Hallmark Hearing Aids	Pacific Telephone
1962	Singer Martin M hearng aids	Pacific Telephone
	Ofc	Pacific Telephone
	HOEFT WAYNE W OR optmtrst	Pacific Telephone
1924	DAVIES Olive M Mrs h	Los Angeles Directory Co.

5556 SANTA MONICA BLVD

Year	Uses	Source
2006	CLAUDIAS	Haines Company, Inc.
	NATURAL	Haines Company, Inc.
2004	KAZUHIRA FUDANO	Cole Information Services
2000	XXXX	Haines & Company
1999	GEM LOUNGE THE	Cole Information Services
	UNCLE BILLS GEM COCKTL LOUNGE	Cole Information Services

FINDINGS

Year	Uses	Source
1994	UNCLE BILLS GEM	Cole Information Services
1990	UNCLE BILL S GEM COCKT LOUNGE	Pacific Bell
1986	KERMANI DAVID	Pacific Bell
	HAL S GEM COCKTL LOUNGE	Pacific Bell
	GEM HALS	Pacific Bell
1981	HAL S GEM COCKTL LOUNGE	Pacific Telephone
	GEM HAL S	Pacific Telephone
1976	Gem Hals	Pacific Telephone
1971	Hals Gem cocktl lounge	Pacific Telephone
	Gem Hals	Pacific Telephone
1967	Hals Gem cocktl lounge	Pacific Telephone
	Gem Hals cocktl lounge	Pacific Telephone
1962	Hals Gem cocktl lounge	Pacific Telephone
	Gem Hals cocktl lounge	Pacific Telephone
1958	Gem Hals cocktl lounge	Pacific Telephone
	Eddies Grill & Fountain	Pacific Telephone
	Hals Gem cocktl lounge	Pacific Telephone
1951	Sta Monica Gem Cafe	Pacific Telephone & Telegraph Co.
	Sta Monica Bl Eddies Grill & Fountain	Pacific Telephone & Telegraph Co.
	Sta Monica Hals Gem Gem Cafe	Pacific Telephone & Telegraph Co.
1929	Elsenburg Alphonse Johanna	Los Angeles Directory Co.
	Elsenburg Eliz M attdt LA Pub Library	Los Angeles Directory Co.
	Elsenburg Henrietta J attdt LA Pub Library	Los Angeles Directory Co.
	Elsenburg Henry chauf	Los Angeles Directory Co.

5558 SANTA MONICA BLVD

Year	Uses	Source
2009	CLAUDIAS BOTANICALS	Cole Information Services
2004	CLAUDIAS NATURAL MEDICINE	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	CLAUDIAS NATURAL	Haines & Company
	LOBODA Morris	Haines & Company
1999	CLAUDIAS NATURAL	Cole Information Services
1967	Combs Carl H	Pacific Telephone
1962	Combs Carl H	Pacific Telephone
1958	Combs Carl H	Pacific Telephone
1951	Sta Monica Bl Kiatta Nicholas r	Pacific Telephone & Telegraph Co.
1929	Beard Hary A fimn NT&S Bank	Los Angeles Directory Co.
	CURTIS Rose B Mrs smstrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Doyle Bard propertymn	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

5560 SANTA MONICA BLVD

Year	Uses	Source
2006	CLARIZA	Haines Company, Inc.
	RESTAURANT	Haines Company, Inc.
2004	CLARIZA RESTAURANT	Cole Information Services
2000	LATINO AMERICANO RESTAURANT	Haines & Company
1999	LATINO AMERICANO RESTAURANT NO 2	Cole Information Services
1994	CARMELITAS FLOWERS	Cole Information Services
1986	SUN VIDEO	Pacific Bell
	CHOI JOHN KYU	Pacific Bell
1967	Guile Cecil B Jr	Pacific Telephone
1962	Guild Cecil B Jr	Pacific Telephone
1951	Sta Monica Bl Roths Jewlry	Pacific Telephone & Telegraph Co.
1933	Brillhart J Austin Rev Thelma H	Los Angeles Directory Co.
	Brillhart Thelma H Mrs childrens clo	Los Angeles Directory Co.
	Wise Beatrice Mrs chiropractor	Los Angeles Directory Co.
	WISE Homer A Beatrice chiropractor	Los Angeles Directory Co.
1924	Bowley Josephine r	Los Angeles Directory Co.
	Bowley Vina C Mrs h	Los Angeles Directory Co.

5562 SANTA MONICA BLVD

Year	Uses	Source
2015	JOSYS HAIR SALON	Cole Information Services
2009	JOSES HAIR SALON	Cole Information Services
2006	JOSES HAIRSALON	Haines Company, Inc.
2004	JOSES HAIR SALON	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	ANAS BEAUTY SALON	Haines & Company
1999	ANAS BEAUTY SALON	Cole Information Services
1994	ACCU DATA PROFESSIONAL BKPG	Cole Information Services
	USA CUTS BEAUTY SALON	Cole Information Services
1962	Blaskowski Andrew M	Pacific Telephone
1958	Theatrical Mutual Assn	Pacific Telephone
1951	Sta Monica Bl Underberger Wm Coast Ballet Mfg Co	Pacific Telephone & Telegraph Co.
	Sta Monica Bl Underberger Wm r	Pacific Telephone & Telegraph Co.

Year	Uses	Source
1951	Sta Monica Bl Coast Ballet Mfg Co	Pacific Telephone & Telegraph Co.
1933	Troup Edna Ethel Edna Beauty Shop	Los Angeles Directory Co.
	BEATTIE Ethel Ethel Edna Beauty Shop	Los Angeles Directory Co.
	Ethel Edna Beauty Shop Ethel Beattie Edna Troup	Los Angeles Directory Co.
1929	Bastian Abr L Bertha	Los Angeles Directory Co.
	Bastian Beatrice L clk	Los Angeles Directory Co.
	Bastian Frances L clk	Los Angeles Directory Co.
	Bastian Helen D clk	Los Angeles Directory Co.
1924	KLEIN L F decorator h	Los Angeles Directory Co.

5563 SANTA MONICA BLVD

Year	Uses	Source
1929	MONROE Robt H mach	Los Angeles Directory Co.

5566 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1981	USLIFE SAVINGS AND LOAN ASSOCIATION	Pacific Telephone
1976	USLIFE SAVINGS AND LOAN ASSOCIATION	Pacific Telephone
	Hollywood	Pacific Telephone
1971	USLIFE SAVINGS & LOAN ASSOCIATION	Pacific Telephone
	STERLING SAVINGS & LOAN ASSN See USLIFE Savings & Loan Association	Pacific Telephone
1967	Downtown Yardage	Pacific Telephone
1962	Downtown Yardage	Pacific Telephone
1951	Sta Monica Bl Downtown Yardage No 2	Pacific Telephone & Telegraph Co.

5600 SANTA MONICA BLVD

Year	Uses	Source
2015	TITLEMAX	Cole Information Services
	LEBRON LOCKS	Cole Information Services
2009	ICI DULUX PAINT CENTERS	Cole Information Services
	GLIDDEN CO	Cole Information Services
	ICI PAINTS	Cole Information Services
2006	IGI PAINTS	Haines Company, Inc.
	1 CI PAINTS	Haines Company, Inc.
	ICI DULUX PAINT	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	CENTERS	Haines Company, Inc.
2000	I C I DULUX PAINTS	Haines & Company
1999	SIMPSON STRONG TIE COMPANY INCORPORATED	Cole Information Services
	ICI DULUX PAINTS HOLLYWOOD	Cole Information Services
1994	SINCLAIR PAINTS	Cole Information Services
1991	Hollywood	Pacific Bell
1990	SINCLAIR PAINT	Pacific Bell
1986	SINCLAIR PAINTS BRANCH STORES	Pacific Bell
1981	SINCLAIR PAINTS BRANCH STORES LOS ANGELES	Pacific Telephone
1976	SINCLAIR PAINTS Branch Stores Los Angeles	Pacific Telephone
1971	SINCLAIR PAINT COMPANY Branch Stores Los Angeles	Pacific Telephone
1967	SINCLAIR PAINT CO Branch Stores Los Angeles	Pacific Telephone
1962	SINCLAIR PAINT CO Branch Stores	Pacific Telephone
1958	SINCLAIR PAINT CO Branch Stores	Pacific Telephone
1951	Sta Monica Sinclair Paint Co branch stores	Pacific Telephone & Telegraph Co.
1933	ELITE DRUG CO Clair E Hadsell	Los Angeles Directory Co.
1929	JONES Ira drugs	Los Angeles Directory Co.
1924	Breckheimer P J tchr r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	Le Prohon Joe F auto opr r	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
	SHARP Kate Mrs wid Geo dom	Los Angeles Directory Co.

5602 SANTA MONICA BLVD

Year	Uses	Source
1962	Vogue Draperies	Pacific Telephone
1958	Vogue Fabric Stores	Pacific Telephone
1951	Sta Monica Vogue Fabrics	Pacific Telephone & Telegraph Co.
1929	BOLTON Betty Inn br Carrol Porter mgr confy	Los Angeles Directory Co.

5604 SANTA MONICA BLVD

Year	Uses	Source
1967	Linoleum City	Pacific Telephone
	Linoleum City	Pacific Telephone
	Linoleum City	Pacific Telephone

Year	Uses	Source
1951	Sta Monica Altons Antique and Gift Shop The	Pacific Telephone & Telegraph Co.
1933	De Gregorio Sam clk	Los Angeles Directory Co.
1929	Bracher Gustav A Kath picture frames	Los Angeles Directory Co.

5606 SANTA MONICA BLVD

Year	Uses	Source
1962	Linoleum City	Pacific Telephone
	Linoleum City	Pacific Telephone
1958	Linoleum City	Pacific Telephone
	Linoleum City	Pacific Telephone
1951	Sta Monica Linoleum City	Pacific Telephone & Telegraph Co.
1933	SANTA MONICA Used Dress and Fur Shop Mrs Tillie Landan mgr	Los Angeles Directory Co.

5607 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company

5608 SANTA MONICA BLVD

Year	Uses	Source
1967	KAYES LADIES SPORTSWEAR	Pacific Telephone
1962	KAYES LADIES SPORTSWEAR	Pacific Telephone
1958	Kayes Ladies Sportswear	Pacific Telephone
1951	Sta Monica Kayes Ladies Sportswear	Pacific Telephone & Telegraph Co.
1933	Langdale Cyril R Estalle hat clnr	Los Angeles Directory Co.
1929	GLASS Saml Sarah tailor	Los Angeles Directory Co.

5609 SANTA MONICA BLVD

Year	Uses	Source
1924	Mc DONALD Constance S Mrs music tchr	Los Angeles Directory Co.

5610 SANTA MONICA BLVD

Year	Uses	Source
1951	Sta Monica Matteson J Vance Dr dntst	Pacific Telephone & Telegraph Co.
1929	HILTON Walter C real est	Los Angeles Directory Co.

5612 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1994	BALDWIN DISCOUNT	Cole Information Services

Year	Uses	Source
1958	Vons Furn Co	Pacific Telephone
1951	Sta Monica Thrift Shop Assistance League of So Calif	Pacific Telephone & Telegraph Co.
	Sta Monica Assistance League of So Calif thrift shop	Pacific Telephone & Telegraph Co.

5616 SANTA MONICA BLVD

Year	Uses	Source
2015	LEDO LOCKS & KEYS CO	Cole Information Services
	COSABARATOS	Cole Information Services
2009	COSAS BARATAS	Cole Information Services
2006	DISCOUNT INC	Haines Company, Inc.
	VISTAGRANDE	Haines Company, Inc.
2004	HOME ETTERA	Cole Information Services
	HOME EXTERA	Cole Information Services
2000	L A BARATA	Haines & Company
1999	LABARATA	Cole Information Services
1994	LA BARATA	Cole Information Services
1990	MUSIC CENTER	Pacific Bell
	CURIO INSTRUMENT REPAIR SERVICE	Pacific Bell
	MUSIC CENTER INSTRUMENTS HOL	Pacific Bell
1986	MUSIC CANTER INSTURMENTS	Pacific Bell
	MUSIC CENTER	Pacific Bell
	CURIO INSTRUMENT REPAIR SERVICE	Pacific Bell
1981	MUSIC CENTER HOL	Pacific Telephone
	CURIO INSTRUMENT REPAIR SERVICE	Pacific Telephone
1976	MUSIC CENTER	Pacific Telephone
	CURIO INSTRUMENT REPAIR SERVICE	Pacific Telephone
1971	Solid Sound	Pacific Telephone
	MUSIC CENTER	Pacific Telephone
	Curio Instrument Repair Service	Pacific Telephone
1967	MUSIC CENTER	Pacific Telephone
1962	MUSIC CENTER	Pacific Telephone
	Kates Arthur Music Center	Pacific Telephone
1958	Music Center	Pacific Telephone

5617 SANTA MONICA BLVD

Year	Uses	Source
1924	Gaylord Andw S auto repr	Los Angeles Directory Co.

FINDINGS

5620 SANTA MONICA BLVD

Year	Uses	Source
2015	G T TRAVEL & SERVICE	Cole Information Services
2009	G T TRAVEL & SERVICE	Cole Information Services
2006	SERVICES	Haines Company, Inc.
	LATRAVELAND	Haines Company, Inc.
	SERVICE	Haines Company, Inc.
	G T TRAVEL&	Haines Company, Inc.
2004	GT TRAVEL & SERVICE	Cole Information Services
2000	L A TRAVEL & SERVICES	Haines & Company
1999	GRAND EXPRESS INCORPORATED	Cole Information Services
	WESTERN UNION TO PICK UP OR SEND MONEY TRANSFERS	Cole Information Services
	L A TRAVEL & SERVICES	Cole Information Services
1994	ECUA TRAVEL	Cole Information Services
	GRAND EXPRESS INC	Cole Information Services
1990	SETRAFIL GIFT & TAILORING SHOP	Pacific Bell
1986	HARRY S TAILORING & ALTERATIONS	Pacific Bell
1981	NOUBAR TAILORING & ALTERATIONS	Pacific Telephone
1976	Robledo Ramon	Pacific Telephone
	Ostens Beauty Studio	Pacific Telephone
1971	Schuck Al	Pacific Telephone
	Linda Beauty Salon	Pacific Telephone
1967	Ricardos Hair Styling	Pacific Telephone
1962	Ricardos Hair Styling	Pacific Telephone
1958	Ricardos Hair Styling	Pacific Telephone
1951	Sta Monica La Monica Beauty Shoppe	Pacific Telephone & Telegraph Co.
1933	Myr de Nor Beauty Shoppe Jeanette Rapp Charlotte Carcoran	Los Angeles Directory Co.
1929	BOGGS Clarence G Gertrude A restr	Los Angeles Directory Co.

5622 SANTA MONICA BLVD

Year	Uses	Source
2015	MARIOS T V REPAIR	Cole Information Services
2009	MARIOS T V REPAIR	Cole Information Services
	SIMONIANS INTERNATIONAL & TRAVEL SER	Cole Information Services
	MARIOS TV	Cole Information Services
2006	TRAVEL SRV	Haines Company, Inc.
	INTERNATL&	Haines Company, Inc.
	SIMONIANS	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	MARIOS TV REPAIR	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	SIMONIANS INTERNATIONAL & TRVL	Cole Information Services
	MARIOS T V REPAIR	Cole Information Services
2000	SIMONIAN INTL & TRVL	Haines & Company
	SIMONIANS INTERNATL & TRAVEL SRV	Haines & Company
	a 1/2 MARIOS TV REPAIR	Haines & Company
1999	SIMONIANS INTERNATL & TRAVEL SERVICES	Cole Information Services
	SIMONIAN INTERNATL & TRAVEL SERVICES	Cole Information Services
1994	SIMONIAN INTERNATIONAL TRAVEL	Cole Information Services
	SIMONIANS INTERNATIONAL & SVC	Cole Information Services
1990	SIMONIANS INTERNATL & TRAVEL SERVICES	Pacific Bell
	SIMONIAN INTERNATL & TRAVEL SERVICES	Pacific Bell
1986	SIMONIANS INTERNATL & TRAVEL SERVICES	Pacific Bell
	ARBAP INTERNATL & TRAVEL SERVICES	Pacific Bell
1981	STEPLETON SALES CO	Pacific Telephone
1976	Marios T V Repair	Pacific Telephone
	About Face gift shop	Pacific Telephone
1971	Capitol Jewlers & mfg	Pacific Telephone
1967	Montag Jewelry Co	Pacific Telephone
1962	Montag Jewelry Co	Pacific Telephone
1958	Montag Jewelry Co	Pacific Telephone
	Mandell E B philatelist	Pacific Telephone
1951	Sta Monica London Tailors	Pacific Telephone & Telegraph Co.
	Sta Monica La Monica Appliance Serv	Pacific Telephone & Telegraph Co.
1933	Eisenberg Simon Ida tailor	Los Angeles Directory Co.
1929	Barrin Morris clo clnr	Los Angeles Directory Co.
	ALLEN Thos A Anna loans	Los Angeles Directory Co.

5623 SANTA MONICA BLVD

Year	Uses	Source
1929	Kakihara S florist	Los Angeles Directory Co.

FINDINGS

5624 SANTA MONICA BLVD

Year	*Uses*	*Source*
2015	BESSY MELGAR	Cole Information Services
	SUSYS FLOWERS	Cole Information Services
	MADELLIN ILLESCAS	Cole Information Services
	ANIBAL JUAREZ	Cole Information Services
	NESTOR ARDIANO	Cole Information Services
	DAVID CAJAS	Cole Information Services
	JULIO VISCARRA	Cole Information Services
	JOVITA ESTRADA	Cole Information Services
	JOSE LOPEZ	Cole Information Services
	GUSTAVO MENDEZ	Cole Information Services
	GRANILLO PAREDES	Cole Information Services
	WILLIAMS CHUVAC	Cole Information Services
	HERMENIA GALINDO	Cole Information Services
	TERESA MORALES	Cole Information Services
	ELVIRA SOLORZANO	Cole Information Services
	BYRON VILLEDA	Cole Information Services
	R MONTELONGO	Cole Information Services
	MIGUEL BRAN	Cole Information Services
	ENA GONZALEZ	Cole Information Services
	MARISOL GRANILLO	Cole Information Services
	RAFAEL HERNANDEZ	Cole Information Services
	ANA HERRERA	Cole Information Services
	OTONIEL MARROQUIN	Cole Information Services
	RAFAEL RAMIREZ	Cole Information Services
	SERGIO VELIS	Cole Information Services
2009	CARLOS VASQUEZ	Cole Information Services
	JUAN GRANILLO	Cole Information Services
	DAVID CAJAS	Cole Information Services
	RAYMUNDO MARQUEZ	Cole Information Services
	JOVITA ESTRADA	Cole Information Services
	GRANILLO PAREDES	Cole Information Services
	MARISOL JOVEL	Cole Information Services
	ERIKA ANAYA	Cole Information Services
	WILLIAMS CHUVAC	Cole Information Services
	C CARSON	Cole Information Services
	ANA AYALA	Cole Information Services
	LOURDES MILLA	Cole Information Services

FINDINGS

Year	Uses	Source
2009	MAURICIO ESCOBAR	Cole Information Services
	PEDRO GARCIA	Cole Information Services
	RAMON TOVAR	Cole Information Services
	ALBERT PASCASCIO	Cole Information Services
	BALMORE ALVARADO	Cole Information Services
	OTONIEL MARROQUIN	Cole Information Services
	RAFAEL HERNANDEZ	Cole Information Services
	ANA HERRERA	Cole Information Services
	AUGUSTIIN PEREZ	Cole Information Services
	SUZYS FLOWERS	Cole Information Services
	ALEXANDER ROSALES	Cole Information Services
	SERGIO VELIS	Cole Information Services
	CARLOS ESQUIVEL	Cole Information Services
	ELVIR SOLORZANO	Cole Information Services
	NORA RAMIREZ	Cole Information Services
	DAVID LOPEZ	Cole Information Services
	ANIBAL JUAREZ	Cole Information Services
	MAYRA JUAREZ	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	ALVARADOBalmore	Haines Company, Inc.
	CAJAS David	Haines Company, Inc.
	CARSON C W	Haines Company, Inc.
	ESQUIVELCarlos	Haines Company, Inc.
	ESTRADAJovila	Haines Company, Inc.
	HERINTON Albert	Haines Company, Inc.
	HERINTON Albert	Haines Company, Inc.
	HERNANDEZAlfredo	Haines Company, Inc.
	HERNANDEZ Tomas	Haines Company, Inc.
	HERRERA Ana	Haines Company, Inc.
	Antonia	Haines Company, Inc.
	JOVEL Marsol	Haines Company, Inc.
	JUAREZ Anilbal	Haines Company, Inc.
	LOPEZ Jose Hueda	Haines Company, Inc.
	PEREZ Conceopdon e	Haines Company, Inc.
	PEREZ Evelyn	Haines Company, Inc.
	PLEYTEZJose Luis	Haines Company, Inc.
	RAMIREZNora T	Haines Company, Inc.
	REVOLORIO Ismael	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	RODRIGUEZ Juan C	Haines Company, Inc.
	ROJAS Onotlel M SUSYFLOWERS	Haines Company, Inc.
	VALLECILLO Vlrgillo	Haines Company, Inc.
	VASQUEZ Cardos	Haines Company, Inc.
	VELIS Sergio A	Haines Company, Inc.
	VIZCARRA Mada M	Haines Company, Inc.
2004	DAVID CAJAS	Cole Information Services
	JOSE CANUL	Cole Information Services
	TOMAS HERNANDEZ	Cole Information Services
	JOSE LOPEZ	Cole Information Services
	MARISOL JOVEL	Cole Information Services
	ONOTIEL ROJAS	Cole Information Services
	CARLOS ANTILLON	Cole Information Services
	VANESSA SOSA	Cole Information Services
	EVELYN PEREZ	Cole Information Services
	GOLIAT BARRIOS	Cole Information Services
	BALMORE ALVARADO	Cole Information Services
	ANA HERRERA	Cole Information Services
	SUSSY FLOWERS	Cole Information Services
	CARLOS ESQUIVEL	Cole Information Services
	ANIBAL JUAREZ	Cole Information Services
	VIRGILIO VALLECILLO	Cole Information Services
	MARIA VIZCARRA	Cole Information Services
	ALBERT HERINTON	Cole Information Services
	JUAN GRANILLO	Cole Information Services
2000	APARTMENTS CANUL Jose Julian	Haines & Company
	CARSON C W	Haines & Company
	ESCOBAR Mauricio	Haines & Company
	HERRERA Ana Antonia	Haines & Company
	JOVEL Marisol	Haines & Company
	LONGO Rosa	Haines & Company
	RAMIREZ Juana	Haines & Company
	RODRIGUEZ Juan C	Haines & Company
	ROJAS Oncbel M	Haines & Company
	VALLECILLO Virgilio	Haines & Company
	a 1/2 MONICAS BEAUTY SALON	Haines & Company
1999	MONICAS BEAUTY SALON	Cole Information Services
	SERGIO VELIS	Cole Information Services

FINDINGS

Year	Uses	Source
1999	AUGUSTIIN PEREZ	Cole Information Services
	ANA HERRERA	Cole Information Services
	RAFAEL HERNANDEZ	Cole Information Services
	OTONIEL MARROQUIN	Cole Information Services
	BALMORE ALVARADO	Cole Information Services
	ALBERT PASCASCIO	Cole Information Services
	RAMON TOVAR	Cole Information Services
	PEDRO GARCIA	Cole Information Services
	MAURICIO ESCOBAR	Cole Information Services
	LOURDES MILLA	Cole Information Services
	ANA AYALA	Cole Information Services
	WILLIAMS CHUVAC	Cole Information Services
	C CARSON	Cole Information Services
	ERIKA ANAYA	Cole Information Services
	JUAN RODRIGUEZ	Cole Information Services
	MARISOL JOVEL	Cole Information Services
	GRANILLO PAREDES	Cole Information Services
	JOVITA ESTRADA	Cole Information Services
	RAYMUNDO MARQUEZ	Cole Information Services
	JOSE CANUL	Cole Information Services
	DAVID CAJAS	Cole Information Services
	JUAN GRANILLO	Cole Information Services
	CARLOS VASQUEZ	Cole Information Services
	MAYRA JUAREZ	Cole Information Services
	ANIBAL JUAREZ	Cole Information Services
	DAVID LOPEZ	Cole Information Services
	NORA RAMIREZ	Cole Information Services
	ELVIR SOLORZANO	Cole Information Services
	CARLOS ESQUIVEL	Cole Information Services
	ALEXANDER ROSALES	Cole Information Services
1994	VALLECILLO, V	Cole Information Services
	CRUZ, E	Cole Information Services
	BARRIOS, S	Cole Information Services
	PORTILLO, C C	Cole Information Services
	HERRERAFIGUEROA, JOSE	Cole Information Services
	HERRERA, ANA A	Cole Information Services
	SUAREZ, SOLEDAD	Cole Information Services
	AMILCARDELEON, OSCAR	Cole Information Services

FINDINGS

Year	Uses	Source
1990	CARSON C W	Pacific Bell
	CRUZ MARIA INEZ	Pacific Bell
	DELEON LUIS	Pacific Bell
	ECHEVERIA HECTOR SIFREDO	Pacific Bell
	FERMAN JORGE	Pacific Bell
	FUNES DANIEL	Pacific Bell
	GOMEZ GLADYS	Pacific Bell
	HERRERA ANA ANTONIA	Pacific Bell
	INTERIANO ARGELIO	Pacific Bell
	MORAN VALENTIN	Pacific Bell
	MURCIA MIGUEL A	Pacific Bell
	OWENS FANTASIA W	Pacific Bell
	PORTILLO C C	Pacific Bell
	RAMIREZ PETRA	Pacific Bell
	REYES ESPERANZA	Pacific Bell
1986	CALDERON VITO	Pacific Bell
	CARBAJAL OVLDLO	Pacific Bell
	CARDOZA ANA	Pacific Bell
	CARSON C W	Pacific Bell
	CASSIANO RENATO	Pacific Bell
	ESCOBAR MARIA	Pacific Bell
	ESPINAL JOSE S	Pacific Bell
	ESQUIVEL MARTHA L	Pacific Bell
	ESTRADA DOLORES	Pacific Bell
	HARRIS BEN W	Pacific Bell
	HERNANDEZ JOSE	Pacific Bell
	HERRING N	Pacific Bell
	LEE SUN YO	Pacific Bell
	MURCIA MIGUEL A	Pacific Bell
	OWENS FANTASIA W	Pacific Bell
	RIOS JOSE H	Pacific Bell
	RUIZ GRACIELA	Pacific Bell
	SALDNAMA MARIA	Pacific Bell
1981	ARGUETA EMMA	Pacific Telephone
	BARAHONA DANL	Pacific Telephone
	CARSON C W	Pacific Telephone
	CERVANTES FRANCISCO	Pacific Telephone
	ESTRADA DOLORES	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	LINARES CARLOS	Pacific Telephone
	MACEDO FRANK	Pacific Telephone
	MONTUFAR TRANCITO	Pacific Telephone
	ULRICH GEO M	Pacific Telephone
1976	Bellamy Cindi	Pacific Telephone
	Curtis Laurel	Pacific Telephone
	Dumars L	Pacific Telephone
	Green Emma	Pacific Telephone
	Innes B	Pacific Telephone
	Kaz Mr Hair Trimming & Styling	Pacific Telephone
	Lee Janice M	Pacific Telephone
	Lison Floyd	Pacific Telephone
	Santellan Lupe	Pacific Telephone
	Vaughan S	Pacific Telephone
1971	Bolcom Douglas	Pacific Telephone
	Dumars L	Pacific Telephone
	Ellis Mary	Pacific Telephone
	Hainaut Jas	Pacific Telephone
	Kaz Mr Hair Trimming & Styling	Pacific Telephone
	Nelson Bronia	Pacific Telephone
	Powers Don	Pacific Telephone
	Staubach Barbara	Pacific Telephone
	Valdez Loretta M	Pacific Telephone
1967	Szush Rita Mrs	Pacific Telephone
	Torres Irene Strom	Pacific Telephone
	Torres Jos R	Pacific Telephone
1962	Littlejohn Bernard	Pacific Telephone
	Littlejohn Mildred	Pacific Telephone
	Mellon Patrick	Pacific Telephone
	Motok Nicholas T	Pacific Telephone
	Pierce Ida	Pacific Telephone
	Razza Lynne	Pacific Telephone
	Sinnett Jas Rowe	Pacific Telephone
	Sutton Ann Mrs	Pacific Telephone
	Bush Wm	Pacific Telephone
	De Carlo Chas	Pacific Telephone
1958	Agnew Paul N	Pacific Telephone
	Bixby Floyd	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Brown Jas A	Pacific Telephone
	Burlingame Nadine Mrs	Pacific Telephone
	Evans Lena	Pacific Telephone
	Foley Ruth Mrs	Pacific Telephone
	Hastedt Kurt	Pacific Telephone
	Hayes Elsa D	Pacific Telephone
	Howe Mabel I Mrs	Pacific Telephone
	La Monica Barber Shop	Pacific Telephone
	Loveless Don B	Pacific Telephone
	Madden Chas	Pacific Telephone
	Mc Gowan Evelyne Mrs	Pacific Telephone
	Mc Kinney Jerry H	Pacific Telephone
	Micheli Matilda	Pacific Telephone
	Motok Nicholas T	Pacific Telephone
	Pierce Ida	Pacific Telephone
	Rinaldi Virginia	Pacific Telephone
	Sanders Thos L	Pacific Telephone
	Smith John A	Pacific Telephone
	Turner Wm L	Pacific Telephone
	Walton P L	Pacific Telephone
	Weintrob Mark E	Pacific Telephone
	Woody C L	Pacific Telephone
1951	Sta Monica	Pacific Telephone & Telegraph Co.
	Kirby Margaret Mrs r	Pacific Telephone & Telegraph Co.
	Wheeler Phillip C r	Pacific Telephone & Telegraph Co.
	Slater Frank Jas r	Pacific Telephone & Telegraph Co.
	Ogurek Virginia	Pacific Telephone & Telegraph Co.
	Genari M Sunday	Pacific Telephone & Telegraph Co.
	Durston John V	Pacific Telephone & Telegraph Co.
	Woody C L r	Pacific Telephone & Telegraph Co.
	Silfen Edda Mrs r	Pacific Telephone & Telegraph Co.
	Nicholson Sue r	Pacific Telephone & Telegraph Co.
	Motok Nicholas T r	Pacific Telephone & Telegraph Co.
	Dewey Ravel	Pacific Telephone & Telegraph Co.
	Cunningham Fairy E r	Pacific Telephone & Telegraph Co.
	Trachtenberg Lillian	Pacific Telephone & Telegraph Co.
	Zeck Wm R r	Pacific Telephone & Telegraph Co.
	Martin Roy	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Ali Princess Gazelle B T M r	Pacific Telephone & Telegraph Co.
1933	BROWN Odell T Peggy slsmn	Los Angeles Directory Co.
	Burnham A M	Los Angeles Directory Co.
	BURNHAM Georgina N sten	Los Angeles Directory Co.
	Calpin Wm A firemn LAFD	Los Angeles Directory Co.
	CARTER E E	Los Angeles Directory Co.
	CHERRY Rose Mrs	Los Angeles Directory Co.
	Cole B F	Los Angeles Directory Co.
	COSTELLO Franklin J watch repr	Los Angeles Directory Co.
	COSTELLO Walter J waiter	Los Angeles Directory Co.
	Cullen Ethel S	Los Angeles Directory Co.
	DENNIS W Bert	Los Angeles Directory Co.
	DEPEW Anne Mrs	Los Angeles Directory Co.
	DEPEW Harry photor	Los Angeles Directory Co.
	DEPEW Jos actor	Los Angeles Directory Co.
	Ely Alf K prsmn	Los Angeles Directory Co.
	ERICKSON Erwin R chauf	Los Angeles Directory Co.
	Glavey Thoe G Hazel elev opr	Los Angeles Directory Co.
	GRAY Arnold	Los Angeles Directory Co.
	HALL Leroy B Hazel chauf	Los Angeles Directory Co.
	HANSEN Elmer M adj Genl Exch Ins Corp	Los Angeles Directory Co.
	HAYES J R	Los Angeles Directory Co.
	HAYES John R slsmn Sears Roebuck & Co	Los Angeles Directory Co.
	HILL Hollis N serv sta opr	Los Angeles Directory Co.
	Hocum Darwin W chauf	Los Angeles Directory Co.
	HOLBROOK Jack	Los Angeles Directory Co.
	Holgate Harold R	Los Angeles Directory Co.
	Keith David	Los Angeles Directory Co.
	Kind Harvey Ann mgr La Monica Apst	Los Angeles Directory Co.
	KRUGER Ida M Mrs	Los Angeles Directory Co.
	La Monica Apartments	Los Angeles Directory Co.
	MC COY W E	Los Angeles Directory Co.
	MYERS Ollie C Lona casket finshr	Los Angeles Directory Co.
	ROONEY Patk	Los Angeles Directory Co.
	RYAN Ella Mrs clk	Los Angeles Directory Co.
	Schaper Hazel tchr City Schs	Los Angeles Directory Co.
	Simone Saml L	Los Angeles Directory Co.
	Skutch B R	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Skutch John	Los Angeles Directory Co.
	SMITH Albt J actor	Los Angeles Directory Co.
	TUBBS Wm	Los Angeles Directory Co.
	Westerfield Wm	Los Angeles Directory Co.
	Witzel Clifford	Los Angeles Directory Co.
	Woosley Geo Midred chauf	Los Angeles Directory Co.
1929	Annis Edw studiowkr	Los Angeles Directory Co.
	Askins Clyde nurse	Los Angeles Directory Co.
	CANNON Jas milkmn	Los Angeles Directory Co.
	CANNON Jas M studio wkr	Los Angeles Directory Co.
	COFFEY Robt E carp	Los Angeles Directory Co.
	DALTON Geo H designer Victor Granite Co	Los Angeles Directory Co.
	DELANEY Francis clo prsr	Los Angeles Directory Co.
	Driscall Chas R slsmn	Los Angeles Directory Co.
	Driscoll Chas R asst mgr Claude E Carnes	Los Angeles Directory Co.
	FALK Benj piano tunr	Los Angeles Directory Co.
	Gemora Chas studiowkr	Los Angeles Directory Co.
	GIBSON Paul A auto mech	Los Angeles Directory Co.
	GORDON A M Mrs slsmn	Los Angeles Directory Co.
	Greencourt Hotel	Los Angeles Directory Co.
	HAINES Paul L studiowkr	Los Angeles Directory Co.
	HALL Helen slsldy	Los Angeles Directory Co.
	Harrington Daisy P Mrs beauty parlor	Los Angeles Directory Co.
	Harrington David W police	Los Angeles Directory Co.
	HARWOOD Franklin B slsmn Geo Belsey co	Los Angeles Directory Co.
	HINKLEY Robt musician	Los Angeles Directory Co.
	Hower A W studio wkr	Los Angeles Directory Co.
	Justice Frances Mrs bkpr Kernan & Miller	Los Angeles Directory Co.
	KELLY Thos studio wkr	Los Angeles Directory Co.
	KERNS Lester J chauf	Los Angeles Directory Co.
	KNUTSON Eunice actor	Los Angeles Directory Co.
	Long Henry O actor	Los Angeles Directory Co.
	LOWDER Albt H slsmn G L Ohrstrom & Co	Los Angeles Directory Co.
	MANNING D L studiowkr	Los Angeles Directory Co.
	MILLER Henry mech	Los Angeles Directory Co.
	MITCHELL Thelma actor	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Ossner Wm studio wkr	Los Angeles Directory Co.
	Rader El clk r	Los Angeles Directory Co.
	REYNOLDS Louis stagehd r	Los Angeles Directory Co.
	REYNOLDS Lynn auto mech r	Los Angeles Directory Co.
	SARGENT Ralph studio wkr r	Los Angeles Directory Co.
	Schumaker Ida Mrs r	Los Angeles Directory Co.
	SOMMERVILLE Cora Mrs r	Los Angeles Directory Co.
	TABER Steph r	Los Angeles Directory Co.
	Upton Theo C police r	Los Angeles Directory Co.
	Vawter Eva H Mrs mgr Greencourt Hotel h	Los Angeles Directory Co.
	Waris Geo studio wkr r	Los Angeles Directory Co.
	Whitsel Clifford stagehd r	Los Angeles Directory Co.
	WOODS Harry musician r	Los Angeles Directory Co.
	YOUNG Mamie r	Los Angeles Directory Co.

5626 SANTA MONICA BLVD

Year	Uses	Source
2015	EUROPEAN EXPERT SHOE REPAIR	Cole Information Services
2009	NALBANDYAN OGANES	Cole Information Services
	EUROPEAN EXPERT SHOE REPAIR	Cole Information Services
2006	EUROPEANEXPRT	Haines Company, Inc.
2004	EUROPEAN EXPERT SHOE REPAIR	Cole Information Services
	OGANES NALBANDYAN	Cole Information Services
2000	EUROPEAN EXPRT SHOE	Haines & Company
1999	EUROPEAN EXPERT SHOE REPAIR	Cole Information Services
1994	EUROPEAN EXPERT SHOE REPAIR	Cole Information Services
1990	EUROPEAN EXPERT SHOE REPAIR	Pacific Bell
1986	EUROPEAN EXPERT SHOE REPAIR	Pacific Bell
1981	EUROPEAN EXPERT SHOE REPAIR	Pacific Telephone
1976	Mathews Yesteryears coins & antiqs	Pacific Telephone
1971	Down The Stretch	Pacific Telephone
1967	Melrose Lock & Key Serv	Pacific Telephone
	All L A Key Serv	Pacific Telephone
1962	Melrose Lock & Key Serv	Pacific Telephone
1933	RYAN Frank Ella cire library	Los Angeles Directory Co.

5628 SANTA MONICA BLVD

Year	Uses	Source
2009	JR CLOTHING	Cole Information Services

Year	Uses	Source
2006	CASTILLOJuan F	Haines Company, Inc.
2004	JUAN CASTILLO	Cole Information Services
2000	ZACAPA GUATEMALA MARKET	Haines & Company
	JASIUKONIS Romas	Haines & Company
1994	T & R MARKET	Cole Information Services
1990	T & R MARKET	Pacific Bell
1986	T & R JUNIOR MARKET	Pacific Bell
1981	MORYS DELI-BEER & WINE	Pacific Telephone
1971	Green Hotel	Pacific Telephone
1958	Green Hotel	Pacific Telephone
	Marshow David Liquors	Pacific Telephone
1951	Gajdos Jos r	Pacific Telephone & Telegraph Co.
	Shubrook Wm H r	Pacific Telephone & Telegraph Co.
	Sta Monica Green Hotel	Pacific Telephone & Telegraph Co.
	Sta Monica Barnes Liquor Store	Pacific Telephone & Telegraph Co.
	Sta Monica Barnes Edw T Barnes Liquor Store	Pacific Telephone & Telegraph Co.
1933	PIERCE Sidney C Ida restr	Los Angeles Directory Co.

5630 SANTA MONICA BLVD

Year	Uses	Source
2004	KHF FOOD & BEVERAGE CO	Cole Information Services
2000	K H F FOOD & BEVERAGE	Haines & Company
1999	KHF FOOD & BEVERAGE COMPANY	Cole Information Services
1994	KHF FOOD & BEVERAGE CO	Cole Information Services
1976	Crossroads Cafe	Pacific Telephone
	Cross Roads Cafe	Pacific Telephone
1971	Cross Roads Cafe	Pacific Telephone
	Crossroads Cafe	Pacific Telephone
1967	Cross Roads Cafe	Pacific Telephone
	Crossroads Cafe	Pacific Telephone
1962	Cross Roads Cafe	Pacific Telephone
	Crossroads Cafe	Pacific Telephone
1958	Crossroads Cafe	Pacific Telephone
	Cross Roads Cafe	Pacific Telephone
1951	Sta Monica Spare Rib Cafe	Pacific Telephone & Telegraph Co.
1933	BROOKS Ethel Mrs mgr Green Court Hotel	Los Angeles Directory Co.
	El Cortez Hotel	Los Angeles Directory Co.
	GREEN Court Hotel	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Hageman Frank fruits	Los Angeles Directory Co.
	CONNER Thurl meats	Los Angeles Directory Co.
	LARSON Morris gro	Los Angeles Directory Co.

5632 SANTA MONICA BLVD

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5634 SANTA MONICA BLVD

Year	Uses	Source
2009	VICIOUS REASONING STUDIOS	Cole Information Services
2006	ZAMORANO Carlos	Haines Company, Inc.
2000	XXXX	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	FALCON SOUND STUDIOS	Pacific Telephone
	FALCON SOUND	Pacific Telephone
1971	Solid Sound L A	Pacific Telephone
1958	Connell Merle Quality Pictures Co	Pacific Telephone
	Mandour Internatl Productions	Pacific Telephone
	Mandour Internatl Studios Inc	Pacific Telephone
	Mandour Medhat	Pacific Telephone
	Quality Pictures Co	Pacific Telephone
1951	Sta Monica Dickinson Sanford H Inc	Pacific Telephone & Telegraph Co.
	Sta Monica Plymouth Productions Inc	Pacific Telephone & Telegraph Co.
	Sta Monica Quality Pictures Co	Pacific Telephone & Telegraph Co.
1933	GORDON Sidney M garage	Los Angeles Directory Co.

5638 SANTA MONICA BLVD

Year	Uses	Source
2006	RUIZEvelz	Haines Company, Inc.
	BARBERSHOPBG	Haines Company, Inc.
2004	EVELIA RUIZ	Cole Information Services
	BARBER SHOP B G	Cole Information Services
2000	BARBER SHOP B G	Haines & Company
1999	BARBER SHOP B G	Cole Information Services
1994	BARBER SHOP BG	Cole Information Services
1990	BARBER SHOP B G	Pacific Bell
1986	BARBER SHOP B G	Pacific Bell

FINDINGS

Year	Uses	Source
1986	NUTRITION CENTER OF SO CAL	Pacific Bell
1981	BARBER SHOP B G	Pacific Telephone
1976	Grands Bistro delctsn	Pacific Telephone
1971	Grands Bistro delctsn	Pacific Telephone
1967	Grands Bistro & Delicatessen	Pacific Telephone
1962	Harvey Inn	Pacific Telephone
1958	Harvey Inn	Pacific Telephone
1951	Sta Monica Harvey Inn	Pacific Telephone & Telegraph Co.
1933	El Cortez Cleaners J E Warren Ada Gray	Los Angeles Directory Co.

5640 SANTA MONICA BLVD

Year	Uses	Source
2015	ELTON RICHARDSON	Cole Information Services
	JOLIF SORIANOSON	Cole Information Services
	EDIK KHACHATRYAN	Cole Information Services
	BEVERLY NORRIS	Cole Information Services
	BLANCA OSTORGA	Cole Information Services
	GORGEN ZAKHARIAN	Cole Information Services
	POLLY ANDERSON	Cole Information Services
	VIC CARMONA	Cole Information Services
	FRANCISCO GONZALES	Cole Information Services
	PATRICIA HANAN	Cole Information Services
	ALEXANDER HARWARDT	Cole Information Services
	ALEJANDRO LATORE	Cole Information Services
	CARLO SPIVEY	Cole Information Services
	RUDOLPH WOODS	Cole Information Services
	SHAWATHA WILLIS	Cole Information Services
	EUGENIO ACEVEDO	Cole Information Services
	ROSA BARRIOS	Cole Information Services
	TERESA BEHLKE	Cole Information Services
	CARLOS BLANCO	Cole Information Services
	CLIFTON HILL	Cole Information Services
	CURTIS LANDRY	Cole Information Services
	CHANTEL PERKINS	Cole Information Services
	MINERVA RAMIREZ	Cole Information Services
	JOESEPH NOTCH	Cole Information Services
	HARVEY APARTMENTS	Cole Information Services
	LA OAXAQUENA JUICES	Cole Information Services
	LEO KEY LOCKSMITH	Cole Information Services

FINDINGS

Year	Uses	Source
2015	ULTIMATE AUTO DEALERS & BUYERS	Cole Information Services
	MALLOLA OSORIO	Cole Information Services
	LAKESHA GOODEN	Cole Information Services
	JOSE HERNANDEZ	Cole Information Services
	JOY MOYER	Cole Information Services
	NOAH PETER	Cole Information Services
	JOHN SORIANOSOS	Cole Information Services
	JOANNE SULLIVAN	Cole Information Services
	DANDRA SUTTON	Cole Information Services
	ERIKA DOMINGUEZ	Cole Information Services
	WARREN FREEMAN	Cole Information Services
	AMY YARD	Cole Information Services
	FLOYD WORDEN	Cole Information Services
	AJIBIKE ADEKOYA	Cole Information Services
	BERNARDINA ARDON	Cole Information Services
	JACOB BARNEY	Cole Information Services
	NICHOLAS CARRINGTON	Cole Information Services
	ERIKA CHAMPA	Cole Information Services
	HECTOR HERNANDEZ	Cole Information Services
	SEAN MADDEN	Cole Information Services
	FORTINO MARTINEZ	Cole Information Services
	CHARANELL PLUMMER	Cole Information Services
	MARGHERITA VALENTINI	Cole Information Services
	FARANAK BAJOOL	Cole Information Services
	VANESSAS BANUELOS	Cole Information Services
	CARLTON BIRDINE	Cole Information Services
	JACARE CALHOUN	Cole Information Services
	JOSE HILLSOTO	Cole Information Services
	MATTHEW MACINTYRE	Cole Information Services
	DAVID MOREAU	Cole Information Services
	SANDRA ROMBACH	Cole Information Services
	DANIEL SALGADO	Cole Information Services
	ANDREA FERRAZ	Cole Information Services
	LARRY KIMBLE	Cole Information Services
	C NUNEZ	Cole Information Services
	TIMOTHY COLEMAN	Cole Information Services
	HECTOR CRUZ	Cole Information Services
	VICTOR LOVETT	Cole Information Services

FINDINGS

Year	Uses	Source
2015	GUILLERMINA LUNA	Cole Information Services
	TEOFILO SANCHEZ	Cole Information Services
	DANIEL SLACK	Cole Information Services
	FRANCISCO ZAVALA	Cole Information Services
	MARIO ZENTI	Cole Information Services
	STEFANIE WILLIAMS	Cole Information Services
	PARKER BIXBY	Cole Information Services
	TONJA BOTT	Cole Information Services
	STEVEN BOYD	Cole Information Services
	GINA CORONADO	Cole Information Services
	HOWARD GRAY	Cole Information Services
	JANE LUWUGE	Cole Information Services
	TAMARA MALONE	Cole Information Services
	JOE MARCELLA	Cole Information Services
	ERNEST MORRIS	Cole Information Services
	RENE POINDEXTER	Cole Information Services
	JEAN DJAYA	Cole Information Services
	RICHARD BLOOM	Cole Information Services
	AARON CELIS	Cole Information Services
	TRAMEL HUTCHINSON	Cole Information Services
	CHRISTINA LEE	Cole Information Services
	TRESVON PATTERSON	Cole Information Services
	JEFF PRATT	Cole Information Services
2009	JAMES QUALKINBUSH	Cole Information Services
	TERRY RUSSELL	Cole Information Services
	BRIAN HOWELL	Cole Information Services
	DONNY GOMEZ	Cole Information Services
	BERNARD NOBLE	Cole Information Services
	KEITH MATHEWS	Cole Information Services
	BLANCA HERNANDEZ	Cole Information Services
	TEOFILO SANCHEZ	Cole Information Services
	DANIEL SLACK	Cole Information Services
	ROBERT STEVENSON	Cole Information Services
	RAFAEL QUINTERO	Cole Information Services
	ALEXANDRA CLARKE	Cole Information Services
	SERGIO COLCHADO	Cole Information Services
	EFREN MARTINEZ	Cole Information Services
	DAMIAN MITCHELL	Cole Information Services

FINDINGS

Year	Uses	Source
2009	JOSE VALDEZ	Cole Information Services
	JOSE VERMUDES	Cole Information Services
	JORGE HERNANDEZ	Cole Information Services
	PABLO GALO	Cole Information Services
	CARLOS MELGAR	Cole Information Services
	STEPHANIE REDDITT	Cole Information Services
	ELTON RICHARDSON	Cole Information Services
	BLANCA OSTORGA	Cole Information Services
	ABRAHAM OLVERA	Cole Information Services
	MAH DIARRA	Cole Information Services
	AARON CELIS	Cole Information Services
	KOTIN BIRD	Cole Information Services
	MARYLOU BLANCORICO	Cole Information Services
	NATHAN ROLLIE	Cole Information Services
	CORINA HERNANDEZ	Cole Information Services
	KENDERICK SCUTTER	Cole Information Services
	LAMAR SMITH	Cole Information Services
	ANDREA RAMEZANKHANI	Cole Information Services
	JASON REDDINGTON	Cole Information Services
	PATRICIA HANAN	Cole Information Services
	LEE TERRELL	Cole Information Services
	DAVID DAMAS	Cole Information Services
	HECTOR CRUZ	Cole Information Services
	ISSA NIAMBELE	Cole Information Services
	TYRLE BROWN	Cole Information Services
	FRANCISCO ZAVALA	Cole Information Services
	JOSE ALIAS	Cole Information Services
	ROGELIO GALVAN	Cole Information Services
	IEASHA MCTHOMAS	Cole Information Services
	ANTHONY REYES	Cole Information Services
	JEAN DJAYA	Cole Information Services
	RENE POINDEXTER	Cole Information Services
	ANDREWS JACKIE	Cole Information Services
	LA OAXAQUENA JUICES	Cole Information Services
	HARVEY APARTMENTS INC	Cole Information Services
	L DOMMINGER	Cole Information Services
	MYRA WHITE	Cole Information Services
	GAUDENCIO NUNEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	NICOLE JOHNSON	Cole Information Services
	JESUS BAUTISTA	Cole Information Services
	ARTURO AGUILERA	Cole Information Services
	ISNARDO ROCA	Cole Information Services
	RAMON PARRA	Cole Information Services
	SILVIA MEJIA	Cole Information Services
	PAULINO MORALES	Cole Information Services
	JOSE MORENO	Cole Information Services
	REHEA KANPP	Cole Information Services
	ELIZABETH KIM	Cole Information Services
	MINERVA RAMIREZ	Cole Information Services
	NESTOR UMANA	Cole Information Services
	HECTOR GONZALES	Cole Information Services
	CURTIS LANDRY	Cole Information Services
	MICHAEL LAWSON	Cole Information Services
	KIM YOUNG	Cole Information Services
	STEFANI WILLIAMS	Cole Information Services
	DARNELL WOODS	Cole Information Services
	CARLOS BLANCO	Cole Information Services
	LUCIANO MARTINEZ	Cole Information Services
	TIFFANY PATTERSON	Cole Information Services
	TALAIYA REDDIT	Cole Information Services
	LUIS TELLEZ	Cole Information Services
	KIMBERLY DAVIS	Cole Information Services
	ALEXIS GIRALDO	Cole Information Services
	MONICA BLACK	Cole Information Services
	AJIBIKE ADEKOYA	Cole Information Services
	DONNY VANNGO	Cole Information Services
	ADELINA HERNANDEZ	Cole Information Services
	HERMENIA GALINDO	Cole Information Services
	DARLENE LOFGREN	Cole Information Services
	BERNARDINA ARDON	Cole Information Services
	QUINTANA ARNOLD	Cole Information Services
	ERIK MCCREADY	Cole Information Services
	TEDDY STEWART	Cole Information Services
	SILVIA ISIDRO	Cole Information Services
	WALTER HART	Cole Information Services
	RUBEN RUIZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	LOY DECHANT	Cole Information Services
	VICTOR GUZMAN	Cole Information Services
	DANIEL PHILLIPS	Cole Information Services
	WILLIAM FAHNBULLEH	Cole Information Services
	ANA RAINWATER	Cole Information Services
	PAMELA GAMBOA	Cole Information Services
	CEDRIC CALHOUN	Cole Information Services
	ROGELIO ARCEO	Cole Information Services
	DANIEL SALGADO	Cole Information Services
	MONICA STEERS	Cole Information Services
2006	HARVEY APTS	Haines Company, Inc.
	ADEKOYAAJIb Ike	Haines Company, Inc.
	ALLEN Antonia	Haines Company, Inc.
	ALLEN Anrtoda	Haines Company, Inc.
	ALONZOJuan	Haines Company, Inc.
	ANDREWS J	Haines Company, Inc.
	ANTWNETheresa	Haines Company, Inc.
	ARDON Bemardina	Haines Company, Inc.
	ARRIOLAPablo	Haines Company, Inc.
	ARROYO Rafael	Haines Company, Inc.
	BARNESCa Mvn	Haines Company, Inc.
	BYRD Robert	Haines Company, Inc.
	CISNEROS Mada	Haines Company, Inc.
	COLCHADOSerglo	Haines Company, Inc.
	CONTRERASL	Haines Company, Inc.
	Servando C	Haines Company, Inc.
	CORDERO S Efren	Haines Company, Inc.
	CRUZ Edlth	Haines Company, Inc.
	CRUZJose	Haines Company, Inc.
	DJAYAJean M	Haines Company, Inc.
	FLIGGINS J L	Haines Company, Inc.
	FLORES Jorge	Haines Company, Inc.
	GAMBOA Pamela	Haines Company, Inc.
	GARCIAJesus e+6	Haines Company, Inc.
	GOMEZ Donny	Haines Company, Inc.
	GONZALEZEndque	Haines Company, Inc.
	HANAN Pa Iricldda C	Haines Company, Inc.
	HART Walter Jr	Haines Company, Inc.

FINDINGS

Year	*Uses*	*Source*
2006	HARVEY	Haines Company, Inc.
	HERNANDEZCorina	Haines Company, Inc.
	HERNANDEZ Gradela	Haines Company, Inc.
	HERNANDEZJaime	Haines Company, Inc.
	JIMENEZPedro	Haines Company, Inc.
	LAOAXAQUENA	Haines Company, Inc.
	JUICES	Haines Company, Inc.
	LANDRY Curt Us	Haines Company, Inc.
	LARAMarco	Haines Company, Inc.
	LEE Dorothy	Haines Company, Inc.
	LEEMy Ilin	Haines Company, Inc.
	MARTINEZLuciano	Haines Company, Inc.
	MARTINEZSema	Haines Company, Inc.
	MEJIASIMa	Haines Company, Inc.
	MINTON Jon	Haines Company, Inc.
	MORALES Paulino	Haines Company, Inc.
	NOBLE B	Haines Company, Inc.
	NUNEZ Gaudendio	Haines Company, Inc.
	OLIVERIAMoreno	Haines Company, Inc.
	OULAY Maurice	Haines Company, Inc.
	PATTERSON T	Haines Company, Inc.
	PEREZOswaldo a+6	Haines Company, Inc.
	RAMEZANKHANI	Haines Company, Inc.
	Andrea	Haines Company, Inc.
	RAMIREZMinerva	Haines Company, Inc.
	ROACH Domenic	Haines Company, Inc.
	SANCHEZTeolo	Haines Company, Inc.
	SANTIZO BIlda Noeml	Haines Company, Inc.
	SCUTTER Kenderick	Haines Company, Inc.
	SMITH Nathaniel	Haines Company, Inc.
	SOUTHALLRose Ha	Haines Company, Inc.
	TELLON Andrew	Haines Company, Inc.
	TSHANDA Hugoes	Haines Company, Inc.
	UMANANeseor	Haines Company, Inc.
	WILSON Katlna	Haines Company, Inc.
	ZAVALAFrandsco	Haines Company, Inc.
2004	RICHARD COLBERT	Cole Information Services
	WILLIAM BUTLER	Cole Information Services

FINDINGS

Year	Uses	Source
2004	NOEL ALEMAN	Cole Information Services
	HERMAN ALVARADO	Cole Information Services
	LUCIANO MARTINEZ	Cole Information Services
	FRANK SALMON	Cole Information Services
	JANETH MORA	Cole Information Services
	OSCAR COSTA	Cole Information Services
	CHRISTIAN RIVERA	Cole Information Services
	C DELAOLIVERA	Cole Information Services
	EDWARD MASSAMBA	Cole Information Services
	KEITH MATHEWS	Cole Information Services
	TEOFILO SANCHEZ	Cole Information Services
	HUGO SANCHEZ	Cole Information Services
	IWAO MURUYAMA	Cole Information Services
	JOSE MORELOS	Cole Information Services
	JOSE LONDONO	Cole Information Services
	CHRISTIAN LOPEZ	Cole Information Services
	REYNA MELCHOR	Cole Information Services
	ROLANDO SPARKS	Cole Information Services
	ROBERT STEVENSON	Cole Information Services
	RAFAEL QUINTERO	Cole Information Services
	RICHARD HUNTER	Cole Information Services
	PEDRO JIMENEZ	Cole Information Services
	JERMAINE BELL	Cole Information Services
	IBETH ZABALA	Cole Information Services
	MANUEL ALVAREZ	Cole Information Services
	CEASER ALVARADO	Cole Information Services
	LARA MAZZAWI	Cole Information Services
	MBARA SAMUEL	Cole Information Services
	CARLOS SARMIENTO	Cole Information Services
	TATSUYA KOMATSU	Cole Information Services
	JORGE HERNANDEZ	Cole Information Services
	IBAN LOGRONO	Cole Information Services
	DAMIAN MITCHELL	Cole Information Services
	DAVID RICHARDSON	Cole Information Services
	MARCUS HAYES	Cole Information Services
	MORENO OLIVERIA	Cole Information Services
	HIN TANG	Cole Information Services
	CRUZ DELA	Cole Information Services

FINDINGS

Year	Uses	Source
2004	ANAMARIA DEMONGE	Cole Information Services
	RAFAEL PALACIOS	Cole Information Services
	RON PHILLIPS	Cole Information Services
	DARREN MCMURRAY	Cole Information Services
	BILDA SANTIZO	Cole Information Services
	OMAR MURCIA	Cole Information Services
	ISIDRO MORGA	Cole Information Services
	EDMOND KOUAKOU	Cole Information Services
	JOSEPH LARKAI	Cole Information Services
	MEGER CAROL	Cole Information Services
	LUIS PEREZ	Cole Information Services
	ANDREA RAMEZANKHANI	Cole Information Services
	GRACIELA HERNANDEZ	Cole Information Services
	PATRICIA HANAN	Cole Information Services
	SAMUEL ORTEGA	Cole Information Services
	DAVID DAMAS	Cole Information Services
	JOSE GALVEZ	Cole Information Services
	MINERVA GARCIA	Cole Information Services
	VICTOR GUILLEN	Cole Information Services
	DAVID LIM	Cole Information Services
	CHRIS PAYNE	Cole Information Services
	VICTORIA MOLINA	Cole Information Services
	A MORALES	Cole Information Services
	JOSE MORENO	Cole Information Services
	ISNARDO ROCA	Cole Information Services
	CURTIS LANDRY	Cole Information Services
	M SUZUKI	Cole Information Services
	MARA REPRESA	Cole Information Services
	AISSATA TRAORE	Cole Information Services
	MARIA GONZALEZ	Cole Information Services
	MARCO GARCIA	Cole Information Services
	LOREN WILSON	Cole Information Services
	DANIEL PADILLA	Cole Information Services
	FERNANDO CHARADIA	Cole Information Services
	HARVEY APARTMENTS	Cole Information Services
	LOVESHY RECORDS	Cole Information Services
	AMERICAN NINJITSU WARRIOR CONC	Cole Information Services
	P & M HAULING	Cole Information Services

FINDINGS

Year	Uses	Source
2004	GILBERT SANTIAGO	Cole Information Services
	MONICA HERNANDEZ	Cole Information Services
	GARY NAULLS	Cole Information Services
	HIDEKI FUJIMOTO	Cole Information Services
	PAOLA HOWARD	Cole Information Services
	CLAUDIA TOVAR	Cole Information Services
	HECTOR DELGADO	Cole Information Services
	JEAN DJAYA	Cole Information Services
	EVA GAONA	Cole Information Services
	JOHNNY ERAZO	Cole Information Services
	ALI LYAZIDI	Cole Information Services
	CHAZ PACKER	Cole Information Services
	DON BERG	Cole Information Services
	CORTEZ DELGADO	Cole Information Services
	THEODORE GILLIAM	Cole Information Services
	OLIVAR GENIS	Cole Information Services
	MATTHEW GETTELFINGER	Cole Information Services
	FELIX GOMEZ	Cole Information Services
	JOHN LEWIS	Cole Information Services
	CHARLOTTA WILLS	Cole Information Services
	NORA CHAIRNSLEA	Cole Information Services
	DILIA BOBADILLA	Cole Information Services
	J FLIGGINS	Cole Information Services
	KOUTOUAN MADELEIN	Cole Information Services
	ALEJANDRO SANCHEZ	Cole Information Services
	EDGARDO MURILLO	Cole Information Services
	DANIEL VASQUEZ	Cole Information Services
	EDWIN HERNANDEZ	Cole Information Services
	JOSE BARTOLO	Cole Information Services
	BERNARDINA ARDON	Cole Information Services
	MANUEL MEJIA	Cole Information Services
	RICHARD SMITH	Cole Information Services
	TEDDY STEWART	Cole Information Services
	WALTER HART	Cole Information Services
	RUBEN RUIZ	Cole Information Services
	ENRIQUE GONZALEZ	Cole Information Services
	MARCO GARAY	Cole Information Services
	EDUARD GARCIA	Cole Information Services

FINDINGS

Year	Uses	Source
2004	FRANCISCO GUEVARA	Cole Information Services
	VICTOR GUZMAN	Cole Information Services
	H CHAVES	Cole Information Services
	PARIS FERDINAND	Cole Information Services
	DANIEL SALGADO	Cole Information Services
	AMARA SANO	Cole Information Services
	EDMUNDA MONTEZA	Cole Information Services
	JAIME HERNANDEZ	Cole Information Services
	CHARLES WILHITE	Cole Information Services
	PIERRE CAMBELL	Cole Information Services
	VICTOR BARBOSA	Cole Information Services
	BRIAN KERRIGAN	Cole Information Services
	MARIA REYES	Cole Information Services
	JASON RAMIREZ	Cole Information Services
	HECTOR RAMOS	Cole Information Services
	GRAHAM HARVEY	Cole Information Services
	THOMAS HOWELL	Cole Information Services
	JOEL WANDJI	Cole Information Services
	BERNARD NOBLE	Cole Information Services
	R AGUIRRE	Cole Information Services
	LOUIS ALAMILLA	Cole Information Services
	J MATA	Cole Information Services
2000	HARVEY APTS AKPANSAH Arige Maxime	Haines & Company
	ALAMILLA Louis C	Haines & Company
	ALLEN Michael	Haines & Company
	ALVAREZ Manuel	Haines & Company
	ARMEMIGHIEN Sirkes	Haines & Company
	BARTOLO Jose	Haines & Company
	BOKAKA Guy M	Haines & Company
	BOLANOS Logrono Iban	Haines & Company
	BRIGNONI Carlos	Haines & Company
	CANTE Felipe	Haines & Company
	CARDONA Thomas R	Haines & Company
	CASTRO Miguel Antonio	Haines & Company
	COLLINS Sylvie L	Haines & Company
	COLUMBUS Christopher	Haines & Company
	SANTA MONICA BLVD 90038 CONT COX Daniel T	Haines & Company

FINDINGS

Year	*Uses*	*Source*
2000	DAMAS Davnd	Haines & Company
	ESCAMILLA Hans	Haines & Company
	FERDINAND PARIS	Haines & Company
	FLGGINS J L	Haines & Company
	GONZALEZ Ennque	Haines & Company
	GRANDJEAN Claudio	Haines & Company
	GRATIAS Kheba Deo	Haines & Company
	GUEVARA Zoraida	Haines & Company
	HAMTON William N	Haines & Company
	HART Walter Jr	Haines & Company
	HAUDUCOEUR Kyle R	Haines & Company
	HOWARD Lawrence	Haines & Company
	KEENAN James T	Haines & Company
	KOUAKOU Edmond	Haines & Company
	KOUAKOU Edmond	Haines & Company
	LONDONO J Alex	Haines & Company
	LYAZIDI Alf	Haines & Company
	MARKS Theron 323 464 2083 C MCFARLANE Oldy	Haines & Company
	NOBLE Bernard	Haines & Company
	NTETE James K	Haines & Company
	NTETE Shena	Haines & Company
	OLSEN Silagyi Cassandra	Haines & Company
	ORTEGA Tomas	Haines & Company
	OULAI Mathursalem	Haines & Company
	RAVE Rodrigo	Haines & Company
	SANCHEZ Hugo	Haines & Company
	SANCHEZ Teofilo	Haines & Company
	SANO Amara	Haines & Company
	STEWART Teddy	Haines & Company
	VAUX Morgan John	Haines & Company
	WANDJI Joel	Haines & Company
	WILSON Loren	Haines & Company
	ZORBA INC	Haines & Company
1999	L DOMMINGER	Cole Information Services
	MYRA WHITE	Cole Information Services
	NICOLE JOHNSON	Cole Information Services
	GAUDENCIO NUNEZ	Cole Information Services
	JESUS BAUTISTA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	THERON MARKS	Cole Information Services
	ISNARDO ROCA	Cole Information Services
	MINERVA RAMIREZ	Cole Information Services
	RAMON PARRA	Cole Information Services
	SILVIA MEJIA	Cole Information Services
	ARTURO AGUILERA	Cole Information Services
	PAULINO MORALES	Cole Information Services
	JOSE MORENO	Cole Information Services
	ELIZABETH KIM	Cole Information Services
	REHEA KANPP	Cole Information Services
	NESTOR UMANA	Cole Information Services
	HECTOR GONZALES	Cole Information Services
	CURTIS LANDRY	Cole Information Services
	MICHAEL LAWSON	Cole Information Services
	DARNELL WOODS	Cole Information Services
	STEFANI WILLIAMS	Cole Information Services
	KIM YOUNG	Cole Information Services
	CARLOS BLANCO	Cole Information Services
	TIFFANY PATTERSON	Cole Information Services
	AMOS ROGER	Cole Information Services
	LUCIANO MARTINEZ	Cole Information Services
	TALAIYA REDDIT	Cole Information Services
	LUIS TELLEZ	Cole Information Services
	KIMBERLY DAVIS	Cole Information Services
	ALEXIS GIRALDO	Cole Information Services
	MONICA BLACK	Cole Information Services
	AJIBIKE ADEKOYA	Cole Information Services
	BERNARDINA ARDON	Cole Information Services
	QUINTANA ARNOLD	Cole Information Services
	DONNY VANNGO	Cole Information Services
	ADELINA HERNANDEZ	Cole Information Services
	HERMENIA GALINDO	Cole Information Services
	DARLENE LOFGREN	Cole Information Services
	ERIK MCCREADY	Cole Information Services
	SILVIA ISIDRO	Cole Information Services
	TEDDY STEWART	Cole Information Services
	DAMIAN MITCHELL	Cole Information Services
	HARVEY APARTMENTS	Cole Information Services

FINDINGS

Year	Uses	Source
1999	RUBEN RUIZ	Cole Information Services
	WALTER HART	Cole Information Services
	LOY DECHANT	Cole Information Services
	VICTOR GUZMAN	Cole Information Services
	DANIEL PHILLIPS	Cole Information Services
	WILLIAM FAHNBULLEH	Cole Information Services
	WILLIAM HAMPTON	Cole Information Services
	ROGELIO ARCEO	Cole Information Services
	ANA RAINWATER	Cole Information Services
	PAMELA GAMBOA	Cole Information Services
	CEDRIC CALHOUN	Cole Information Services
	DANIEL SALGADO	Cole Information Services
	MONICA STEERS	Cole Information Services
	JAMES QUALKINBUSH	Cole Information Services
	TERRY RUSSELL	Cole Information Services
	BRIAN HOWELL	Cole Information Services
	DONNY GOMEZ	Cole Information Services
	BERNARD NOBLE	Cole Information Services
	ROSA MACHITHI	Cole Information Services
	BLANCA HERNANDEZ	Cole Information Services
	THOMAS CARDONA	Cole Information Services
	MELCHOR MARTINEZ	Cole Information Services
	KEITH MATHEWS	Cole Information Services
	TEOFILO SANCHEZ	Cole Information Services
	DANIEL SLACK	Cole Information Services
	ROBERT STEVENSON	Cole Information Services
	RAFAEL QUINTERO	Cole Information Services
	ALEXANDRA CLARKE	Cole Information Services
	SERGIO COLCHADO	Cole Information Services
	HECTOR CRUZ	Cole Information Services
	ISSA NIAMBELE	Cole Information Services
	FRANCISCO ZAVALA	Cole Information Services
	TYRLE BROWN	Cole Information Services
	JOSE ALIAS	Cole Information Services
	ROGELIO GALVAN	Cole Information Services
	IEASHA MCTHOMAS	Cole Information Services
	ANTHONY REYES	Cole Information Services
	JEAN DJAYA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	RENE POINDEXTER	Cole Information Services
	ANDREWS JACKIE	Cole Information Services
	JOSE VALDEZ	Cole Information Services
	JOSE VERMUDES	Cole Information Services
	JORGE HERNANDEZ	Cole Information Services
	PABLO GALO	Cole Information Services
	CARLOS MELGAR	Cole Information Services
	EFREN MARTINEZ	Cole Information Services
	ELTON RICHARDSON	Cole Information Services
	STEPHANIE REDDITT	Cole Information Services
	BLANCA OSTORGA	Cole Information Services
	ABRAHAM OLVERA	Cole Information Services
	MAH DIARRA	Cole Information Services
	AARON CELIS	Cole Information Services
	KOTIN BIRD	Cole Information Services
	MARYLOU BLANCORICO	Cole Information Services
	NATHAN ROLLIE	Cole Information Services
	ANDREA RAMEZANKHANI	Cole Information Services
	CORINA HERNANDEZ	Cole Information Services
	LAMAR SMITH	Cole Information Services
	KENDERICK SCUTTER	Cole Information Services
	JASON REDDINGTON	Cole Information Services
	PATRICIA HANAN	Cole Information Services
	LEE TERRELL	Cole Information Services
	DAVID DAMAS	Cole Information Services
1994	HARVEY APARTMENTS	Cole Information Services
	HERNANDEZ, XOCHITL	Cole Information Services
	HAKIM, ABDO	Cole Information Services
	LICEA, MARIA L	Cole Information Services
	SAVAGE, TRACY	Cole Information Services
	LEON, P	Cole Information Services
	GALINDO, H	Cole Information Services
	ALPUCHE, JOSE	Cole Information Services
	GAXIOLA, MIGUEL A	Cole Information Services
	ARMAS, S	Cole Information Services
	SAUCEDO, C Z	Cole Information Services
	ECHEVERRIA, OSMUNDO	Cole Information Services
	BAUTISTA, JORGE	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
1994	HART, WALTER JR	Cole Information Services
	ACUNA, MARIA E	Cole Information Services
	MONTEZA, EDMUNDO	Cole Information Services
	VANEGAS, MARIA G	Cole Information Services
	SAMAYOA, A	Cole Information Services
	TURCIOS, JUAN F	Cole Information Services
	PEREZ, F	Cole Information Services
	FLIGGINS, JOHNNY L	Cole Information Services
	SCOTT, JAMES	Cole Information Services
	HERNADEZ, SANTOS J	Cole Information Services
	HERNANDEZ, SILVIA M	Cole Information Services
	FLORES, NERY	Cole Information Services
	CASTRO, ELVINJ	Cole Information Services
	RISCO, OSCAR	Cole Information Services
1990	HERNANDEZ RUBEN	Pacific Bell
	HERNANDEZ SERGIO	Pacific Bell
	HERNANDEZ VICTOR	Pacific Bell
	KORSTANGE GERARD	Pacific Bell
	LOPEZ MARIA OPHELIA	Pacific Bell
	LOPEZ NERI	Pacific Bell
	LUNA ADRIAN H	Pacific Bell
	MARIANO THOMAS WILLIAM	Pacific Bell
	MARTINEZ FRANCISCO	Pacific Bell
	MARTINEZ IGNACIO PEREZ	Pacific Bell
	MARTINEZ MATEO	Pacific Bell
	MATA JUAN MENDOZA	Pacific Bell
	MEDINA E	Pacific Bell
	MEDINA JUAN ANTONIO	Pacific Bell
	MORALES FRANCISCO	Pacific Bell
	NYALA JOE	Pacific Bell
	ONTIVEROS JOSE	Pacific Bell
	PEREZ HECTOR	Pacific Bell
	RAMOS MARIA	Pacific Bell
	RESENDIZ JOSE ANTONIO	Pacific Bell
	ROMERO MARIA	Pacific Bell
	RUIZ NOEL ELMIR	Pacific Bell
	SALIB AZIZ	Pacific Bell
	SAMAYOA ALBERTINA	Pacific Bell

FINDINGS

Year	Uses	Source
1990	SANDOVAL CARMELINA O	Pacific Bell
	SAUCEDO CEBERINO Z	Pacific Bell
	SCOTT JAS	Pacific Bell
	SESSIONS RICHARD A	Pacific Bell
	VALLADARES MARCOS	Pacific Bell
	VEGA IGNACIO	Pacific Bell
	CHAVEZ HECTOR	Pacific Bell
	COLINDRES JOSE E	Pacific Bell
	DAMAS DAVID	Pacific Bell
	ENRIQUEZ VIRGILLO GOMEZ	Pacific Bell
	ESTRADA EUSEBIO	Pacific Bell
	ESTRADA FELIX	Pacific Bell
	FLIGGINS J L	Pacific Bell
	GALINDO BEDER A	Pacific Bell
	GARCIA EUSEBLO	Pacific Bell
	GUITERREZ DANIEL	Pacific Bell
	HARVEY APARTMENTS	Pacific Bell
	ALTAMIRANO JOSE M SAENZ	Pacific Bell
	ALVAREZ ALBERTO	Pacific Bell
	AMAYA JUAN	Pacific Bell
	AVALOS ANA ZOILA	Pacific Bell
	AVALOS BONIFACIO	Pacific Bell
	BERNARDINO GERMAN	Pacific Bell
	CALDERON ADACELIA	Pacific Bell
	CARRILLO RAFAEL	Pacific Bell
	CHACON PEDRO	Pacific Bell
	CHADEZ OSCAR FELIX	Pacific Bell
	CHASE W	Pacific Bell
1986	HERNANDEZ SERGIO	Pacific Bell
	KORSTANGE GERARD	Pacific Bell
	LICONA NORMA	Pacific Bell
	LOPEZ MARIA OPHELIA	Pacific Bell
	LUNA ADRIAN H	Pacific Bell
	MARTINEZ ARNULLO	Pacific Bell
	MAXWELL TYRONE	Pacific Bell
	MORALES MARIO	Pacific Bell
	NARANJO ARIOLFO	Pacific Bell
	PATANAJINDAKUL MONTRE	Pacific Bell

FINDINGS

Year	Uses	Source
1986	PEREZ DANNY	Pacific Bell
	PEREZ JOSE	Pacific Bell
	PUTZEYS ENRIQUE	Pacific Bell
	RAMIREZ RODRICO	Pacific Bell
	REYES JAIME	Pacific Bell
	RUBIO LUIS ROBERTO	Pacific Bell
	SALIB AZIZ	Pacific Bell
	SCOTT JAS	Pacific Bell
	VAUX MORGAN J	Pacific Bell
	VENEGAS JOSE	Pacific Bell
	WATERS B	Pacific Bell
	AGUILAR GARCIA SALOMON 40	Pacific Bell
	ALDERETE CARLOS P	Pacific Bell
	ALVIRADO JUAN RAMON	Pacific Bell
	AROCJE GEORGE	Pacific Bell
	CANNO SALAZAR EMILIA	Pacific Bell
	CRUZ CARLOS	Pacific Bell
	CURCUFA PETRE	Pacific Bell
	DAMAS DAVID	Pacific Bell
	DIAZ VITMA DEL CARMEN	Pacific Bell
	FLIGGINS J L	Pacific Bell
	FLORES ALFONSO	Pacific Bell
	GALDEZ RAMON	Pacific Bell
	GONZALEZ HILDA	Pacific Bell
	HARVEY APARTMENTS	Pacific Bell
1981	MAGGIO PATSY	Pacific Telephone
	MARTINEZ GEO	Pacific Telephone
	NGUYEN BINH	Pacific Telephone
	NGUYEN THINH D	Pacific Telephone
	PAUGH JEFFERY E	Pacific Telephone
	PENNYFEATHER ERIC	Pacific Telephone
	PICOTT BRUCE	Pacific Telephone
	PLEDEER SHIRLEY E	Pacific Telephone
	QUIAZON LAURO	Pacific Telephone
	SALIS P	Pacific Telephone
	SALLEDO FLORENCIO	Pacific Telephone
	SCOTT JAS	Pacific Telephone
	SIMS RANDY	Pacific Telephone

FINDINGS

Year	*Uses*	*Source*
1981	SOLIMAN WM	Pacific Telephone
	STEELE JEAN	Pacific Telephone
	THONGKHAM SOMLITH	Pacific Telephone
	WHITE GERTRUDE	Pacific Telephone
	YATES RITA J	Pacific Telephone
	ADAMS LEROY	Pacific Telephone
	APTS HARVEY	Pacific Telephone
	BOGOSIAN S	Pacific Telephone
	CAMPLONE A P	Pacific Telephone
	DAMAS DAVID	Pacific Telephone
	DE LA CRUZ RICK	Pacific Telephone
	FLIGGINS J L	Pacific Telephone
	FLYNN JOHN J	Pacific Telephone
	FULTON GREGORY	Pacific Telephone
	GOULD FRED	Pacific Telephone
	HIDALGO SALVADOR	Pacific Telephone
	HIRZ FRED	Pacific Telephone
	JAMES ALLEN C	Pacific Telephone
	JANAWSKY STEVEN	Pacific Telephone
	JOERIN ALFRED	Pacific Telephone
	JORDAN JOHN WESLEY	Pacific Telephone
	KING JERRY	Pacific Telephone
1976	Jeffery Thos P	Pacific Telephone
	Kendrick Larry	Pacific Telephone
	Khan K	Pacific Telephone
	Laller Rolanda E	Pacific Telephone
	Lane Jesse	Pacific Telephone
	Neises John R	Pacific Telephone
	Newman Edw	Pacific Telephone
	OBrien L	Pacific Telephone
	Oliver Earl Jos	Pacific Telephone
	Schubert Rose Mrs	Pacific Telephone
	Slosberg Martin	Pacific Telephone
	Suh Pok Chul	Pacific Telephone
	Wainer Asher	Pacific Telephone
	Williams Gene P	Pacific Telephone
	Zisselis Haim	Pacific Telephone
	Adams Christopher	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Agaitan Consuella M	Pacific Telephone
	Alexander P	Pacific Telephone
	Cohn Louis	Pacific Telephone
	Curtiss Buster	Pacific Telephone
	Danko Thos	Pacific Telephone
	Ferrgira Moises	Pacific Telephone
	Finch W C	Pacific Telephone
	Gould Fred	Pacific Telephone
1971	Delfino Frank J	Pacific Telephone
	Harvey Hotel	Pacific Telephone
	HOTEL HARVEY	Pacific Telephone
	Williams Grace Mrs	Pacific Telephone
1967	Harvey Hotel	Pacific Telephone
	HOTEL HARVEY	Pacific Telephone
	Williams Little Harvey	Pacific Telephone
1962	Beckett Francis H	Pacific Telephone
	El Var Hotel See Harvey Hotel	Pacific Telephone
	Harvey Hotel	Pacific Telephone
	Hotel Harvey	Pacific Telephone
	Niehaus Frank H	Pacific Telephone
	Wayne Jeanne	Pacific Telephone
1958	Beckett Francis H	Pacific Telephone
	Blum Philip H	Pacific Telephone
	El Var Hotel See Harvey Hotel	Pacific Telephone
	Harvey Hotel	Pacific Telephone
	Hotel Harvey	Pacific Telephone
	Niehaus Frank H	Pacific Telephone
	Wayne Jeanne	Pacific Telephone
1951	Sta Monica Harvey Hotel	Pacific Telephone & Telegraph Co.
	Sta Monica Hotel Harvey	Pacific Telephone & Telegraph Co.
	Blum Philip H r	Pacific Telephone & Telegraph Co.
	Hartman Joe r	Pacific Telephone & Telegraph Co.
	Sta Monica Niehaus Frank H r	Pacific Telephone & Telegraph Co.
	Sta Monica Wayne Jeanne r	Pacific Telephone & Telegraph Co.
1942	NICHOLSON Frank R slsmn Armour & Co	Los Angeles Directory Co.
1933	Terry Clark clk	Los Angeles Directory Co.
	TERRY Stevens clk	Los Angeles Directory Co.
	Whitson Glenn auto mech	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	BEACH Wm Kath hsemn El Cortez Hotel	Los Angeles Directory Co.
	BOUGHTON Edw bellmn	Los Angeles Directory Co.
	CAMPBELL Austin	Los Angeles Directory Co.
	CLARK Edgar J mgr El Cortez Hotel	Los Angeles Directory Co.
	DIRKS David A slsmn Paul G Hoffman Co	Los Angeles Directory Co.
	GILLEN Edw M Margt clk	Los Angeles Directory Co.
	GORDON Harrison actor	Los Angeles Directory Co.
	HALL Wilma maid	Los Angeles Directory Co.
	Hector Howard mech S M Gordon	Los Angeles Directory Co.
	KAUFMAN Harry cameraman	Los Angeles Directory Co.
	KELLY John actor	Los Angeles Directory Co.
	Mc Daniels Edith maid	Los Angeles Directory Co.
	MICHAELS Mary maid	Los Angeles Directory Co.
	Rundquist May B tchr Hollywood Secretarial Sch	Los Angeles Directory Co.
	Saxton Chas writer	Los Angeles Directory Co.
1929	Becher W W	Los Angeles Directory Co.
	Bilick A M	Los Angeles Directory Co.
	Lebacken M	Los Angeles Directory Co.
	Mc COY Louise	Los Angeles Directory Co.
	MALONEY Thos M police	Los Angeles Directory Co.
	Minchler Ella	Los Angeles Directory Co.
	PHILLIPS Wm S	Los Angeles Directory Co.
	ROBERSON Beth r	Los Angeles Directory Co.
	Rosselot H A r	Los Angeles Directory Co.
	SHIELDS W J r	Los Angeles Directory Co.
	SMITH O K r	Los Angeles Directory Co.
	Sothern Lucille r	Los Angeles Directory Co.
	Steppler Minnie Mrs r	Los Angeles Directory Co.
	TEMPLE Mary M clk r	Los Angeles Directory Co.
	WAGNER Lillian r	Los Angeles Directory Co.
	WEBER Bill r	Los Angeles Directory Co.
	WELSH Cliff r	Los Angeles Directory Co.
	Whisler Saml L slsmn Electrical Prod Corp r	Los Angeles Directory Co.
	WOLCOTT W A r	Los Angeles Directory Co.
	BURKE Buddie	Los Angeles Directory Co.
	Carnella Harry	Los Angeles Directory Co.
	CARTER Fred L slsmn Brimnstool Paint Co	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Cazier M M	Los Angeles Directory Co.
	COOPER E W	Los Angeles Directory Co.
	COOPER John	Los Angeles Directory Co.
	DAVIS Walter	Los Angeles Directory Co.
	Denby Wm	Los Angeles Directory Co.
	DENNISON A F	Los Angeles Directory Co.
	Dorsey Jack	Los Angeles Directory Co.
	DUNNING W A	Los Angeles Directory Co.
	Favorite Asa R Lucille cook	Los Angeles Directory Co.
	Fluher Mack	Los Angeles Directory Co.
	Frichett F S	Los Angeles Directory Co.
	FULLER Harry	Los Angeles Directory Co.
	Garrity Geo	Los Angeles Directory Co.
	Garson I H	Los Angeles Directory Co.
	Geirrine Fred	Los Angeles Directory Co.
	HAGER Jos	Los Angeles Directory Co.
	HALL Harry B slsmn Northwestern Mut Fire Assn	Los Angeles Directory Co.
	HALL John D	Los Angeles Directory Co.
	HAMILTON A E	Los Angeles Directory Co.
	Hawkins Adam C guard Cal Bank	Los Angeles Directory Co.
	HOPKINS L S	Los Angeles Directory Co.
	HOTEL El Cortez A E Hamilton sec mgr	Los Angeles Directory Co.
	HOUSE R A	Los Angeles Directory Co.
	HUNTER Geo	Los Angeles Directory Co.
	JONES F A	Los Angeles Directory Co.
	KAUFMAN Harry	Los Angeles Directory Co.
	Keaney Don	Los Angeles Directory Co.
	Kent Faith	Los Angeles Directory Co.
	KING Robt	Los Angeles Directory Co.

5642 SANTA MONICA BLVD

Year	Uses	Source
2015	LA OAXAQUENA MINI MARKET	Cole Information Services
2009	ALL SEASONS 95	Cole Information Services
2006	CUATETEROSA	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	99 MARKET	Haines & Company
1994	GUATEMALA GROCERY	Cole Information Services

FINDINGS

Year	Uses	Source
1990	GUATEMALA GROCERY	Pacific Bell
1986	GUATEMALA GROCERY	Pacific Bell
1981	BUTLER S ORIENTAL RUGS	Pacific Telephone
	ADELINE OUZOUNIAN ORIENTAL RUG RESTORERS	Pacific Telephone
1976	Butlers Oriental Rugs	Pacific Telephone
	Adeline Ouzounian Oriental Rug Restorers	Pacific Telephone

5644 SANTA MONICA BLVD

Year	Uses	Source
1933	COSTELLO Leah Mrs restr	Los Angeles Directory Co.

5645 SANTA MONICA BLVD

Year	Uses	Source
2015	HOWIES LIQUOR & JUNIOR MARKET	Cole Information Services
2006	JUNIOR MARKET	Haines Company, Inc.
	HOMES LIQUOR	Haines Company, Inc.
2004	HOWIES LIQUOR & JUNIOR MRKT	Cole Information Services
1999	HOWIES LIQUOR & JUNIOR MARKET	Cole Information Services
1994	HOWIES LIQUOR & JUNIOR MARKET	Cole Information Services
1990	HOWIE S LIQUOR & JUNIOR MARKET	Pacific Bell
1986	HOWIES LIQUOR & JUNIOR MARKET	Pacific Bell
1981	MOWIES LIQUOR & JUNIOR MARKET	Pacific Telephone
1976	Howies Liquor & Junior Market	Pacific Telephone

5646 SANTA MONICA BLVD

Year	Uses	Source
1933	ABBOTT Harold used cars	Los Angeles Directory Co.
	H & J Shine Service G E Howard G W Jones shoe shiners	Los Angeles Directory Co.

5647 SANTA MONICA BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1990	ART S U-DO-IT LINOLEUM & TILE MART	Pacific Bell
	ART S LINOLEUM & TILE MART	Pacific Bell
1986	ART S U-DO-IT LINOLEUM & TILE MART	Pacific Bell
	ART S LINOLEUM & TILE MART	Pacific Bell
1981	ARTS U DO IT LINOLEUM & TILE MART	Pacific Telephone
	ARTS LINOLEUM & TILE MART	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Arts U Do It Linoleum & Tile Mart	Pacific Telephone
	Arts Linoleum & Tile Mart	Pacific Telephone
1971	Arts U Do It Linoleum & Tile Mart	Pacific Telephone
	Arts Linoleum & Tile Mart	Pacific Telephone
1967	Arts U Do It Linoleum & Tile Mart	Pacific Telephone
	Arts Linoleum & Tile Mart	Pacific Telephone
1962	Arts U Do It Linoleum & Tile Mart	Pacific Telephone
	Arts Linoleum & Tile Mart	Pacific Telephone
1958	Arts Linoleum & Tile Mart	Pacific Telephone
	Arts U Do It Linoleum & Tile Mart	Pacific Telephone
1933	Lindholme Ruth Mrs	Los Angeles Directory Co.
	Hurley Alice A beauty shop	Los Angeles Directory Co.
	FISHER Flora M tchr City Schs	Los Angeles Directory Co.
1929	FISHER Ruth A	Los Angeles Directory Co.
	FISHER Fred W mach	Los Angeles Directory Co.
	FISHER Elise M Mrs	Los Angeles Directory Co.
1924	LOWE Harry stone ctr r	Los Angeles Directory Co.
	LOW Harrie A carver h	Los Angeles Directory Co.
	FRANK Henry carp r	Los Angeles Directory Co.

5648 SANTA MONICA BLVD

Year	Uses	Source
2015	PEDRO JIMENEZ	Cole Information Services
2009	PEDRO JIMENEZ	Cole Information Services
1999	PEDRO JIMENEZ	Cole Information Services

5649 SANTA MONICA BLVD

Year	Uses	Source
1990	CWH WHOLESALE PLUMBING	Pacific Bell
	CALLAHAN WHOLESALE HARDWARE CO	Pacific Bell
1986	CALLAHAN WHOLESALE HARDWARE CO	Pacific Bell
1981	ARMY & NAVY OUTDOOR SUPPLY	Pacific Telephone
1976	Army & Navy Outdoor Supply	Pacific Telephone
1971	American Silk Shop	Pacific Telephone
1967	American Silk Shop	Pacific Telephone
1958	Thrifty Sleep Shop	Pacific Telephone

FINDINGS

5650 SANTA MONICA BLVD

Year	Uses	Source
1958	Frenchys	Pacific Telephone
1951	Sta Monica Tommys Dog House	Pacific Telephone & Telegraph Co.
1933	REESE Wm H Irene L auto Indry	Los Angeles Directory Co.

5653 SANTA MONICA BLVD

Year	Uses	Source
1958	RIVIERA SOFA BED CO OF HOLLYWD	Pacific Telephone
	RIVIERA CONVERTIBLE SOFA BED CO	Pacific Telephone
	RIVIERA CONVERTIBLE SOFA BED CO INC Other Showrooms	Pacific Telephone
	Riviera Convertible Sofa Bed Co	Pacific Telephone
	RIVIERA CONVERTIBLE SOFA BED CO INC FCTRY & MAIN SHOWROOM	Pacific Telephone
1933	Dresser Roland H Veda A	Los Angeles Directory Co.
	Dresser Glenn	Los Angeles Directory Co.
	Brigham Donald H Helen cameramn	Los Angeles Directory Co.
1929	Dresser Roland H Veda A constr supt	Los Angeles Directory Co.
	Bagby Helen M Mrs	Los Angeles Directory Co.
1924	Dresser Roland H carp h	Los Angeles Directory Co.
	Bagby Helen M wid E W r	Los Angeles Directory Co.

5654 SANTA MONICA BLVD

Year	Uses	Source
1951	Sta Monica Bl Jordan A L J Auto Body	Pacific Telephone & Telegraph Co.
	Sta Monica Bl J Auto Body	Pacific Telephone & Telegraph Co.

5656 SANTA MONICA BLVD

Year	Uses	Source
2015	ALONDRAS BEAUTY SALON	Cole Information Services
	MDZ INSURANCE SOLUTION INC	Cole Information Services
	PERFECT DONUT	Cole Information Services
	AMELIA COTZOJAI	Cole Information Services
	EL GUANACO	Cole Information Services
	HOLLYWOOD TOURS	Cole Information Services
2009	PERFECT DONUT	Cole Information Services
	OK SHEEPSKIN	Cole Information Services
	PANADERIA Y PASTELERIA USULUTECA	Cole Information Services
	ALL CENTURY INSURANCE	Cole Information Services

FINDINGS

Year	Uses	Source
2009	EL GUANACO RESTAURANT	Cole Information Services
	ANGIES BEAUTY SALON	Cole Information Services
2006	PASTELERIA	Haines Company, Inc.
	USULTCA	Haines Company, Inc.
	PERFECT DONUT	Haines Company, Inc.
	SOPHISTICATED	Haines Company, Inc.
	FLWRS	Haines Company, Inc.
	ALL CENTURY	Haines Company, Inc.
	INSURANCE	Haines Company, Inc.
	ELGUANACO	Haines Company, Inc.
	RESTAURANT	Haines Company, Inc.
	JOSYS BEAUTY	Haines Company, Inc.
	SALON	Haines Company, Inc.
	MIKES FINANCIAL	Haines Company, Inc.
	PANADERIAY	Haines Company, Inc.
2004	PANADERIA Y PASTELERIA USLTC	Cole Information Services
	ADILIA MOLINA	Cole Information Services
	MOON CHOI	Cole Information Services
	EL GUANACO RESTAURANT	Cole Information Services
2000	BEST SOUND	Haines & Company
	EL GUANACO RESTAURANT	Haines & Company
	JOSYS BEAUTY SALON	Haines & Company
	MOON Sun	Haines & Company
	K SHEEPSKIN	Haines & Company
	SOPHISTICATED FLWRS	Haines & Company
	USULUTECA BAKE SHOP	Haines & Company
1999	JOSYS BEAUTY SALON	Cole Information Services
	PERFECT DONUTS & HAMBURGERS	Cole Information Services
	USULUTECA BAKE SHOP	Cole Information Services
	BEST SOUND	Cole Information Services
	OK SHEEPSKIN	Cole Information Services
	SOPHISTICATED FLOWERS	Cole Information Services
	EL GUANACO RESTAURANT	Cole Information Services
1994	SOPHSTCTD FLOWERS	Cole Information Services
	TOMS BURGERS	Cole Information Services
	OK SHEEPSKIN	Cole Information Services
	INSTALLATN ENTRTNMT	Cole Information Services
	CHITOS BAKERY	Cole Information Services

FINDINGS

Year	Uses	Source
1994	EL GUANACO RESTAURANT	Cole Information Services
1990	CHRISTIAN ROSSI	Pacific Bell
	GARZA EXPRESS	Pacific Bell
	HOLLYWOOD HAIR SALON	Pacific Bell
	OK SHEEPSKIN	Pacific Bell
	U S A BURGER	Pacific Bell
	VALLARTA TRAVEL	Pacific Bell
1986	BUD KINDER CHEVRON SERVICE	Pacific Bell
	CHEVRON STATIONS	Pacific Bell
	G & H TOWING SERVICE	Pacific Bell
	KINDER BUD CHEVRON SERVICE	Pacific Bell
1981	BUD KINDER CHEVRON SERVICE	Pacific Telephone
	CHEVRON STATIONS LOS ANGELES	Pacific Telephone
	KINDER BUD CHEVRON SERVICE	Pacific Telephone
1976	Bud Kinder Chevron Service	Pacific Telephone
	Kinder Bud Chevron Service	Pacific Telephone
1971	George & Son Chevron Service	Pacific Telephone
	Nalbandian Geo & Son Chevron Service	Pacific Telephone
1967	Mallozzi & Son Chevron Auto Serv	Pacific Telephone
	Chevron Serv Station	Pacific Telephone
	Eddies Garage	Pacific Telephone
1962	Chevron Serv Station	Pacific Telephone
	Mallozzi Bill Chevron Auto Serv	Pacific Telephone
1958	Automotive Safety Associates safty eq	Pacific Telephone
	Brobob Inc	Pacific Telephone
	Brown Ray Automotive	Pacific Telephone
1951	Sta Monica Bl Brown Ray Automotive	Pacific Telephone & Telegraph Co.
1933	Gelzer Gem Cleaners Abr and Wolf Wollrich	Los Angeles Directory Co.
	HOWARD Jack batteries	Los Angeles Directory Co.
1929	BATES John E auto repr	Los Angeles Directory Co.
	HART H Russell batteries	Los Angeles Directory Co.
	Lechner Max jr vule	Los Angeles Directory Co.
	PORTER Jean W auto Indy	Los Angeles Directory Co.

5657 SANTA MONICA BLVD

Year	Uses	Source
2009	CORK AMERICA	Cole Information Services
2006	U LINOLEUM CITY	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2004	LINOLEUM CITY	Cole Information Services
2000	LINOLEUM CITY	Haines & Company
	CORK AMERICA	Haines & Company
1999	LINOLEUM CITY	Cole Information Services
	CORK AMERICA	Cole Information Services
1994	CORK AMERICA	Cole Information Services
	LINOLEUM CITY	Cole Information Services
1990	LINOLEUM CITY	Pacific Bell
	LINOLEUM CITY	Pacific Bell
	LINOLEUM CITY	Pacific Bell
1986	CORK AMERICA	Pacific Bell
	LINOLEUM CITY	Pacific Bell
	LINOLEUM CITY	Pacific Bell
	LINOLEUM CITY	Pacific Bell
1981	LINOF MAURY	Pacific Telephone
	LINOF MAURY	Pacific Telephone
	LINOF MAURY	Pacific Telephone
1976	LINOLEUM CITY	Pacific Telephone
	LINOLEUM CITY	Pacific Telephone
	LINOLEUM CITY	Pacific Telephone
1971	Linoleum City	Pacific Telephone
	Linoleum City	Pacific Telephone
	Linoleum City	Pacific Telephone
1967	WRIGHT CARPET SERV	Pacific Telephone
1962	Wright Carpet Inc	Pacific Telephone
1958	Wright Carpet Inc	Pacific Telephone
1951	Sta Monica Westrn Auto Supply Co genl ofc Santa Monica Bl at Wiltn Br	Pacific Telephone & Telegraph Co.
1937	WESTERN Auto Supply Co Stores	Los Angeles Directory Co.
1933	BAKER Drusilla wid J L	Los Angeles Directory Co.
1929	BAKER Drusilla M wid J L	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	Waste John M Eliz phys	Los Angeles Directory Co.
1924	BAKER Drusilia wid J L h	Los Angeles Directory Co.
	Hendricks Carl stonectr r	Los Angeles Directory Co.

5660 SANTA MONICA BLVD

Year	Uses	Source
1986	WOLFORD AUTO PARTS	Pacific Bell

FINDINGS

Year	Uses	Source
1981	WOLFORD AUTO PARTS	Pacific Telephone
1976	WOLFORD AUTO PARTS	Pacific Telephone
1971	WOLFORD AUTO PARTS	Pacific Telephone
1967	WOLFORD AUTO PARTS	Pacific Telephone
1962	WOLFORD AUTO PARTS	Pacific Telephone
1958	WOLFORD AUTO PARTS	Pacific Telephone
1951	Sta Monica Bl Wolford Auto Parts	Pacific Telephone & Telegraph Co.

5661 SANTA MONICA BLVD

Year	Uses	Source
2000	DANNYS ELECTRONICS	Haines & Company
1999	DANNYS ELECTRONICS	Cole Information Services
1994	ADVANCE VIDEO RENTALS & SALES	Cole Information Services
1990	ADVANCE VIDEO RENTALS & SALES	Pacific Bell
1986	ADVANCED VIDEO RENTALS & SALES	Pacific Bell
1981	JAY S HEALTH FOODS & VITAMINS	Pacific Telephone
1976	Jays Health Foods & Vitamins	Pacific Telephone
1971	Jays Health Foods & Vitamins	Pacific Telephone
1967	Jays Health Foods & Vitamins	Pacific Telephone
1962	Jays Health Foods & Vitamins	Pacific Telephone
1958	The Paper Fair	Pacific Telephone

5663 SANTA MONICA BLVD

Year	Uses	Source
2009	ALL SEASONS NINTYFIVE CENTS	Cole Information Services
2004	ALL SEASONS NINTY	Cole Information Services
2000	XXXX	Haines & Company
1994	ECONOMY EXPRESS	Cole Information Services
1990	GENESIS COMPUTER CONSULTANTS	Pacific Bell
1981	OTTO S CYCLES OF HOLLYWOOD	Pacific Telephone
	AUDIO ENCOUNTERS	Pacific Telephone
1976	Samson Internatl Stereos	Pacific Telephone
	Ottos Cycles Of Hollywood	Pacific Telephone
1967	Snow White Laundromat	Pacific Telephone
1962	Snow White Laundromat	Pacific Telephone
1958	Sno White Laundromat	Pacific Telephone
1929	MONROE Eveline Mrs	Los Angeles Directory Co.
1924	Levinson Maurice C pres Auto Burglar Alarm Co h	Los Angeles Directory Co.

Year	Uses	Source
1924	Felton Sherman E eng r	Los Angeles Directory Co.

5664 SANTA MONICA BLVD

Year	Uses	Source
1958	Cone Inn	Pacific Telephone
1951	Sta Monica Cone Inn	Pacific Telephone & Telegraph Co.

5665 SANTA MONICA BLVD

Year	Uses	Source
2009	UNION TRAVEL SERVICES	Cole Information Services
2006	SAZINSURANCE	Haines Company, Inc.
	SERVICES	Haines Company, Inc.
2000	ORIENTAL HEALTH MASSAGE	Haines & Company
1999	HOLLYWOOD TOTAL BODY SPA	Cole Information Services
1994	ORIENTAL HEALTH MASSAGE	Cole Information Services
1990	ORIENTAL HEALTH MASSAGE	Pacific Bell
1986	ORIENTAL HEALTH MASSAGE	Pacific Bell
1981	ORIENTAL HEALTH MASSAGE	Pacific Telephone
1976	Oriental Health Massage	Pacific Telephone
1971	Sofa Sales	Pacific Telephone
1965	SEVEN SEAS AQUARIUM & PET SHOP	Pacific Telephone
1962	SEVEN SEAS AQUARIUM & PET SHOP	Pacific Telephone
	Seven Seas Aquarium & Pet Shop	Pacific Telephone
	Seven Seas Aquarium & Pet Shop	Pacific Telephone
1958	Seven Seas Aquarium & Pet Shop	Pacific Telephone

5667 SANTA MONICA BLVD

Year	Uses	Source
2009	SEARS AUTO CENTER	Cole Information Services
2004	SEARS	Cole Information Services
1951	Sta Monica Bl Lucky Sales Co	Pacific Telephone & Telegraph Co.

5673 SANTA MONICA BLVD

Year	Uses	Source
1929	COLVIN John W Ann gas ste	Los Angeles Directory Co.

5700 SANTA MONICA BLVD

Year	Uses	Source
2015	SANTA MONICA MKT	Cole Information Services
2006	SANTA MONICA MKT	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2004	SANTA MONICA MARKET	Cole Information Services
	MONICA SANTA	Cole Information Services
2000	SANTA MONICA MKT	Haines & Company
	ESHTIAGHPOURY	Haines & Company
1999	SANTA MONICA MARKET	Cole Information Services
1994	VIDEO INN	Cole Information Services
1990	VIDEO INN THE	Pacific Bell
1986	VIDEO INN 3 THE	Pacific Bell
1962	Paint Boys The of Hollywood	Pacific Telephone
	Boys Paint Tne	Pacific Telephone
1958	Paint Boys The of Hollywood	Pacific Telephone
	Boys Paint The	Pacific Telephone
1951	Sta Monica Bl Humphrey Water Heater Repair Shop	Pacific Telephone & Telegraph Co.
	Sta Monica A A 1 Plumbng Co A A 1 Appliance & Plumbng Co	Pacific Telephone & Telegraph Co.
	Sta Monica A A 1 Appliance & Plumbng Co	Pacific Telephone & Telegraph Co.
	Sta Monica A A plmbng	Pacific Telephone & Telegraph Co.
	Sta Monica Bl A a	Pacific Telephone & Telegraph Co.
	Sta Monica Bl A Abe Rainen plumbng	Pacific Telephone & Telegraph Co.
1933	FREEDMAN Saml S Dorothy drugs	Los Angeles Directory Co.
1929	Zenor Wm T Goldie gro	Los Angeles Directory Co.
	BAUER John Anna fruits	Los Angeles Directory Co.
1924	Halbrohr Danl gro	Los Angeles Directory Co.

5701 SANTA MONICA BLVD

Year	Uses	Source
1933	BUTLER Morris H Meari used cars	Los Angeles Directory Co.
1929	GREEN Jos W Ann real est	Los Angeles Directory Co.
1924	GREEN Jos W real est	Los Angeles Directory Co.

5702 SANTA MONICA BLVD

Year	Uses	Source
1933	Ramage Faye Mrs beauty shop	Los Angeles Directory Co.
1924	Webb Chas W meats	Los Angeles Directory Co.

5520 1/2 SANTA MONICA BLVD

Year	Uses	Source
1986	BLOCK H & R DISTRICT OFFICES YEAR AROUND SERVICE	Pacific Bell

FINDINGS

5622 1/2 SANTA MONICA BLVD

Year	Uses	Source
1990	MARIOS T V REPAIR	Pacific Bell

5624 1/2 SANTA MONICA BLVD

Year	Uses	Source
1990	KAZ MR HAIR TRIMMING & STYLING	Pacific Bell

5541-5543 SANTA MONICA BLVD

Year	Uses	Source
1990	ROMERO S SPORTSWEAR & TAILOR SHOP	Pacific Bell

SANTA MONICA FWY

5528 SANTA MONICA FWY

Year	Uses	Source
1962	BERT-SMITH VAN LINES INC	Pacific Telephone

5546 SANTA MONICA FWY

Year	Uses	Source
1970	CHAFFEE S TELVSN	Pacific Telephone
	CHAFFEE S TELVSN	Pacific Telephone
1962	CHAFFEE S TELVSN	Pacific Telephone

5665 SANTA MONICA FWY

Year	Uses	Source
1962	SEVEN SEAS AQUARIUM & PET SHOP	Pacific Telephone

SANTO MONICA BLVD

5640 SANTO MONICA BLVD

Year	Uses	Source
1990	REYES RICARDO	Pacific Bell

SERRA VISTA AVE

5415 SERRA VISTA AVE

Year	Uses	Source
1981	MARTINEZ HILDA	Pacific Telephone

5460 SERRA VISTA AVE

Year	Uses	Source
1981	FODULYAN ARUTYUN	Pacific Telephone

SIEERA VISTA AVE

5452 SIEERA VISTA AVE

Year	Uses	Source
1986	CAPISTRANO JANA F	Pacific Bell

SIERA VISTA AVE

5460 SIERA VISTA AVE

Year	Uses	Source
1981	MECHEM WILL	Pacific Telephone

SIERRA VISTA AVE

5414 SIERRA VISTA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1976	RHENIFRANK & ASSCIATES	Pacific Telephone
1958	Nufit Sales Co dntl supply	Pacific Telephone
1951	Sierra Vista Av Rheinfrank & Associates mfrs reps	Pacific Telephone & Telegraph Co.
	Sierra Vista Av Medi Balm Products Co	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Nufit Sales Co dntl supply	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Peal Co The	Pacific Telephone & Telegraph Co.
	Sierra Vista Av Rheal Products Co dntl supply	Pacific Telephone & Telegraph Co.

5415 SIERRA VISTA AVE

Year	Uses	Source
1990	MARTINEZ JOSE R	Pacific Bell
1986	SOLARES ELDA O	Pacific Bell
	MARTINEZ JOSE R	Pacific Bell
1976	Mejia Yolanda	Pacific Telephone

5416 SIERRA VISTA AVE

Year	Uses	Source
1924	Mc KEE Cath S r	Los Angeles Directory Co.
	Mc KEE F W phys	Los Angeles Directory Co.

FINDINGS

5417 SIERRA VISTA AVE

Year	Uses	Source
1976	Ortiz Jose S	Pacific Telephone
	Garcia Arnoldo	Pacific Telephone
	Cotner Frank S	Pacific Telephone
1951	Sierra Vsta Av Hershenson H r	Pacific Telephone & Telegraph Co.
1942	DAILEY Anna S wid J M	Los Angeles Directory Co.
	CARR Eliz L wid H H	Los Angeles Directory Co.
1937	BLACK Mabel Mrs slswn	Los Angeles Directory Co.
	BLACK Lee C clk	Los Angeles Directory Co.
1933	Meliven Hattie waitor	Los Angeles Directory Co.
	CRANE Wm J carp	Los Angeles Directory Co.
1929	Kolsky Geo Hedwig mfrs agt	Los Angeles Directory Co.
1924	HURST Paul dir Natl Film Corp h	Los Angeles Directory Co.

5418 SIERRA VISTA AVE

Year	Uses	Source
1976	Modern Furniture Rentals	Pacific Telephone
1942	SIERRA Vista Garage J C OHare L F Spazzie	Los Angeles Directory Co.
1933	Ady Edna A garage	Los Angeles Directory Co.
1929	Spazzie Bros John and Leo auto reprs	Los Angeles Directory Co.
	Hornaday R auto pntr	Los Angeles Directory Co.
	OTT & Duhrkoop Frank Ott Wm Duhrkoop auto pntrs	Los Angeles Directory Co.

5419 SIERRA VISTA AVE

Year	Uses	Source
1994	PEREZ, JULIO	Cole Information Services
	HERNANDEZPEREZ, PIO	Cole Information Services
1990	PEREZ JULIO	Pacific Bell
1981	WOLF FREIDA	Pacific Telephone
1976	Woleaf Frieda	Pacific Telephone
	Shepard Anna	Pacific Telephone
	Christenson D B	Pacific Telephone

5420 SIERRA VISTA AVE

Year	Uses	Source
1976	TV Rents	Pacific Telephone
1951	Sierra Vsta Av Blumfield Jos rugs	Pacific Telephone & Telegraph Co.

Year	Uses	Source
1951	Sierra Vsta Av Softops Rug Weavers Blumfield Joseph	Pacific Telephone & Telegraph Co.
1942	Townsend Club	Los Angeles Directory Co.
	Venger ahr	Los Angeles Directory Co.
1937	PRUETT Ernest Madehine waiter	Los Angeles Directory Co.
1929	Obrikat Meyer Finance Corp P W Meyer pres Franz Obrikat Jr Sec treas	Los Angeles Directory Co.
	Obrikat Obrikat jr sec treas	Los Angeles Directory Co.
	Tummonds Wm J Anna real est	Los Angeles Directory Co.

5421 SIERRA VISTA AVE

Year	Uses	Source
1990	VILLEGAS JESUS	Pacific Bell
1986	VILLEGAS JESUS	Pacific Bell
1981	VELASCO EMIE	Pacific Telephone
1976	Greco Thos S	Pacific Telephone
1951	Sierra Vsta Av Alevy S D r	Pacific Telephone & Telegraph Co.
1942	COSTELLO Franklin	Los Angeles Directory Co.
1937	Du Bois Cora Mrs	Los Angeles Directory Co.
	COSTELLO Franklin Lea slsmn	Los Angeles Directory Co.
1933	Gleaner Harry window tchr	Los Angeles Directory Co.
	Gleaner Joel tailor	Los Angeles Directory Co.
1929	BARNES Roland W Myrtle acct Arth Young & Co	Los Angeles Directory Co.
	WALLACE Howard B jr Patricia electn h	Los Angeles Directory Co.
1924	Dahlen O E Mrs h	Los Angeles Directory Co.

5422 SIERRA VISTA AVE

Year	Uses	Source
1976	Richards Edna	Pacific Telephone
1951	Sierra Vsta Av Jensen Melvin S contr	Pacific Telephone & Telegraph Co.
1942	Duling Paul A Dorothy M chemist Coca Cola Co	Los Angeles Directory Co.
	Hartshorn Francis Kay whsmn	Los Angeles Directory Co.
1937	HILL Philip slsmn	Los Angeles Directory Co.
	Henderson A Willard Maude cigars	Los Angeles Directory Co.
	CLAYTON Eva Mrs	Los Angeles Directory Co.
1933	Clayton Eva Mrs	Los Angeles Directory Co.
	HILL Philip H receptionist Texas Co	Los Angeles Directory Co.
1924	BAILEY Ivan H slsmn Mc Comas Dry Gds Co r	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	BAILEY Ruby A Mrs h	Los Angeles Directory Co.

5423 SIERRA VISTA AVE

Year	Uses	Source
1990	GARCIA ARNOLDO	Pacific Bell
1962	Wallace Antoinette J Mrs	Pacific Telephone
1958	Wallace Antoinette J Mrs	Pacific Telephone
1951	Sierra Vsta Av Wallace Antoinette J Mrs r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Santaella Manuel Mrs	Pacific Telephone & Telegraph Co.
1942	BRYANT Frank V cook	Los Angeles Directory Co.
	WALLACE Howard B Antoinette J	Los Angeles Directory Co.
1937	Bern Isador	Los Angeles Directory Co.
	Steelman Alex Anna dairy prod	Los Angeles Directory Co.
	Wallace Howard B Nettie guard S FN Bank	Los Angeles Directory Co.
1933	Bern Isadore Fannie	Los Angeles Directory Co.
	Steelman Alex Anna creamery	Los Angeles Directory Co.
	WALLACE Howard B Antoinette guard SFN Bank	Los Angeles Directory Co.
1924	WALLACE Howard E sergt police h	Los Angeles Directory Co.
	WALLACE H B jr chemist r	Los Angeles Directory Co.

5424 SIERRA VISTA AVE

Year	Uses	Source
1958	Meyers Fred W	Pacific Telephone
1951	Sierra Vsta Av Meyers Fred W r	Pacific Telephone & Telegraph Co.
1942	MEYERS Fred W Betty J mot pict opr	Los Angeles Directory Co.
	Mc EWEN Matthew M emp SPCo	Los Angeles Directory Co.
	MEYERS Betty J lndywkr	Los Angeles Directory Co.

5425 SIERRA VISTA AVE

Year	Uses	Source
2015	DERLY CASTELLANOS	Cole Information Services
	GREGORI MORALES	Cole Information Services
	CHRISTOPHER WIDMAN	Cole Information Services
2009	GREGORIA MORALES	Cole Information Services
	JIA YUH	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	EDGAR RODRIGUEZ	Cole Information Services
2006	ESQUIVEL Lilia D	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	Vi FUENTES Sergila	Haines Company, Inc.
2004	LILIA ESQUIVEL	Cole Information Services
2000	YUH Jia	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	JIA YUH	Cole Information Services
	EDGAR RODRIGUEZ	Cole Information Services
	GREGORIA MORALES	Cole Information Services
1994	DIAZ, JOSE O	Cole Information Services
1981	KANJANAKASET SAKDA	Pacific Telephone
	POOMIRATANA IMAERB	Pacific Telephone
1976	Sriwanthana Udon	Pacific Telephone
1951	Sierra Vsta Av Metalsky Geo r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Hodapp Dorothy M r	Pacific Telephone & Telegraph Co.
1942	Hodapp Dorothy M wid G S	Los Angeles Directory Co.
	RAMSEY Marion weaver	Los Angeles Directory Co.
	Vellines Maraville Edna D	Los Angeles Directory Co.
1937	Hodapp Dorothy M Mrs slswn	Los Angeles Directory Co.
	Vellines Marsville Edna	Los Angeles Directory Co.
1933	TUCKER Estelle slswn	Los Angeles Directory Co.
	Vellines Marsville Edna carrier PO	Los Angeles Directory Co.
1929	TUCKER Lewis W Estelle slsmn North Corona Land Co h	Los Angeles Directory Co.
	Vellines Marsville Edna carrier PO h	Los Angeles Directory Co.
1924	Vellines Marsville carrier h	Los Angeles Directory Co.

5426 SIERRA VISTA AVE

Year	Uses	Source
2015	ANDRESHA SCOTT	Cole Information Services
	DEMAY TUFFA	Cole Information Services
	EDGAR GARCIA	Cole Information Services
	KIMBERLY BANKS	Cole Information Services
	MARVIN FLOYD	Cole Information Services
	MARLENE PATTERSON	Cole Information Services
	CHAKRABORTY ACHYUTA	Cole Information Services
	ESTELLA HARDEN	Cole Information Services
	ANTWAUNE JACKSON	Cole Information Services
	MARIA PRADA	Cole Information Services
	ZEYNABA ALI	Cole Information Services
	BURVIN ANDERSON	Cole Information Services

FINDINGS

Year	Uses	Source
2015	DOBY GOODMAN	Cole Information Services
	CHARLES OTEKPEN	Cole Information Services
	BRIAN TODD	Cole Information Services
	RICARDO LORENZANA	Cole Information Services
	LAWANA ROBINSON	Cole Information Services
	CLARA YU	Cole Information Services
2009	STANFORD HORNE	Cole Information Services
	RICARDO LORENZANA	Cole Information Services
	MILTON KEISHA	Cole Information Services
	KEVIN HENDRIX	Cole Information Services
	GAITHER LEGREE	Cole Information Services
	SHARNAE VAUGHAN	Cole Information Services
	ANTOINE LEVERETTE	Cole Information Services
	MARLENE PATTERSON	Cole Information Services
	HORNE STANFORD	Cole Information Services
	DUK CHOI	Cole Information Services
	WOLL YU	Cole Information Services
	UNICE SMITH	Cole Information Services
	JFELICIA LEWIS	Cole Information Services
	KENNETH JOHNSON	Cole Information Services
	BURVIN ANDERSON	Cole Information Services
	VEMA BOYD	Cole Information Services
	MIKALE YOUNG	Cole Information Services
	YOUNG KIM	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	BOYD Vema	Haines Company, Inc.
	CHA Ok San	Haines Company, Inc.
	CHOI Duk Ja	Haines Company, Inc.
	ESCKYS B Odilon	Haines Company, Inc.
	KIM Eun Ja	Haines Company, Inc.
	KIM Ki Chol	Haines Company, Inc.
	LORENZANA Ricardo	Haines Company, Inc.
	OTEKPEN Charles	Haines Company, Inc.
	POLLARD Jamal	Haines Company, Inc.
	SCOTT Andresha	Haines Company, Inc.
	THOMAS Deshay	Haines Company, Inc.
	YUWoll Sun	Haines Company, Inc.
2004	NIKITA BOYKIN	Cole Information Services

FINDINGS

Year	Uses	Source
2004	KYUNG KANG	Cole Information Services
	YVONNE ROMERO	Cole Information Services
	JONG JANG	Cole Information Services
	DUK CHOI	Cole Information Services
	KI LEE	Cole Information Services
	DESHAY THOMAS	Cole Information Services
	VEMA BOYD	Cole Information Services
	KI KIM	Cole Information Services
	MARIA ESCOBAR	Cole Information Services
	KI IM	Cole Information Services
	CHRISTON BASHAM	Cole Information Services
	JANETH MUNOZ	Cole Information Services
	B ESCKYS	Cole Information Services
	OK CHA	Cole Information Services
	YEON KANG	Cole Information Services
	POK PARK	Cole Information Services
2000	APARTMENTS AHN Kum Nam	Haines & Company
	BAE Seung Ho	Haines & Company
	CHOI Duk Ja	Haines & Company
	HUR Young Hee	Haines & Company
	IM Ha Joon	Haines & Company
	KANG Kyung Ja	Haines & Company
	KANG Sun Yul	Haines & Company
	SIERRA VISTA AV 90038 CONT KANG Yeon H	Haines & Company
	KIM Jae Sook	Haines & Company
	KIM Jong	Haines & Company
	LEE Yung Ae	Haines & Company
	LIM Woon Hwa	Haines & Company
	PARK Pok Sun	Haines & Company
	SHIN Woo K	Haines & Company
	YANG Jae Soon	Haines & Company
	YI Yong Kil 323 B	Haines & Company
1999	YOUNG KIM	Cole Information Services
	MIKALE YOUNG	Cole Information Services
	MILTON KEISHA	Cole Information Services
	KEVIN HENDRIX	Cole Information Services
	GAITHER LEGREE	Cole Information Services
	SHARNAE VAUGHAN	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
1999	ANTOINE LEVERETTE	Cole Information Services
	MARLENE PATTERSON	Cole Information Services
	HORNE STANFORD	Cole Information Services
	DUK CHOI	Cole Information Services
	WOLL YU	Cole Information Services
	UNICE SMITH	Cole Information Services
	JFELICIA LEWIS	Cole Information Services
	KENNETH JOHNSON	Cole Information Services
	BURVIN ANDERSON	Cole Information Services
	VEMA BOYD	Cole Information Services
	RICARDO LORENZANA	Cole Information Services
	STANFORD HORNE	Cole Information Services
1994	KIM, SOON A	Cole Information Services
	CHUNG, J	Cole Information Services
	PARK, U J	Cole Information Services
	CHANG, KI C	Cole Information Services
	KIM, JAE S	Cole Information Services
	KANG, SOON K	Cole Information Services
	KANG, SUN Y	Cole Information Services
	YI, OK S	Cole Information Services
	KIM, OKSOON	Cole Information Services
1990	KIM IN SOON	Pacific Bell
	KIM JUNG SOO	Pacific Bell
	KIM KI HEE	Pacific Bell
	LEE HO DUK	Pacific Bell
	PARK U JISOON	Pacific Bell
	SHIN WOO K	Pacific Bell
	SISLIAN VAHE	Pacific Bell
	BELL CLIFFORD E	Pacific Bell
	CHANG KI CHOL	Pacific Bell
	KANG SOON KEUN	Pacific Bell
	KANG SUN YUL	Pacific Bell
1986	BELL CLIFFORD E	Pacific Bell
	CACERES JORGE	Pacific Bell
	DAILEY WM S	Pacific Bell
	HOLLOWAY VALENCIA	Pacific Bell
	JACKSON LOUIS	Pacific Bell
	KWON SOON HEE	Pacific Bell

FINDINGS

Year	*Uses*	*Source*
1986	MAPEFANE MATOOANE	Pacific Bell
	MARTIN ANGELO	Pacific Bell
	PODELL DAVID	Pacific Bell
	RUDAMAS MANUEL J	Pacific Bell
	SAABACKAN RASOOL	Pacific Bell
	STEVENSON LESLIE	Pacific Bell
	WEATHERSBY KIM VENEECE	Pacific Bell
	WHITE W R	Pacific Bell
	YGLESIAS VICENZIO	Pacific Bell
1981	CURRY LYNN	Pacific Telephone
	DAILEY WM S	Pacific Telephone
	DAVID	Pacific Telephone
	GOMEZ BILL A	Pacific Telephone
	HERNANDEZ ANTONIO	Pacific Telephone
	KOHN SAM	Pacific Telephone
	OHIRI LUKE N	Pacific Telephone
	QUEZADA EDMUNDO	Pacific Telephone
	RUDAMAS MANUEL J	Pacific Telephone
	SIMON ARTHUR	Pacific Telephone
	SIMPSON MELVIN	Pacific Telephone
	TAYLOR ALVIN	Pacific Telephone
	TEJERA MIKE	Pacific Telephone
1976	Cooper P	Pacific Telephone
	Dailey Wm	Pacific Telephone
	Espinal Antonio	Pacific Telephone
	Frumes Martha	Pacific Telephone
	Hayes Robt L	Pacific Telephone
	James Allan C	Pacific Telephone
	Kuiper Henk L	Pacific Telephone
	Sanders Bernard L	Pacific Telephone
	Smith E R	Pacific Telephone
	Sohlman Agnes Mrs	Pacific Telephone
	Boonyatera Suchart	Pacific Telephone
1967	Sierra Vista Apts	Pacific Telephone
1962	Sierra Vista Apts	Pacific Telephone
1958	Sierra Vista Apts	Pacific Telephone
1951	Beaman Beryl r	Pacific Telephone & Telegraph Co.
	Dean Esther r	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Sierra Vsta Klein Blanch Mrs r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Stratton Thos H r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Sierra Vista Apts	Pacific Telephone & Telegraph Co.
	Lloyd Margaret D r	Pacific Telephone & Telegraph Co.
	Carmines Estelle r	Pacific Telephone & Telegraph Co.
	Jenkins S S r	Pacific Telephone & Telegraph Co.
1942	BERG Philip br mgr Thrifty Drug Stores	Los Angeles Directory Co.
	Billiar Ivan E nite mgr WUTCo	Los Angeles Directory Co.
	Bybee Donald clk	Los Angeles Directory Co.
	Causey Addison L custodian Pub Sch	Los Angeles Directory Co.
	DUNBAR Lewis A Emma L clk	Los Angeles Directory Co.
	Gornbein Edith clk	Los Angeles Directory Co.
	AUSTIN Jos S Sylvia E slsmn	Los Angeles Directory Co.
	AUSTIN Sylvia E Mrs mgr Sierra Vista Apta	Los Angeles Directory Co.
	BARNETT Esther Mrs slswn	Los Angeles Directory Co.
	BECK Harold S Virginia	Los Angeles Directory Co.
	Greenstone Saml Anna	Los Angeles Directory Co.
	Hammett Pauline sten	Los Angeles Directory Co.
	Harkness Bessie Mrs	Los Angeles Directory Co.
	HARTNETT Oliver M Marie aircrftwkr	Los Angeles Directory Co.
	Hollinger H E Mrs	Los Angeles Directory Co.
	Hood Beulah B Mrs clk	Los Angeles Directory Co.
	HURD Emery Jerry reastrwkr	Los Angeles Directory Co.
	JOHNSON Chester aircrftwkr	Los Angeles Directory Co.
	Justin Adolph W Pauline cook	Los Angeles Directory Co.
	LLOYD Rose Mrs pets	Los Angeles Directory Co.
	LLOYD S C Rose	Los Angeles Directory Co.
	Macklin Blanche A Mrs mlnr	Los Angeles Directory Co.
	Mauss Harry S Merle bartndr	Los Angeles Directory Co.
	Meir Vincent Clyda barber	Los Angeles Directory Co.
	Mier Clyta V cors SR&Co	Los Angeles Directory Co.
	OCONNOR Maurice C Ann br mgr Oscar Stein	Los Angeles Directory Co.
	PETTY T A aircraftwkr	Los Angeles Directory Co.
	Revenko Steph clk	Los Angeles Directory Co.
	SAMUELS Gertrude Mrs	Los Angeles Directory Co.
	SIERRA Vista Apartments	Los Angeles Directory Co.
	Toby Geo studiowkr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	CARLISLE Jas A Minnie	Los Angeles Directory Co.
	Chowler Emily rug repr Persian Rug Clng Co	Los Angeles Directory Co.
	Hoyt Alice Mrs lab	Los Angeles Directory Co.
	Hulen Betty	Los Angeles Directory Co.
	Hulen Sally Mrs candy mkr	Los Angeles Directory Co.
	KOHN Bertha Mrs slswn	Los Angeles Directory Co.
	MANN Louis E Rosalee lab	Los Angeles Directory Co.
	Mauss Harry S bartndr	Los Angeles Directory Co.
	MURRAY M Jane Mrs	Los Angeles Directory Co.
	Nickert John W Eileen silverplater	Los Angeles Directory Co.
	Picorri John Eunice actor	Los Angeles Directory Co.
	Sierra Vista Apartments	Los Angeles Directory Co.
	WALTON Percy L Norma electn	Los Angeles Directory Co.
	Ziegenhagen Lloyd Elsa	Los Angeles Directory Co.
1933	Rutt Henry H	Los Angeles Directory Co.
	Schofield Howard G studiowkr	Los Angeles Directory Co.
	SIERRA Vista Apartments	Los Angeles Directory Co.
	SMITH Stanley slsmn	Los Angeles Directory Co.
	SMITH Thos actor	Los Angeles Directory Co.
	Swinney Earl	Los Angeles Directory Co.
	Young Anne A wid A Y	Los Angeles Directory Co.
	ALEXANDER Norman	Los Angeles Directory Co.
	Astley Frank musician	Los Angeles Directory Co.
	Brame Herbt art gds	Los Angeles Directory Co.
	Downing Mary T writer	Los Angeles Directory Co.
	DUNN Arth B	Los Angeles Directory Co.
	DUNN Lora Mrs	Los Angeles Directory Co.
	FORRESTER Paul clk	Los Angeles Directory Co.
	GARLAND Suzanne Mrs	Los Angeles Directory Co.
	GRUBBS John chauf	Los Angeles Directory Co.
	HALLGREN Edith L slswn	Los Angeles Directory Co.
	HECK Wm H baker	Los Angeles Directory Co.
	Heckler Margt	Los Angeles Directory Co.
	JONES Saml H slsmn	Los Angeles Directory Co.
	KNUTSON Dewey L Helen actor	Los Angeles Directory Co.
	Mc CLEAN Marie Mrs clk	Los Angeles Directory Co.
	Mc CULLEY Harry Myrtle E cabtmkr	Los Angeles Directory Co.
	Mc CULLEY Myrtle mgr Sierra Vista apts	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	MITCHELL Paul	Los Angeles Directory Co.
	RASMUSSEN Wanda Mrs clk	Los Angeles Directory Co.
	Rutt Albt B Edna	Los Angeles Directory Co.
1929	Adams Ferdinand L aviator	Los Angeles Directory Co.
	Ainsworth Mildred L clk	Los Angeles Directory Co.
	Anheuser Gus stagehd	Los Angeles Directory Co.
	BEST Sherfey Hazel B	Los Angeles Directory Co.
	Boyland Kathleen clk	Los Angeles Directory Co.
	BURKE Wm stagchd	Los Angeles Directory Co.
	Burrous Everett garagemn B E Cam	Los Angeles Directory Co.
	BURROWS John mech	Los Angeles Directory Co.
	Clayton Barbara	Los Angeles Directory Co.
	Crandall Daisy clk	Los Angeles Directory Co.
	CUMMINGS John E Mary	Los Angeles Directory Co.
	Downing Mary writer	Los Angeles Directory Co.
	Dressler Alf chauf	Los Angeles Directory Co.
	DU BOIS Cora Mrs	Los Angeles Directory Co.
	GRAHAM Allie Mrs sten	Los Angeles Directory Co.
	GRAY Josephine Mrs	Los Angeles Directory Co.
	Grubbs John K chauf	Los Angeles Directory Co.
	HULL R E slsmn	Los Angeles Directory Co.
	Longet Gaston photog	Los Angeles Directory Co.
	Longet Lucy D Mrs drsmkr	Los Angeles Directory Co.
	Mc CULLEY Harry Myrtle cabtmkr	Los Angeles Directory Co.
	Mc CULLEY Myrtle Mrs mgr Sierra Vista Apts	Los Angeles Directory Co.
	Mc GINNIS Mary musician	Los Angeles Directory Co.
	Rauer Richd J slsmn M A Newmark & Co h	Los Angeles Directory Co.
	SCOTT Robt M vet surg h	Los Angeles Directory Co.
	SIERRA Vista Apartments	Los Angeles Directory Co.
	Sonneborn Beulah actor h	Los Angeles Directory Co.
	Sonneyborn Olivia nurse r	Los Angeles Directory Co.
	Swick Maria Mrs h	Los Angeles Directory Co.
	WADDELL John Eloise actor h	Los Angeles Directory Co.
	WARD Edwin G drftsmn Krempel & Erkes r	Los Angeles Directory Co.
	WESTOVER Louis aviator h	Los Angeles Directory Co.
	MANLEY Harry cook	Los Angeles Directory Co.
	Menge Walter meats	Los Angeles Directory Co.

Year	Uses	Source
1929	MILLER Alice beauty opr	Los Angeles Directory Co.
	PINE Harry Esther	Los Angeles Directory Co.

5427 SIERRA VISTA AVE

Year	Uses	Source
2015	JOHN HARRIS	Cole Information Services
	MIA ROSNER	Cole Information Services
2009	MARIA SANDOVAL	Cole Information Services
2006	Va SANDOVAL Maria E	Haines Company, Inc.
2004	MARIA AGUILAR	Cole Information Services
2000	XXXX	Haines & Company
1999	MARIA SANDOVAL	Cole Information Services
1981	TATIYARATANA SOMSAK	Pacific Telephone
1976	Tatiyaratana Somsak	Pacific Telephone
1958	Tucker Lewis W	Pacific Telephone
1951	Sierra Vsta Av Tucker Lewis W r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Moore Geo r	Pacific Telephone & Telegraph Co.
1937	TUCKER Lew W Estelle	Los Angeles Directory Co.
	TUCKER Estele slswn	Los Angeles Directory Co.
1933	Rennie Nellie S wid D G	Los Angeles Directory Co.
1929	Henderson A Willard Maude cigars	Los Angeles Directory Co.
	CLAYTON Gus Eva	Los Angeles Directory Co.
1924	Crabtree Cleo O clk h	Los Angeles Directory Co.
	Crabtree Chas C clk r	Los Angeles Directory Co.
	Krall Alma E bkpr Chester Bennett Film Laboratories h	Los Angeles Directory Co.

5428 SIERRA VISTA AVE

Year	Uses	Source
1937	SLACK Marie dipper Good Humor Ice Cream Co	Los Angeles Directory Co.

5429 SIERRA VISTA AVE

Year	Uses	Source
2015	SILVIA SOCOY	Cole Information Services
2009	JESUS CHAJON	Cole Information Services
	SILVIA SOCOY	Cole Information Services
2006	No Current Listing	Haines Company, Inc.
2004	PATRICIA QUEZADA	Cole Information Services
2000	CRUZ Marcial Dela	Haines & Company

FINDINGS

Year	Uses	Source
1999	SILVIA SOCOY	Cole Information Services
	JESUS CHAJON	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1990	UAARLYASUB DUANG PORN	Pacific Bell
1986	UAARIYASUB DUANG PORN	Pacific Bell
1981	HONGTONGSAK CHOOSAK	Pacific Telephone
1976	Hongtongsak Choosak	Pacific Telephone
	Verity Hyman	Pacific Telephone
1967	Verity Hyman	Pacific Telephone
1962	Verity Hyman	Pacific Telephone
1958	Verity Hyman	Pacific Telephone
1951	Sierra Vsta Av Verity Hyman r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Guinn Raymond J r	Pacific Telephone & Telegraph Co.
1942	SCHNEIDERMAN Saml	Los Angeles Directory Co.
1937	Lathrop Jessie D Mrs slswn	Los Angeles Directory Co.
	Hiatt Walter B Pearl barber	Los Angeles Directory Co.
	Hiatt M Louise sec Radio Bible Fellowship	Los Angeles Directory Co.
	Anthony Marguerita Mrs clk	Los Angeles Directory Co.
1933	HIATT Louise sten	Los Angeles Directory Co.
	GREEN Hazel B photo fnshr	Los Angeles Directory Co.
	GREEN Georgia A studiowkr	Los Angeles Directory Co.
1929	Rusche Burrell r	Los Angeles Directory Co.
1924	MARTIN John clk h	Los Angeles Directory Co.
	MARTIN Geo news boy r	Los Angeles Directory Co.
	BAIN Fred G film ctr h	Los Angeles Directory Co.

5431 SIERRA VISTA AVE

Year	Uses	Source
2015	MBLANCA ARGUETA	Cole Information Services
	ROSAELIA GUZMAN	Cole Information Services
	OTILIO LOPEZ	Cole Information Services
2009	MBLANCA ARGUETA	Cole Information Services
	ELLA GUZMAN	Cole Information Services
	OTILIO LOPEZ	Cole Information Services
	NORMA LOPEZ	Cole Information Services
2006	GUZMAN Rosaella	Haines Company, Inc.
	AYALA Ronald J	Haines Company, Inc.
	AYALAAna	Haines Company, Inc.
2004	VICENTA FRANCIA	Cole Information Services

FINDINGS

Year	Uses	Source
2004	RONALD AYALA	Cole Information Services
2000	LOPEZ Norma M	Haines & Company
	RIVAS George	Haines & Company
	AYALA Ronald J	Haines & Company
1999	MBLANCA ARGUETA	Cole Information Services
	ELLA GUZMAN	Cole Information Services
	OTILIO LOPEZ	Cole Information Services
	NORMA LOPEZ	Cole Information Services
1976	Cervera Romeo	Pacific Telephone
	Vargus Juanita C	Pacific Telephone
1951	Sierra Vsta Av Fern Sam r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Pomerantz Ethel Mrs r	Pacific Telephone & Telegraph Co.

5432 SIERRA VISTA AVE

Year	Uses	Source
1942	Leininger Nellie E	Los Angeles Directory Co.
	Miller Clara A wid W J	Los Angeles Directory Co.
1937	Leininger Nellie	Los Angeles Directory Co.
	Miller Clara Mrs	Los Angeles Directory Co.
1933	Soskin Harry L hdw	Los Angeles Directory Co.
	Souskin Harry Helen	Los Angeles Directory Co.
	Yanko Jos S Edith clk	Los Angeles Directory Co.
1929	Leininger Nellie E	Los Angeles Directory Co.
1924	GREENWOOD Ernest L waiter r	Los Angeles Directory Co.
	Leininger John W h	Los Angeles Directory Co.

5433 SIERRA VISTA AVE

Year	Uses	Source
2009	CATALINA RODRIGUEZ	Cole Information Services
	HERNANDEZ LIMON	Cole Information Services
	YESENIA MARTINEZ	Cole Information Services
	NORMA SANCHEZ	Cole Information Services
2006	MARTINEZYesenia	Haines Company, Inc.
	Minerva	Haines Company, Inc.
	LIMONHERNANDEZ	Haines Company, Inc.
2004	OSCAR HERNANDEZ	Cole Information Services
	JOSE GAMEZ	Cole Information Services
	HERNANDEZ LIMON	Cole Information Services
	NORMA SANCHEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2000	Minerva RODRIGUEZ Catalina	Haines & Company
	LIMON Hernandez	Haines & Company
	FRANCIA Jorge	Haines & Company
1999	CATALINA RODRIGUEZ	Cole Information Services
	C RODRIGUEZ	Cole Information Services
	NORMA SANCHEZ	Cole Information Services
	HERNANDEZ LIMON	Cole Information Services
	YESENIA MARTINEZ	Cole Information Services
1990	HERNANDEZ DOUGLAS	Pacific Bell
1986	HERNANDEZ DOUGLAS	Pacific Bell
1976	Berrios Alba M	Pacific Telephone
1951	Sierra Vsta Av Levine Saml P r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Yuwiler Arthur	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Benbinisti Mary r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Girgus Sarah r	Pacific Telephone & Telegraph Co.
1933	BUTLER Jeose S Elsie M slsmm	Los Angeles Directory Co.
1929	SHAWHAN Walter B Clara signs	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
	Bennes Chas S Ethel	Los Angeles Directory Co.
	Brandenberg Dordothy Mrs	Los Angeles Directory Co.
	Goede Blanche sten	Los Angeles Directory Co.
1924	Strickling Howard dir publicity Metro Pict corp r	Los Angeles Directory Co.
	WRIGHT Harold slsmn h	Los Angeles Directory Co.
	Zensen Geo W real est h	Los Angeles Directory Co.

5434 SIERRA VISTA AVE

Year	Uses	Source
2015	ELIZABETH ZAMORA	Cole Information Services
	ANDREA TORREZ	Cole Information Services
	MENDEZ RUIZ	Cole Information Services
	B VAZQUEZ	Cole Information Services
	LUIS MENDOZA	Cole Information Services
	FRED FULKERSON	Cole Information Services
	VIKTORIA TOMLINSON	Cole Information Services
	YASMINE WATANABE	Cole Information Services
	LILIAN MAZARIEGOS	Cole Information Services
	DIANA MOURINO	Cole Information Services
	HUGO SUASTEGUI	Cole Information Services

FINDINGS

Year	Uses	Source
2015	MARIABEL JUAREZ	Cole Information Services
	HELEN COLTON	Cole Information Services
	JIAYU LIU	Cole Information Services
	GUSTAVO DIAZ	Cole Information Services
	MARIANO HERRERA	Cole Information Services
	SERGIO GARCIA	Cole Information Services
	NUNEZ MARGARITA	Cole Information Services
	MIGUEL VELAZCO	Cole Information Services
	MARIA MENDOZA	Cole Information Services
	SID DEL	Cole Information Services
	CIPRIANO HERNANDEZ	Cole Information Services
	RICKY ARVIZU	Cole Information Services
	MANIT POITSAWANG	Cole Information Services
	SENIK EPREMIAN	Cole Information Services
2009	LIZBETH MARTINEZ	Cole Information Services
	DESANKA OKUN	Cole Information Services
	HEINZ SCHNEIDER	Cole Information Services
	CARLOS SORIANO	Cole Information Services
	ELVIS VASQUEZ	Cole Information Services
	EVARISTO RAMOS	Cole Information Services
	GARCIA NORELI	Cole Information Services
	WILLIAM ARTEAGA	Cole Information Services
	JANET GARCIA	Cole Information Services
	ROBERTO LEAL	Cole Information Services
	JUVENCIO MENDEZ	Cole Information Services
	FERMIN MENDOZA	Cole Information Services
	EMILY KRUSEMARK	Cole Information Services
	DIEGO HERNANDEZ	Cole Information Services
	DANIEL DIAZ	Cole Information Services
	MIGUEL VELAZCO	Cole Information Services
	BONIFACIO GARCIA	Cole Information Services
	RAMOS GARCIA	Cole Information Services
	GONZALO GARCIA	Cole Information Services
	JIM HOLMES	Cole Information Services
	GUSTAVO DIAZ	Cole Information Services
	VERONICA ARCE	Cole Information Services
	ANGELINA SOCOY	Cole Information Services
	HUGO SUASTEGUI	Cole Information Services

FINDINGS

Year	Uses	Source
2009	MIRIAM DELSID	Cole Information Services
	MARIA BARRERA	Cole Information Services
	ELIZABETH ZAMORA	Cole Information Services
	DIANA MOURINO	Cole Information Services
	GRISELDA VALENCIA	Cole Information Services
	B VAZQUEZ	Cole Information Services
	IVAN HERNANDEZ	Cole Information Services
	MARIA GARCIA	Cole Information Services
	CANDELARIA LOPEZ	Cole Information Services
	GRAVE SANTIAGO	Cole Information Services
2006	ZAMORA Elizabeth	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	BARRERA Madria	Haines Company, Inc.
	CACHO Sordano	Haines Company, Inc.
	Cards	Haines Company, Inc.
	COLTON Helen	Haines Company, Inc.
	DELSID Miriam	Haines Company, Inc.
	GARCIA Maria	Haines Company, Inc.
	GARCIA Serglo	Haines Company, Inc.
	GONZALEZAzucena	Haines Company, Inc.
	HERNANDEZ Diego	Haines Company, Inc.
	HERNANDEZ Ivan G	Haines Company, Inc.
	HERNANDEZ M	Haines Company, Inc.
	KRUSEMARK Emily	Haines Company, Inc.
	LOPEZJuan B	Haines Company, Inc.
	MENDEZJuvencio	Haines Company, Inc.
	NUNEZMargarita	Haines Company, Inc.
	OKUN Desanka	Haines Company, Inc.
	RAMOS Evaristo	Haines Company, Inc.
	RUANGWAN Prasert	Haines Company, Inc.
	RUIZMendez Pedro	Haines Company, Inc.
	SCHNEIDERHeinz W	Haines Company, Inc.
	SUASTEGUI Hugo	Haines Company, Inc.
	VASQUEZDonald	Haines Company, Inc.
	VAZQUEZ B Lucinda	Haines Company, Inc.
2004	S CACHO	Cole Information Services
	DESANKA OKUN	Cole Information Services
	PATRICIO ORDONEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2004	LUIS MARTINEZ	Cole Information Services
	MENDEZ RUIZ	Cole Information Services
	PRASERT RUANGWAN	Cole Information Services
	B VAZQUEZ	Cole Information Services
	HUGO SANCHEZ	Cole Information Services
	HUGO SUASTEGUI	Cole Information Services
	MARIA BARRERA	Cole Information Services
	ANGELINA SOCOY	Cole Information Services
	GERMAN MEZA	Cole Information Services
	GERMAN MEJIA	Cole Information Services
	JOSE VELAZQUEZ	Cole Information Services
	HUMBERTO MONTEROSO	Cole Information Services
	HUMBERTO SANTIAGO	Cole Information Services
	CESAR MARTINEZ	Cole Information Services
	CONSOLACION CHIVEZ	Cole Information Services
	SID DEL	Cole Information Services
	EMILY KRUSEMARK	Cole Information Services
	FERMIN RAMIREZ	Cole Information Services
	PEDRO HINOJOSA	Cole Information Services
	ARMANDO ANGULO	Cole Information Services
	HEINZ SCHNEIDER	Cole Information Services
	EVARISTO RAMOS	Cole Information Services
	SYLVIA DELGADO	Cole Information Services
	MORALES PAIZ	Cole Information Services
	NANCY THERAPIST	Cole Information Services
	MARTHA GIRON	Cole Information Services
	ALEJANDRO ANTONIO	Cole Information Services
	OSCAR VARGAS	Cole Information Services
	CIPRIANO HERNANDEZ	Cole Information Services
	MARIA CAMACHO	Cole Information Services
2000	APARTMENTS ANTONIO Alejandro	Haines & Company
	COLTON Helen	Haines & Company
	IGANCIO Martin	Haines & Company
	MORENO Bonald O	Haines & Company
	NAIL Y	Haines & Company
	OKUN Desanka	Haines & Company
	ORDONEZ Patricio	Haines & Company
	OROZCO Victor	Haines & Company

FINDINGS

Year	Uses	Source
2000	RIVERA Eleasar	Haines & Company
	RUIZ Mendez Pedro	Haines & Company
	SANTIAGO Ramos	Haines & Company
	Humberto SCHNEIDER Heinz W	Haines & Company
1999	B VAZQUEZ	Cole Information Services
	IVAN HERNANDEZ	Cole Information Services
	MARIA GARCIA	Cole Information Services
	CANDELARIA LOPEZ	Cole Information Services
	JUAN RODRIGUEZ	Cole Information Services
	DESANKA OKUN	Cole Information Services
	LIZBETH MARTINEZ	Cole Information Services
	GRAVE SANTIAGO	Cole Information Services
	CARLOS SORIANO	Cole Information Services
	HEINZ SCHNEIDER	Cole Information Services
	ELVIS VASQUEZ	Cole Information Services
	EVARISTO RAMOS	Cole Information Services
	GARCIA NORELI	Cole Information Services
	WILLIAM ARTEAGA	Cole Information Services
	JANET GARCIA	Cole Information Services
	ROBERTO LEAL	Cole Information Services
	JUVENCIO MENDEZ	Cole Information Services
	FERMIN MENDOZA	Cole Information Services
	MIGUEL VELAZCO	Cole Information Services
	EMILY KRUSEMARK	Cole Information Services
	DIEGO HERNANDEZ	Cole Information Services
	DANIEL DIAZ	Cole Information Services
	BONIFACIO GARCIA	Cole Information Services
	RAMOS GARCIA	Cole Information Services
	GONZALO GARCIA	Cole Information Services
	JIM HOLMES	Cole Information Services
	GUSTAVO DIAZ	Cole Information Services
	VERONICA ARCE	Cole Information Services
	ANGELINA SOCOY	Cole Information Services
	HUGO SUASTEGUI	Cole Information Services
	MIRIAM DELSID	Cole Information Services
	MARIA BARRERA	Cole Information Services
	ELIZABETH ZAMORA	Cole Information Services
	DIANA MOURINO	Cole Information Services

FINDINGS

Year	Uses	Source
1999	GRISELDA VALENCIA	Cole Information Services
1994	LOPEZ, ONORIA	Cole Information Services
	ARANDA, JESUS	Cole Information Services
	MOREIRA, JOSE R	Cole Information Services
	RUIZ, JUAN C	Cole Information Services
	SOTO, JOE	Cole Information Services
	FLORES, JESUS	Cole Information Services
	KRUSEMARK, EMILY	Cole Information Services
	JUAREZ, L	Cole Information Services
	HOUCHINS, TRENT	Cole Information Services
	PEREZ, HECTOR	Cole Information Services
1990	CARDENAS VICTOR R	Pacific Bell
	CHOI DAE HO	Pacific Bell
	COLTON HELEN	Pacific Bell
	DRUSKOCZY GOE	Pacific Bell
	GOCOCO JEAN	Pacific Bell
	GROSSMANN ELARD	Pacific Bell
	GUISRIKUL CHANCHAI	Pacific Bell
	HURLEY GEORGE	Pacific Bell
	KANSANAKASES SERM	Pacific Bell
	NITHAKORN PANIDA	Pacific Bell
	OKUN DESANKA	Pacific Bell
	PHONGPHANICH NATTEE	Pacific Bell
	SCHNEIDER HEINZ W	Pacific Bell
	SUH SUNG JOO	Pacific Bell
	SY KA HUA DAVID	Pacific Bell
	TANG SAM	Pacific Bell
	OTERO EMMA	Pacific Bell
1986	CHOI DAE HO	Pacific Bell
	COLTON HELEN	Pacific Bell
	BUSTOS AREA ELIZABETH	Pacific Bell
	CARDENAS VICTOR R	Pacific Bell
	CHANTAWIT KACHEN	Pacific Bell
	DRUSKOCZY GOE	Pacific Bell
	GROSSMANN ELARD	Pacific Bell
	ISARATAKDEE VIMADA	Pacific Bell
	OKUN DESANKA	Pacific Bell
	OTERO EMMA	Pacific Bell

FINDINGS

Year	Uses	Source
1986	PHORMSEN BOONLOP	Pacific Bell
	SCHNEIDER HEINZ W	Pacific Bell
	SRIJUNYANONT TAVEEFAK	Pacific Bell
1981	SUPSIN CHOUVAFIT	Pacific Telephone
	THANASILANGOON PREMCHAI	Pacific Telephone
	ULRICH BERND	Pacific Telephone
	ASSAVASENANON JOE	Pacific Telephone
	BARNER DALIA	Pacific Telephone
	CHOKDEE PAT	Pacific Telephone
	COLTON HELEN	Pacific Telephone
	FITZSIMONS JUAN	Pacific Telephone
	GROSSMANN ELARD	Pacific Telephone
	KAY B	Pacific Telephone
	KIRSCH MAURICE	Pacific Telephone
	KRUSEMARK E	Pacific Telephone
	MARTIN STUART	Pacific Telephone
	MATSUI KEIKO	Pacific Telephone
	MAZGANI FOWAD	Pacific Telephone
	MIYASHITA MANABU	Pacific Telephone
	OKUN DESANKA	Pacific Telephone
	PHKPLSETH SUPUNN	Pacific Telephone
	RAMIREZ CONRADO	Pacific Telephone
	SHIRANI HOMAYOUN	Pacific Telephone
1976	Alem Waddah	Pacific Telephone
	Cardenas Victor R	Pacific Telephone
	Cho Suzie	Pacific Telephone
	Colton Helen	Pacific Telephone
	Daouk Nadim F	Pacific Telephone
	Davis Meryl Renee	Pacific Telephone
	Deeb Safwan	Pacific Telephone
	Dib Ghassan	Pacific Telephone
	Freed Victor	Pacific Telephone
	Holloway Christine	Pacific Telephone
	Jackson Mona	Pacific Telephone
	Kadoi Steve	Pacific Telephone
	Kay B	Pacific Telephone
	Krusemark E	Pacific Telephone
	Miyashita Manabu	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Nimsakul Praplm	Pacific Telephone
	Okun Desanka	Pacific Telephone
	Teepratui Thongchai	Pacific Telephone
	Tosic Nevenka	Pacific Telephone
	Yaffe Martin C	Pacific Telephone

5435 SIERRA VISTA AVE

Year	Uses	Source
1942	HATHAWAY Chas A May S	Los Angeles Directory Co.
1937	Hathaway Chas A May clk	Los Angeles Directory Co.
1933	Travis Fred H chauf	Los Angeles Directory Co.
	Hathaway Chas A May T eng	Los Angeles Directory Co.

5436 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vista Robbins Mart Mrs r	Pacific Telephone & Telegraph Co.
1942	Barefoot Hilda Mrs	Los Angeles Directory Co.
	BRENNAN Mary G wid J J	Los Angeles Directory Co.
1937	FAULKNER Jennie Mrs wid C E	Los Angeles Directory Co.
	WOODARD Mabel Mrs	Los Angeles Directory Co.
1933	CURREY Eleanor Mrs sten	Los Angeles Directory Co.
1924	Miller Donald W slsmn W C Watkins r	Los Angeles Directory Co.
	MILLER Wm J bkpr Simpson Aehby Co h	Los Angeles Directory Co.

5437 SIERRA VISTA AVE

Year	Uses	Source
1967	Carr Grace S	Pacific Telephone
1962	Carr Grace S	Pacific Telephone
1958	Carr Grace S	Pacific Telephone
1951	Sierra Vsta Av Carr Grace S r	Pacific Telephone & Telegraph Co.
1942	CARR Grace S sten	Los Angeles Directory Co.
	CARR Lulu A	Los Angeles Directory Co.
1937	CARR Lula	Los Angeles Directory Co.
	Lula Grace	Los Angeles Directory Co.
	Mc Lennon Lora Mrs	Los Angeles Directory Co.
1933	CARR Grace stan City Atty	Los Angeles Directory Co.
	CARR Lulu A mlnr	Los Angeles Directory Co.
	MC LELLAN Laura A wid D S	Los Angeles Directory Co.
	BARR Lulu artist	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	CARR Grace sten City Attorney	Los Angeles Directory Co.
	CARR Lulu A mlnr	Los Angeles Directory Co.
	Mc LELLAN Laura wid D S	Los Angeles Directory Co.
1924	CARR Grace steno City Atty h	Los Angeles Directory Co.
	CARR Lulu r	Los Angeles Directory Co.
	FRENCH Marjorie steno r	Los Angeles Directory Co.
	FRENCH R E Mrs h	Los Angeles Directory Co.
	Mc LELLAN Laura Mrs wid D S r	Los Angeles Directory Co.

5439 SIERRA VISTA AVE

Year	Uses	Source
1942	Silva Lawrence K Adele P	Los Angeles Directory Co.
	Golter Evelyn K Mrs	Los Angeles Directory Co.
1933	JORDAN Alfreda nurse	Los Angeles Directory Co.

5441 SIERRA VISTA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1951	Sierra Vsta Av Bagwell Earl L r	Pacific Telephone & Telegraph Co.
1942	Kealoha Pus musician	Los Angeles Directory Co.
	Bagwell Otto Josephine	Los Angeles Directory Co.
	Bagwell Earl O Josephine B & H Upholstering Co	Los Angeles Directory Co.
1937	Matsch Robt reprmn F E Osborn	Los Angeles Directory Co.
	GOODMAN Winnie	Los Angeles Directory Co.
	Goodman Hilda wid M G	Los Angeles Directory Co.
	Goodman Annie	Los Angeles Directory Co.

5442 SIERRA VISTA AVE

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services

5443 SIERRA VISTA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1994	MOON, DUCKHEE	Cole Information Services
1990	MOON DUCKHEE	Pacific Bell
1986	MOON DUCKHEE	Pacific Bell
1951	Sierra Vsta Reed Jas A r	Pacific Telephone & Telegraph Co.
1942	HAUGH Rick B & H Upholstering Co	Los Angeles Directory Co.

Year	Uses	Source
1942	CASWELL Leonard restr	Los Angeles Directory Co.
	CASWELL Ama Mrs restrwkr	Los Angeles Directory Co.
1937	Caswell Ama E Mrs restr	Los Angeles Directory Co.
1933	Caswell Leonard A slsmn	Los Angeles Directory Co.
1929	Caswell Ama E wid L F clk	Los Angeles Directory Co.
	Macart Fredk E Marjorie chauf	Los Angeles Directory Co.
1924	Jackson Eber D h	Los Angeles Directory Co.

5444 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Hall Aurella r	Pacific Telephone & Telegraph Co.
1942	Houeren Robt A slsmn SR & Co	Los Angeles Directory Co.
	Mc PHERSON Bee wid Jas	Los Angeles Directory Co.
	Simands Lillian Mrs	Los Angeles Directory Co.
1937	SIMONDS Lawrence D clk	Los Angeles Directory Co.
	SIMONDS Lillian wid Frank	Los Angeles Directory Co.
1933	SIMONDS Dan with Sylmar Packing corp	Los Angeles Directory Co.
	SIMONDS Frank Lilian see mgr Sylmar Pkg Corp	Los Angeles Directory Co.
	SIMONDS Lawrence bkpr Sylmar Pkg Corp	Los Angeles Directory Co.
1929	SIMONDS Jas R mech V H Buchanan r	Los Angeles Directory Co.
	SIMONDS Danl clk r	Los Angeles Directory Co.
	SIMONDS Frank Lillian sec Sylmar Pkg Corp h	Los Angeles Directory Co.
1924	Simonds Frank see Sylmar Packlng Corp h	Los Angeles Directory Co.

5445 SIERRA VISTA AVE

Year	Uses	Source
2015	YVONNE GONZALES	Cole Information Services
	SHEYLA MARTINEZ	Cole Information Services
	VERONICA SANTOS	Cole Information Services
	LINDA FORRESTER	Cole Information Services
	ALEX CASTILLO	Cole Information Services
	MORENO PARRA	Cole Information Services
	GARCIA MARTHA	Cole Information Services
	ARGUETA JOSE	Cole Information Services
	AURA DIAZ	Cole Information Services
	KAREN CATALAN	Cole Information Services
	SARA GASPAR	Cole Information Services

FINDINGS

Year	Uses	Source
2015	MARIO RODRIGUES	Cole Information Services
	JOSEPH LUBIANO	Cole Information Services
	ROSA QUINTANILLA	Cole Information Services
	MARIBEL MARROQUIN	Cole Information Services
	RUBEN COVARRUBIAS	Cole Information Services
	EDNA RODAS	Cole Information Services
2009	ANTONIO ALVARADO	Cole Information Services
	JOSE ORTIZ	Cole Information Services
	GARCIA MARTHA	Cole Information Services
	JOSE ARGUETA	Cole Information Services
	IGNACIA SALES	Cole Information Services
	KAREN CATALAN	Cole Information Services
	MORENO PARRA	Cole Information Services
	CELESTINO HERNANDEZ	Cole Information Services
	VERONICA SANTOS	Cole Information Services
	ANA SORIANO	Cole Information Services
	KATRINA LUBIANO	Cole Information Services
	NORA COADY	Cole Information Services
	RAFAEL RUIZ	Cole Information Services
	ELMER HERNANDEZ	Cole Information Services
	KIM MARBBY	Cole Information Services
	MIKE TOPOOZIAN	Cole Information Services
	HELEN DIAS	Cole Information Services
	YVONNE GONZALES	Cole Information Services
	MARIBEL MARROQUIN	Cole Information Services
	ROSA QUINTANILLA	Cole Information Services
	EDUBINA DIAZ	Cole Information Services
	MARIO RODRIGUES	Cole Information Services
	MARLON DAIZ	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	CATALAN Karen	Haines Company, Inc.
	CHIAVEZBARRIOS	Haines Company, Inc.
	EHfego	Haines Company, Inc.
	CHUNG Sang Dong	Haines Company, Inc.
	Di AZMardon	Haines Company, Inc.
	GARCIA Heriberdo B+6	Haines Company, Inc.
	HERNANDEZC	Haines Company, Inc.
	HERNANDEZ	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	Cetlestino	Haines Company, Inc.
	LINDSEYAntisa	Haines Company, Inc.
	LUBIANO Rebecca	Haines Company, Inc.
	MARBBY Kim	Haines Company, Inc.
	MARTINEZ Lucila M	Haines Company, Inc.
	MENDOZAJacobo	Haines Company, Inc.
	PARRA Moreno	Haines Company, Inc.
	RODRIGUEZ Sandra	Haines Company, Inc.
	RUIZ Rafael	Haines Company, Inc.
	VASQUEZJose	Haines Company, Inc.
2004	SANG CHUNG	Cole Information Services
	LUCILA MARTINEZ	Cole Information Services
	MIKE TOPOOZIAN	Cole Information Services
	HUGO SOSA	Cole Information Services
	KIM MARBBY	Cole Information Services
	JOSE CERVANTES	Cole Information Services
	RAFAEL RUIZ	Cole Information Services
	OSCAR ZUNIGA	Cole Information Services
	G LIEVA	Cole Information Services
	KATRINA LUBIANO	Cole Information Services
	ESTHER DIAZ	Cole Information Services
	JOSE MORALES	Cole Information Services
	PABLO SANTOYO	Cole Information Services
	S NADLAN	Cole Information Services
	DAVID LAUGHLIN	Cole Information Services
	MINERVA BARRERA	Cole Information Services
	JIN LEE	Cole Information Services
	CARLOS AGUILAR	Cole Information Services
	BARBARA BOLD	Cole Information Services
	SOON LEE	Cole Information Services
	SILVIA GARCIA	Cole Information Services
	ELFEGO BARRIOS	Cole Information Services
	MARIA REYES	Cole Information Services
	ARTURO SANCHEZ	Cole Information Services
	GREGORIO PALMA	Cole Information Services
	VICTOR HERNANDEZ	Cole Information Services
	ANGELA GUTIERREZ	Cole Information Services
2000	APARTMENTS CHAVEZBARRIOS Elfego	Haines & Company

FINDINGS

Year	*Uses*	*Source*
2000	HERNANDEZ Cleto	Haines & Company
	HYUN Hee Hong	Haines & Company
	KIM Keon Ok	Haines & Company
	KIM Marbby	Haines & Company
	KIM Yong Kyun	Haines & Company
	LEE Jin Min	Haines & Company
	OH Chung	Haines & Company
	RUIZ Rafel	Haines & Company
	SUN H Y	Haines & Company
	YU Sun Sin	Haines & Company
	ZUNIGA Oscar O	Haines & Company
1999	JOSE ORTIZ	Cole Information Services
	JOSE ARGUETA	Cole Information Services
	GARCIA MARTHA	Cole Information Services
	IGNACIA SALES	Cole Information Services
	MORENO PARRA	Cole Information Services
	KAREN CATALAN	Cole Information Services
	CELESTINO HERNANDEZ	Cole Information Services
	VERONICA SANTOS	Cole Information Services
	ANA SORIANO	Cole Information Services
	KATRINA LUBIANO	Cole Information Services
	NORA COADY	Cole Information Services
	RAFAEL RUIZ	Cole Information Services
	ELMER HERNANDEZ	Cole Information Services
	KIM MARBBY	Cole Information Services
	MIKE TOPOOZIAN	Cole Information Services
	HELEN DIAS	Cole Information Services
	YVONNE GONZALES	Cole Information Services
	MARIBEL MARROQUIN	Cole Information Services
	ROSA QUINTANILLA	Cole Information Services
	EDUBINA DIAZ	Cole Information Services
	MARIO RODRIGUES	Cole Information Services
	MARLON DAIZ	Cole Information Services
	J RODRIGUEZ	Cole Information Services
	ANTONIO ALVARADO	Cole Information Services
1994	SON, HYUN J	Cole Information Services
	LEE, KWANG S	Cole Information Services
	YANG, BEUNG Y	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
1994	CHOI, BYNUG W	Cole Information Services
	KIM, SUNG M	Cole Information Services
	IM, SEUNG B	Cole Information Services
	LEE, IL M	Cole Information Services
	KIM, W H	Cole Information Services
1990	CHO HYUN HUNG	Pacific Bell
	CHOI TAYON	Pacific Bell
	CHUN HAKHYUN	Pacific Bell
	CHUN HONG BUM	Pacific Bell
	JOUNG CHEON HEE	Pacific Bell
	KIM CHI WOONG	Pacific Bell
	KIM HO GYU	Pacific Bell
	KIM KWAN CHONG	Pacific Bell
	KIM KYUNG HO	Pacific Bell
	KIM SUNG M	Pacific Bell
	KIM WON HAE	Pacific Bell
	LEE HONG LIM	Pacific Bell
	LEE II MU	Pacific Bell
	PARK CHANG KUN	Pacific Bell
	PARK YOUNG JA	Pacific Bell
	RUIZ RAFAEL	Pacific Bell
	SO BYUNG	Pacific Bell
	YI TOK Y	Pacific Bell
1986	KIM KYUNG HO	Pacific Bell
	KIM SUK BUM	Pacific Bell
	KIM SUNG M	Pacific Bell
	KIM WON HAE	Pacific Bell
	LEE AN KEON	Pacific Bell
	PARK YONG	Pacific Bell
	PEREZ MARIAM	Pacific Bell
	RUIZ RAFAEL	Pacific Bell
	SAMANIEGO RICHARD I	Pacific Bell
	SONG MU C	Pacific Bell
	SONG SEO WON	Pacific Bell
	YOO SUN MUN	Pacific Bell
	YOON EUNSAENG	Pacific Bell
	CHANDNA MULK R	Pacific Bell
	CHANG DOK HO	Pacific Bell

FINDINGS

Year	Uses	Source
1986	HAN DONG YUL	Pacific Bell
	JOUNG CHEON HEE	Pacific Bell
1981	AN CHONG TAIK	Pacific Telephone
	GREG & ANNIE	Pacific Telephone
	SUNG H	Pacific Telephone
	CHANDNA MULK R	Pacific Telephone
	HAN EUI DUK	Pacific Telephone
	HAN JEON HEONG	Pacific Telephone
	KANG JUNG WON	Pacific Telephone
	KIM HA IN	Pacific Telephone
	KIM JONG K	Pacific Telephone
	KIM KYUNG HO	Pacific Telephone
	KIM V	Pacific Telephone
	KIM WON HAE	Pacific Telephone
	LEE CHOONG HOON	Pacific Telephone
	MOY EDMOND	Pacific Telephone
	NAM KAE SU	Pacific Telephone
	PARK HO GYUN & MAL RAN	Pacific Telephone
	PARK SEUNG CHUL	Pacific Telephone
	PEREZ MARIAM	Pacific Telephone
	ROH KEEL SUNG	Pacific Telephone
	RUIZ RAFAEL	Pacific Telephone
	SAMANIEGO RICHARD I	Pacific Telephone
	SHIN HWALAN	Pacific Telephone
	YI BONG HAK	Pacific Telephone
	YI SE YONG	Pacific Telephone
	YOON EUNSAENG	Pacific Telephone
1976	Mc Murray Jos	Pacific Telephone
	Mintzer Michael	Pacific Telephone
	Morris Lani	Pacific Telephone
	Sebail Mohammed	Pacific Telephone
	Wilbur R	Pacific Telephone
	Evanovich Steven Eli	Pacific Telephone
	Ferroni Luis Roque	Pacific Telephone

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Year	Uses	Source
2015	JESUSA WITKOWSKI	Cole Information Services
	BAUTISTA ALBERTANO	Cole Information Services

FINDINGS

Year	Uses	Source
2015	BELINDA ALDRETT	Cole Information Services
	MARIA ALBARADO	Cole Information Services
	LUIS MADRID	Cole Information Services
	MARIA CAMEROS	Cole Information Services
	CESAR MONTOYA	Cole Information Services
	WILLIAM MALDONADO	Cole Information Services
	MELISSA FRANCO	Cole Information Services
	GLADIS OLGUIN	Cole Information Services
	CARLOS TORRES	Cole Information Services
	VERONICA CASTILLO	Cole Information Services
	LETICIA VALENTE	Cole Information Services
	JULIO SOLORZANO	Cole Information Services
	DOMINGO PINO	Cole Information Services
	ANGELICA PARRAGUIRRE	Cole Information Services
	GILBERTO CABUTO	Cole Information Services
	JAVIER TORRES	Cole Information Services
	MIGUEL FUENTES	Cole Information Services
	AVERTANO BAUTISTA	Cole Information Services
	MATILDE MORALES	Cole Information Services
2009	GLORIA BUSTILLOS	Cole Information Services
	GARCIA CRUZ	Cole Information Services
	ANA GALINDO	Cole Information Services
	MARTIN TURCIOS	Cole Information Services
	LUIS MADRID	Cole Information Services
	MARIA ALVARADO	Cole Information Services
	AVERTANO NUNEZ	Cole Information Services
	ANGELICA VALDEZ	Cole Information Services
	CESAR MONTOYA	Cole Information Services
	SOSIMO BAUTISTA	Cole Information Services
	JOSE TORRES	Cole Information Services
	HEIDY REYES	Cole Information Services
	MINOR MARTINEZ	Cole Information Services
	VERONICA CASTILLO	Cole Information Services
	DOMINGO PINO	Cole Information Services
	JOSE GOMEZ	Cole Information Services
	GLADYS OLGUIN	Cole Information Services
	WILLIAM MIRAMDA	Cole Information Services
	MIGUEL FUENTES	Cole Information Services

FINDINGS

Year	Uses	Source
2009	JESUSA WITKOWSKI	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	ALBARADO Maria A	Haines Company, Inc.
	BAUTISTASosimo	Haines Company, Inc.
	ENRIQUEZ Maria	Haines Company, Inc.
	FUENTES Miguel	Haines Company, Inc.
	GALICIANAZARIO	Haines Company, Inc.
	Braulio	Haines Company, Inc.
	MIRAMDA William	Haines Company, Inc.
	MONTOYA Gloria	Haines Company, Inc.
	OCHOASonia	Haines Company, Inc.
	PINO Domingo	Haines Company, Inc.
	VASQUEZRosendo	Haines Company, Inc.
	WITKOWSKIJesusa	Haines Company, Inc.
2004	MARIA TORRES	Cole Information Services
	JESUSA WITKOWSKI	Cole Information Services
	FRANCISCO CRUZ	Cole Information Services
	ARGELIA TRINIDAD	Cole Information Services
	MIGUEL FUENTES	Cole Information Services
	WILLIAM MIRAMDA	Cole Information Services
	GLADYS OLGUIN	Cole Information Services
	DOMINGO PINO	Cole Information Services
	RUBI JUAREZ	Cole Information Services
	BRAULIO NAZARIO	Cole Information Services
	MINOR MARTINEZ	Cole Information Services
	FORINDA ORELLANA	Cole Information Services
	SOSIMO BAUTISTA	Cole Information Services
	CESAR MONTOYA	Cole Information Services
	MARIA ALVARADO	Cole Information Services
	VICTORIA GONZALEZ	Cole Information Services
	MARIA ENRIQUEZ	Cole Information Services
	MARTIN TURCIOS	Cole Information Services
	SARBULAND KHAN	Cole Information Services
2000	APARTMENTS ARRIAZA Carmen	Haines & Company
	DELEON Jaime	Haines & Company
	DHEMING Reyna	Haines & Company
	GONZALEZ Victoria	Haines & Company
	MCVIE J	Haines & Company

FINDINGS

Year	Uses	Source
2000	MENDEZ Alajendro	Haines & Company
	PINO Domingo	Haines & Company
1999	HEIDY REYES	Cole Information Services
	JOSE TORRES	Cole Information Services
	VERONICA CASTILLO	Cole Information Services
	DOMINGO PINO	Cole Information Services
	JOSE GOMEZ	Cole Information Services
	GLADYS OLGUIN	Cole Information Services
	WILLIAM MIRAMDA	Cole Information Services
	MIGUEL FUENTES	Cole Information Services
	VASQUEZ RONQUILO	Cole Information Services
	MINOR MARTINEZ	Cole Information Services
	SOSIMO BAUTISTA	Cole Information Services
	CESAR MONTOYA	Cole Information Services
	ANGELICA VALDEZ	Cole Information Services
	AVERTANO NUNEZ	Cole Information Services
	LUIS MADRID	Cole Information Services
	MARIA ALVARADO	Cole Information Services
	MARTIN TURCIOS	Cole Information Services
	ANA GALINDO	Cole Information Services
	JESUSA WITKOWSKI	Cole Information Services
	GLORIA BUSTILLOS	Cole Information Services
	GARCIA CRUZ	Cole Information Services
1994	PITCO, JIMMY	Cole Information Services
	MORAN, ALFREDO M	Cole Information Services
1990	CRUZ MARIO REV	Pacific Bell
	DHEMING REYNA	Pacific Bell
	HOQUE SHIRAZUL	Pacific Bell
	PEREZ MARLENY	Pacific Bell
1986	AILINCA GORNELIU	Pacific Bell
	DAOUD WADIE	Pacific Bell
	DHEMING REYNA	Pacific Bell
	HERNANDEZ MARIA	Pacific Bell
	HOQUE SHIRAZUL	Pacific Bell
	LINARES AIFREDO T	Pacific Bell
	LOPEZ MANUEL	Pacific Bell
	PORTILLO JOSE ANTONIO	Pacific Bell
	SORIANO ANNA	Pacific Bell

Year	Uses	Source
1981	HERRERA ALFREDO	Pacific Telephone
	HOQUE SHIRAZUL	Pacific Telephone
	KAMMULA K M	Pacific Telephone
	KIWAS DAVID	Pacific Telephone
	KZLYAN GRIGOR	Pacific Telephone
	MAZKDSYAN AGOP	Pacific Telephone
	MGUYEN NGA THI THUY	Pacific Telephone
	POGOSYAN GAROUCH	Pacific Telephone
	RIDDLE MELISSA	Pacific Telephone
	TRAN NHAN DINH	Pacific Telephone
	WASSERMAN RUTHE	Pacific Telephone
	WEATHERSBY MARIE	Pacific Telephone
	ALFADEFF MORRIS	Pacific Telephone
	ASISSIAN ALBERT	Pacific Telephone
	BAUTISTA ALBY	Pacific Telephone
	BOSTANIAN ZOHRAB	Pacific Telephone
	CANET MAUREEN	Pacific Telephone
	CHOMPAKDEE VORAPAN	Pacific Telephone
	DHEMING REYNA	Pacific Telephone
	FIDENCIO	Pacific Telephone
	GONALEZ GUILLERMO	Pacific Telephone
1976	Basa Manuel	Pacific Telephone
	Cardenas Ildefonso	Pacific Telephone
	Colinco Gaudlosa	Pacific Telephone
	Edwards Nina	Pacific Telephone
	Garmino Fidencio	Pacific Telephone
	Lopez Pacifico	Pacific Telephone
	Manago Belen C	Pacific Telephone
	Patel Kishor	Pacific Telephone
	Sacrdmento Nilus E	Pacific Telephone
	Solis Armando R	Pacific Telephone
1951	Sierra Vsta Av Speers Viola Mrs	Pacific Telephone & Telegraph Co.

5447 SIERRA VISTA AVE

Year	Uses	Source
2015	MARIA GARCIA	Cole Information Services
2009	MARIA GARCIA	Cole Information Services
2006	PERAZA Caros	Haines Company, Inc.
2004	DORA VILLALTA	Cole Information Services

FINDINGS

Year	Uses	Source
2000	PERAZA Carlos	Haines & Company
1999	MARIA GARCIA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1951	Sierra Vsta Av Young Geo P r	Pacific Telephone & Telegraph Co.
1942	CARTER Carrie L wid C H C	Los Angeles Directory Co.
1937	CARTER Chas H C Carrie L	Los Angeles Directory Co.
1933	CARTER Chas H C Carrie L	Los Angeles Directory Co.
1929	CARTER Chas H C Carrie L slsmn	Los Angeles Directory Co.

5449 SIERRA VISTA AVE

Year	Uses	Source
2015	DANIEL GUTIERREZ	Cole Information Services
2009	VALENTIN MARCIAL	Cole Information Services
2006	PERAZA Blanca	Haines Company, Inc.
2004	CARLOS PERAZA	Cole Information Services
1999	VALENTIN MARCIAL	Cole Information Services
1942	Mobley Robt F supvg inspr City Health Dept	Los Angeles Directory Co.
	Mobley Barbara H	Los Angeles Directory Co.
1937	Mobley Laura wid J R	Los Angeles Directory Co.
	Mobley R Forrest inspr City Health Dept	Los Angeles Directory Co.

5452 SIERRA VISTA AVE

Year	Uses	Source
2015	ISMAELI OLIVARES	Cole Information Services
	ROSA GONZALEZ	Cole Information Services
	DORIS REINA	Cole Information Services
	MARIO MARROQUIN	Cole Information Services
	KARLA RIVERA	Cole Information Services
	ALVARO NAVAS	Cole Information Services
	ROSA GALVEZ	Cole Information Services
	LILIA RAMIREZ	Cole Information Services
	KENYA GARCIA	Cole Information Services
2009	THOMAS SERRATO	Cole Information Services
	GABRIELA GARCIA	Cole Information Services
	RUDI KROELL	Cole Information Services
	NECTALI MARTINEZ	Cole Information Services
	DORIS REINA	Cole Information Services
	JOSE ORTIZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	MARIA FRANCO	Cole Information Services
	MARIA RUELA	Cole Information Services
	AURA DELEON	Cole Information Services
	CARLOS LOPEZ	Cole Information Services
	ARACELY CRUZ	Cole Information Services
	LILIA RAMIREZ	Cole Information Services
	ROSA GALVEZ	Cole Information Services
	ALANGUMER MENDEZ	Cole Information Services
	ESTELA MIRANDA	Cole Information Services
	JESSICA GONZALEZ	Cole Information Services
	ADRIAN LOPEZ	Cole Information Services
	DAVID POCASANGRE	Cole Information Services
	ISMAELI OLIVARES	Cole Information Services
2006	Maria	Haines Company, Inc.
	GALVEZ Rosa Leticia	Haines Company, Inc.
	GARCIA Ulia	Haines Company, Inc.
	GRIJALVA Maria	Haines Company, Inc.
	Graciela	Haines Company, Inc.
	KROELL Rudl	Haines Company, Inc.
	MARTINEZNectali e	Haines Company, Inc.
	MENDEZAJangumer	Haines Company, Inc.
	MIRANDA Estela e	Haines Company, Inc.
	ORTIS Jose	Haines Company, Inc.
	POCASANGRE David	Haines Company, Inc.
	POCASANGRE	Haines Company, Inc.
	Rogelia	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	DELEONREINA Doris	Haines Company, Inc.
	S FRANCO Blanca	Haines Company, Inc.
2004	ROSARIO SANTIAGO	Cole Information Services
	THOMAS SERRATO	Cole Information Services
	REINA DELEON	Cole Information Services
	ANA GARCIA	Cole Information Services
	RUDI KROELL	Cole Information Services
	ERICK URIAS	Cole Information Services
	JOSE ORTIZ	Cole Information Services
	MARTINEZ FUENTES	Cole Information Services
	ARACELY CRUZ	Cole Information Services

FINDINGS

Year	Uses	Source
2004	ROSA GALVEZ	Cole Information Services
	DENISE ANKER	Cole Information Services
	ALANGUMER MENDEZ	Cole Information Services
	MAIRA LOPEZ	Cole Information Services
	DAVID POCASANGRE	Cole Information Services
	MARIA LFRANCO	Cole Information Services
	LILIA GARCIA	Cole Information Services
2000	APARTMENTS CLAVEL Marcos	Haines & Company
	CORDON Ricardo C	Haines & Company
	DELEON Reina Doris	Haines & Company
	FUENTESMARTINEZ Maria	Haines & Company
	GALVEZ Rosa Leticia	Haines & Company
	KROELL Rudi 3e	Haines & Company
	L Franco Maria Blanca	Haines & Company
	MENA Anabel	Haines & Company
	MENDEZ Alangumer	Haines & Company
	ORANTES Adelso	Haines & Company
	ORTIZ Jose	Haines & Company
	SERRATO Michael	Haines & Company
1999	GABRIELA GARCIA	Cole Information Services
	THOMAS SERRATO	Cole Information Services
	ADRIAN LOPEZ	Cole Information Services
	JESSICA GONZALEZ	Cole Information Services
	ESTELA MIRANDA	Cole Information Services
	ALANGUMER MENDEZ	Cole Information Services
	ROSA GALVEZ	Cole Information Services
	LILIA RAMIREZ	Cole Information Services
	ARACELY CRUZ	Cole Information Services
	CARLOS LOPEZ	Cole Information Services
	AURA DELEON	Cole Information Services
	MARIA RUELA	Cole Information Services
	MARIA FRANCO	Cole Information Services
	JOSE ORTIZ	Cole Information Services
	DORIS REINA	Cole Information Services
	NECTALI MARTINEZ	Cole Information Services
	RUDI KROELL	Cole Information Services
	JOSE CALLES	Cole Information Services
	ISMAELI OLIVARES	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
1999	DAVID POCASANGRE	Cole Information Services
1994	INTERIANO, MAYRA	Cole Information Services
	GALVEZ, ROSA L	Cole Information Services
	VASQUEZ, MARIA	Cole Information Services
	DELEONREINA, DORIS	Cole Information Services
	GARZO, CARLOS	Cole Information Services
	VALLE, ROSA A	Cole Information Services
1990	CHANG KYUNG	Pacific Bell
	CHOUDHURY RAYHAN	Pacific Bell
	LE VAN NGOAN THI	Pacific Bell
	LEE BONG HWA	Pacific Bell
	TAM CHICHUEN	Pacific Bell
	URQUIDI JOHN	Pacific Bell
	WU ANN	Pacific Bell
1986	WU ANN	Pacific Bell
	CHOI KEUNG MI	Pacific Bell
	CHON SU-YON	Pacific Bell
	KALAW RUBEN P	Pacific Bell
	LAM CHUNG	Pacific Bell
	LE VAN-NGOAN THI	Pacific Bell
	TAM CHICHUEN	Pacific Bell
	URQUIDI JOHN	Pacific Bell
1981	AGUADEZA MARJORIE	Pacific Telephone
	CHOI SUNG CHEAL	Pacific Telephone
	HENDERSON SUSAN	Pacific Telephone
	KIM CHONG HUI	Pacific Telephone
	KIM UN SOP	Pacific Telephone
	LAKAMI MOHAMMAD REZA	Pacific Telephone
	PARK SUNG WHA	Pacific Telephone
	RHONE HERMAN	Pacific Telephone
	TANAKA KEISUKE	Pacific Telephone
	URQUIDI JOHN	Pacific Telephone
1976	Armel J	Pacific Telephone
	Cohron Evolene H	Pacific Telephone
	Friedman Barry	Pacific Telephone
	Hee Kim Youg	Pacific Telephone
	Nawara John	Pacific Telephone
	Renkoski G	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Santos Manuel	Pacific Telephone
	Yang Hak Bin	Pacific Telephone
	Zayas Ricardo	Pacific Telephone
1962	Tsetovich Olga	Pacific Telephone
1958	Tsetovich Olga	Pacific Telephone
1951	Sierra Vsta Av Tsetovich Olga r	Pacific Telephone & Telegraph Co.
1942	Mc LEAN Leona Mrs slswn	Los Angeles Directory Co.
	Nordmann Fred F Augusta pntr	Los Angeles Directory Co.
	Nordmann Fred F jr pntr	Los Angeles Directory Co.
	ROMAN Larry pntr	Los Angeles Directory Co.
1937	Nordmunn Augusta Mrs	Los Angeles Directory Co.
	Nordmunn Fred pntr	Los Angeles Directory Co.
1933	Seabury Conrad minar	Los Angeles Directory Co.
1929	KANE Anthony J Marie slsmn M H Kane	Los Angeles Directory Co.
	KANE Marie F	Los Angeles Directory Co.

5453 SIERRA VISTA AVE

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services

5454 SIERRA VISTA AVE

Year	Uses	Source
1942	PHILLIPS Ethel C Mrs vocalist	Los Angeles Directory Co.
1933	Michaelson Anna G wid A M	Los Angeles Directory Co.

5455 SIERRA VISTA AVE

Year	Uses	Source
2015	GERARDO MARTINEZ	Cole Information Services
2009	GERARDO MARTINEZ	Cole Information Services
1999	GERARDO MARTINEZ	Cole Information Services

5456 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Juergens Clarence R r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Bergin Francis r	Pacific Telephone & Telegraph Co.
	Sierra Vista Av Humphreys Vance Eldon	Pacific Telephone & Telegraph Co.
1942	Mittleman Rose Mrs	Los Angeles Directory Co.
	ROSSI Chas D Tina studiowkr	Los Angeles Directory Co.
	ROSSI Marie H Mrs nurse	Los Angeles Directory Co.
1937	Bierer Jas T Margt clk	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	PERSHING Walter S May lab	Los Angeles Directory Co.
	Rossie Mary Mrs	Los Angeles Directory Co.
1933	BEMIS Dorothy J fctrywkr	Los Angeles Directory Co.
	BEMIS Nannie J wid E W	Los Angeles Directory Co.
	Cromwell Owen D Margt Red Chair Coffee Shop	Los Angeles Directory Co.
1929	WRIGHT Arline S Mrs sten h	Los Angeles Directory Co.
	Seabury Conrad F slsmn r	Los Angeles Directory Co.
1924	MURPHY Henry B r	Los Angeles Directory Co.
	MURPHY Wm G plastr h	Los Angeles Directory Co.

5460 SIERRA VISTA AVE

Year	Uses	Source
2015	DELPHINA CATALAN	Cole Information Services
	SVETLANA TEN	Cole Information Services
	LAURA HECHEVERRIA	Cole Information Services
	MIKHEIL OTARASHVILI	Cole Information Services
	ANTONIO SOLARES	Cole Information Services
	ELISEO GONZALEZ	Cole Information Services
	PHILLIP GUTTMAN	Cole Information Services
	MARIE BEKMEZYAN	Cole Information Services
	VAHIK GRIGORIANS	Cole Information Services
	TIBOR MESZAROS	Cole Information Services
	MHER AGAD	Cole Information Services
	ALVARD AVETISYEN	Cole Information Services
	HOVHANNES HAKOBYAN	Cole Information Services
	RUSLAN OLAYIVOLA	Cole Information Services
	LARISSA PETRUSHINA	Cole Information Services
	FLORINDA SOSA	Cole Information Services
	TSAGHIK GURUNYAN	Cole Information Services
	LESLIE MONCADA	Cole Information Services
	YEKATEZINA CHUZSOVA	Cole Information Services
	ARTURO CISNEROS	Cole Information Services
	HRANT GEVORGYAN	Cole Information Services
	MAGDALINA JEBEJIAN	Cole Information Services
	KARAYAN ANNY	Cole Information Services
	LUSIK KARAPETYAN	Cole Information Services
	GOR ILBERKYANTS	Cole Information Services
2009	ALFREDO MORALES	Cole Information Services

FINDINGS

Year	Uses	Source
2009	OLENA PYSAREVA	Cole Information Services
	ASYA HAMBARDZUMYAM	Cole Information Services
	LAURA HECHEVERRIA	Cole Information Services
	VALENTYNA KUZNETSOVA	Cole Information Services
	IRYNA MAKHORTIKOVA	Cole Information Services
	R STEPAFIN	Cole Information Services
	TELLA GAZARYAN	Cole Information Services
	PHILLIP GUTTMAN	Cole Information Services
	NIKOLAY PHILOPPOV	Cole Information Services
	GAMLET BEGLARYAN	Cole Information Services
	TIBOR MESZAROS	Cole Information Services
	RUZANNA DAVTYAN	Cole Information Services
	VICTORIA GALVEZ	Cole Information Services
	NINA POSTARNAK	Cole Information Services
	ALEKSEY IVASHENKOV	Cole Information Services
	ALVARD AVETISYEN	Cole Information Services
	EVELYN SANCHEZ	Cole Information Services
	FLORINDA SOSA	Cole Information Services
	TANIA GANEY	Cole Information Services
	MARISOL HOLGUIN	Cole Information Services
	TSAGHIK GURUNYAN	Cole Information Services
	SAULUS BARTKUS	Cole Information Services
	A NETCHIPURENKO	Cole Information Services
	MARIO OBREGON	Cole Information Services
	LESLIE MONCADA	Cole Information Services
	VALDAS KARABINAS	Cole Information Services
	MIKHAIL ZADOYAN	Cole Information Services
	ASHOT TUMANYAN	Cole Information Services
	LIZA KALASHYAN	Cole Information Services
	ELVIRA PAPAZYAN	Cole Information Services
	OLGA ALGINKINA	Cole Information Services
	GEORGE ARGUETA	Cole Information Services
	ANYA MCLEANE	Cole Information Services
	MARINA MUSHANOVA	Cole Information Services
	AURA SOLARES	Cole Information Services
	SVETLANA TEN	Cole Information Services
	ALEKSANDR PANAMARENKO	Cole Information Services
	HARRY MKRTCHYAN	Cole Information Services

FINDINGS

Year	Uses	Source
2009	ZOYA OGANESYAN	Cole Information Services
	NUNE SARGSYAN	Cole Information Services
2004	TATYANA STESOVSTAYA	Cole Information Services
	M KIRK	Cole Information Services
	BORIS HULIY	Cole Information Services
	ALEKSANDR PANAMARENKO	Cole Information Services
	MARIA NAVARRETE	Cole Information Services
	OLENA PYSAREVA	Cole Information Services
	SIERRA BUILDING	Cole Information Services
	SARO SAHKYIN	Cole Information Services
	ALFREDO MORALES	Cole Information Services
	M STEPANYAN	Cole Information Services
	LAURA HECHEVERRIA	Cole Information Services
	GAYNE GEVORGAYAN	Cole Information Services
	MARIA PRIMUSHKO	Cole Information Services
	AIDA JEKTYAN	Cole Information Services
	JACK AMSTER	Cole Information Services
	IRYNA MAKHORTIKOVA	Cole Information Services
	VICTOR QUINTAS	Cole Information Services
	PHILLIP GUTTMAN	Cole Information Services
	SONIA OSEGUEDA	Cole Information Services
	TIBOR MESZAROS	Cole Information Services
	DAGAD DANIELIAN	Cole Information Services
	VALENTIN BATALOVE	Cole Information Services
	MARIA ALFARO	Cole Information Services
	FLOR TORRES	Cole Information Services
	TANIA GANEY	Cole Information Services
	MARCO BONITO	Cole Information Services
	MARIA BECERRA	Cole Information Services
	AVANES SIMONYAN	Cole Information Services
	DIGLA HERNANDEZ	Cole Information Services
	MARISOL HOLGUIN	Cole Information Services
	LARISA ERANOSIAN	Cole Information Services
	MARIO OBREGON	Cole Information Services
	MINAS TSOLAKYAN	Cole Information Services
	VALDAS KARABINAS	Cole Information Services
	ROBERT HORVATH	Cole Information Services
	FELIX BERNAL	Cole Information Services

FINDINGS

Year	Uses	Source
2004	A ZURNACHYAN	Cole Information Services
	GAVTYAN MAROOS	Cole Information Services
1999	AURA SOLARES	Cole Information Services
	SVETLANA TEN	Cole Information Services
	ALEKSANDR PANAMARENKO	Cole Information Services
	OLENA PYSAREVA	Cole Information Services
	HARRY MKRTCHYAN	Cole Information Services
	ZOYA OGANESYAN	Cole Information Services
	A & A ENTERPRISES	Cole Information Services
	NUNE SARGSYAN	Cole Information Services
	ALFREDO MORALES	Cole Information Services
	ASYA HAMBARDZUMYAM	Cole Information Services
	LAURA HECHEVERRIA	Cole Information Services
	VALENTYNA KUZNETSOVA	Cole Information Services
	IRYNA MAKHORTIKOVA	Cole Information Services
	R STEPAFIN	Cole Information Services
	TELLA GAZARYAN	Cole Information Services
	PHILLIP GUTTMAN	Cole Information Services
	NIKOLAY PHILOPPOV	Cole Information Services
	GAMLET BEGLARYAN	Cole Information Services
	TIBOR MESZAROS	Cole Information Services
	RUZANNA DAVTYAN	Cole Information Services
	VICTORIA GALVEZ	Cole Information Services
	NINA POSTARNAK	Cole Information Services
	ALEKSEY IVASHENKOV	Cole Information Services
	EVELYN SANCHEZ	Cole Information Services
	ALVARD AVETISYEN	Cole Information Services
	FLORINDA SOSA	Cole Information Services
	TANIA GANEY	Cole Information Services
	MARISOL HOLGUIN	Cole Information Services
	TSAGHIK GURUNYAN	Cole Information Services
	SAULUS BARTKUS	Cole Information Services
	MARIO OBREGON	Cole Information Services
	A NETCHIPURENKO	Cole Information Services
	LESLIE MONCADA	Cole Information Services
	VALDAS KARABINAS	Cole Information Services
	MIKHAIL ZADOYAN	Cole Information Services
	ASHOT TUMANYAN	Cole Information Services

FINDINGS

Year	Uses	Source
1999	LIZA KALASHYAN	Cole Information Services
	ELVIRA PAPAZYAN	Cole Information Services
	GEORGE ARGUETA	Cole Information Services
	ANYA MCLEANE	Cole Information Services
	OLGA ALGINKINA	Cole Information Services
	MARINA MUSHANOVA	Cole Information Services
1994	TSOLAKYAN, S	Cole Information Services
	PARK, JAE S	Cole Information Services
	TSOLAKYAN, MINAS	Cole Information Services
	REDINOS, MAURA	Cole Information Services
	HERNANDEZ, MARIA	Cole Information Services
	GUTTMAN, A	Cole Information Services
1990	ALKALLA T	Pacific Bell
	BALOGH DALILA	Pacific Bell
	BARKHOYAN JOS	Pacific Bell
	BEHAL PETR	Pacific Bell
	GONZALEZ FERNANDO	Pacific Bell
	KANE P	Pacific Bell
	KIM SUK-KYU	Pacific Bell
	MESZAROS TIBOR F	Pacific Bell
	STRITMAN E	Pacific Bell
	VIOLIN RACHEL A	Pacific Bell
	ZAMORA JOSE M	Pacific Bell
1986	AURAND GORDON	Pacific Bell
	BALJIAN LUCY	Pacific Bell
	BALOGH DALILA	Pacific Bell
	BARKHOYAN JOS	Pacific Bell
	BEHAL PETR	Pacific Bell
	BENYO HELEN	Pacific Bell
	DE GROAT RONALD	Pacific Bell
	FODULYAN ARUTYUN	Pacific Bell
	GREER EUGENE	Pacific Bell
	HUYGHE FRANCK	Pacific Bell
	KIM HAKCHUN	Pacific Bell
	KIM SUK-KYU KIM	Pacific Bell
	MASSANO BETTY M	Pacific Bell
	MESZAROS TIBOR F	Pacific Bell
	OH CHANG LK	Pacific Bell

FINDINGS

Year	Uses	Source
1986	STRITMAN E	Pacific Bell
	TOKOUZIAN JHONARIK	Pacific Bell
	TRUONG HOA	Pacific Bell
	VIOLIN RACHEL A	Pacific Bell
	WALLENSTEIN LASZLO	Pacific Bell
	YOUNG WON	Pacific Bell
	ZIEGLER B	Pacific Bell
1981	ALKALLA TAWFIK	Pacific Telephone
	ALLSWANG MARK	Pacific Telephone
	AURAND GORDON	Pacific Telephone
	BALOGH DALILA	Pacific Telephone
	BARKHOYAN JOS	Pacific Telephone
	BASMADZHYAN SIMON	Pacific Telephone
	BEHAL PETR	Pacific Telephone
	BENYO JOHN	Pacific Telephone
	CHAVEZ MARTIN	Pacific Telephone
	CHINARIAN STEPAN	Pacific Telephone
	DAVIS J & B	Pacific Telephone
	DERENSISCKY TYRONE	Pacific Telephone
	FANARDZHYAN VARTANUSH	Pacific Telephone
	GARCIA SANDRA J	Pacific Telephone
	GAUDREAU LOUIS	Pacific Telephone
	GAVILAN JUAN ENRIQUE	Pacific Telephone
	GOFF SONIA	Pacific Telephone
	GREER EUGENE	Pacific Telephone
	GROMA MARGARET	Pacific Telephone
	KASKANYAN SARKIS	Pacific Telephone
	KICHIAN ARAM	Pacific Telephone
	KIM HAKCHUN	Pacific Telephone
	KIM IN KOO	Pacific Telephone
	MARTIN DULCE MRS	Pacific Telephone
	MASSANO BETTY M	Pacific Telephone
	MCINTOSH L	Pacific Telephone
	PHOMMASITH BOUNSOM	Pacific Telephone
	REYES MARTIN	Pacific Telephone
	RODRIQUEZ MARICELA	Pacific Telephone
	STRITMAN E	Pacific Telephone
	SWEENEY ADELE	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	TOKOUZIAN ERVAND	Pacific Telephone
	VIOLIN RACHEL A	Pacific Telephone
	WYLIE B	Pacific Telephone
	ZIEGLER B	Pacific Telephone
1976	Baker John R	Pacific Telephone
	Canales Elizabeth	Pacific Telephone
	Canas Isabel	Pacific Telephone
	Chicas Minerva Odina	Pacific Telephone
	Csanyi Violet	Pacific Telephone
	Davis Jack J	Pacific Telephone
	Sweeney Adele	Pacific Telephone
	Tong Byron Pei Ling	Pacific Telephone
	Wakefield C K	Pacific Telephone
	Ziegler B	Pacific Telephone
	Ziegler Jean	Pacific Telephone
	Follett Opal	Pacific Telephone
	Goldberg Helene	Pacific Telephone
	Goldwyn Andrew	Pacific Telephone
	Goldwyn Yasha	Pacific Telephone
	Greer Eugene	Pacific Telephone
	Holtz Rudolph F	Pacific Telephone
	Hsiesh Patrick	Pacific Telephone
	Hunyadi Elizabeth	Pacific Telephone
	Hunyadi John	Pacific Telephone
	Jackson Willa	Pacific Telephone
	Kirk Corrine Mrs	Pacific Telephone
	Leifsson Valdimar	Pacific Telephone
	Massano Betty M	Pacific Telephone
	Oberman Frances	Pacific Telephone
	Pomeroy Clarence M	Pacific Telephone
	Shigaki Mary	Pacific Telephone
1967	Harris Ray Mrs	Pacific Telephone
1962	Harris Ray Mrs	Pacific Telephone

5462 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Greenbaum Jos r	Pacific Telephone & Telegraph Co.
1942	Flatry Claude J jr tractor opr City Eng	Los Angeles Directory Co.
	NEWTON Della wid H F	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Ashton L Belle	Los Angeles Directory Co.
	ASHTON Wm M	Los Angeles Directory Co.
1933	LEVIN Norman electn	Los Angeles Directory Co.
	Berliner Julius	Los Angeles Directory Co.
	LEVIN Minnie wid Henry	Los Angeles Directory Co.
1929	EVANS Oliver	Los Angeles Directory Co.
1924	EVANS Oliver h	Los Angeles Directory Co.
	SMITH Addle C Mrs dom r	Los Angeles Directory Co.

5466 SIERRA VISTA AVE

Year	Uses	Source
1976	Sillona Reynaldo M	Pacific Telephone

5468 SIERRA VISTA AVE

Year	Uses	Source
1990	MOLINA ISIDRA	Pacific Bell

5480 SIERRA VISTA AVE

Year	Uses	Source
2006	APARTMENTS	Haines Company, Inc.
	TUMANYANAshot	Haines Company, Inc.
	ALTUNYAN J	Haines Company, Inc.
	ANNY Karayan	Haines Company, Inc.
	ARGUETA George	Haines Company, Inc.
	Oswaldo	Haines Company, Inc.
	BERNAL Felix	Haines Company, Inc.
	DAVIDSON Ron	Haines Company, Inc.
	DAVTYAN Ruzanna	Haines Company, Inc.
	ELVIRA Papazyan	Haines Company, Inc.
	GALVEZ Victoria C	Haines Company, Inc.
	GANEYTania	Haines Company, Inc.
	Nikolaevna	Haines Company, Inc.
	GAZARYANTELLA	Haines Company, Inc.
	GEVORGAYAN	Haines Company, Inc.
	Gayne	Haines Company, Inc.
	GUTTMAN Phillip	Haines Company, Inc.
	HECHEVERRIA Laura	Haines Company, Inc.
	HOLGUIN Marisol	Haines Company, Inc.
	IVASHENKOV Aleksey	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	KARABINASVaidas	Haines Company, Inc.
	KIRAKOSIAN Usik	Haines Company, Inc.
	KUZNETSOVA	Haines Company, Inc.
	Valentyna	Haines Company, Inc.
	MAKHORTIKOVA	Haines Company, Inc.
	Iryna	Haines Company, Inc.
	MIKHAILIUKVladimnir	Haines Company, Inc.
	MONCADA Leslie	Haines Company, Inc.
	NETCHIPURENKO A	Haines Company, Inc.
	OBREGONMario S	Haines Company, Inc.
	OFROSIMOVA	Haines Company, Inc.
	Ntalaliya	Haines Company, Inc.
	OGANESYANZoya	Haines Company, Inc.
	PANAMARENKO	Haines Company, Inc.
	Aleksandr	Haines Company, Inc.
	PETRUSHINA Larissa	Haines Company, Inc.
	PHILOPPOV Nikolay	Haines Company, Inc.
	PYSAREVA Olena	Haines Company, Inc.
	ROSALES Evelyn	Haines Company, Inc.
	SOSAFlorinda	Haines Company, Inc.
	TCHEVEDAGirgordy	Haines Company, Inc.
	TEN Sveaena	Haines Company, Inc.
	TSOLAKYAN Minas	Haines Company, Inc.
	AKOPYAN Neli	Haines Company, Inc.

5500 SIERRA VISTA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1951	Sierra Vsta Landsberg Robt K r	Pacific Telephone & Telegraph Co.
1942	Orlopp Eug A slsmn	Los Angeles Directory Co.
	Orlopp Eliz wid H A	Los Angeles Directory Co.
	Lester Ferrell D clk	Los Angeles Directory Co.

5501 SIERRA VISTA AVE

Year	Uses	Source
2015	MARQUES RAMIREZ	Cole Information Services
	THOMAS ABATE	Cole Information Services
	BENITO MARTINEZ	Cole Information Services
	ALVARO SOTO	Cole Information Services

FINDINGS

Year	Uses	Source
2015	MARIO LUNA	Cole Information Services
	ALEX CRUZ	Cole Information Services
	FRANCISCO MORALES	Cole Information Services
	EDUARDO ARCE	Cole Information Services
2009	BENITO MARTINEZ	Cole Information Services
	ISIDRO MARTINEZ	Cole Information Services
	GERARDO MARTINEZ	Cole Information Services
	JUAN OLIVO	Cole Information Services
	CRISTINA LOPEZ	Cole Information Services
	CLISERIO NUNEZ	Cole Information Services
	EDUARDO ARCE	Cole Information Services
	JOSE LOPEZ	Cole Information Services
	THONG SAYATATH	Cole Information Services
	ALVARO SOTO	Cole Information Services
	DENNIS CHIUTEN	Cole Information Services
	PAULA MARTINEZ	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	LOPEZ F	Haines Company, Inc.
	MARTINEZ Benlto	Haines Company, Inc.
	MARTINEZGerardo	Haines Company, Inc.
	MARTINEZ Isidro	Haines Company, Inc.
	NUNEZ Cliserio	Haines Company, Inc.
	SAYARATH Thong	Haines Company, Inc.
	SOTOAlvaro	Haines Company, Inc.
2004	MARTINEZ LOPEZ	Cole Information Services
	DENNIS CHIUTEN	Cole Information Services
	ALVARO SOTO	Cole Information Services
	THONG SAYATATH	Cole Information Services
	ROBERTO MELCHOR	Cole Information Services
	GERARDO MARTINEZ	Cole Information Services
	SERGIO GARCIA	Cole Information Services
	TRISHA HANSON	Cole Information Services
2000	GARCIA Raul Lopez	Haines & Company
	LOPEZ Antonia	Haines & Company
	OROZCO Cruz German	Haines & Company
1999	PAULA MARTINEZ	Cole Information Services
	BENITO MARTINEZ	Cole Information Services
	ISIDRO MARTINEZ	Cole Information Services

FINDINGS

Year	Uses	Source
1999	GERARDO MARTINEZ	Cole Information Services
	JOSE LOPEZ	Cole Information Services
	EDUARDO ARCE	Cole Information Services
	CLISERIO NUNEZ	Cole Information Services
	CRISTINA LOPEZ	Cole Information Services
	DENNIS CHIUTEN	Cole Information Services
	JUAN OLIVO	Cole Information Services
	THONG SAYATATH	Cole Information Services
	ALVARO SOTO	Cole Information Services
1990	FLORES HERIBERTO	Pacific Bell
	MARTINEZ JUAN L	Pacific Bell
	MONRROY MARCELINO	Pacific Bell
	MORAN JUAN	Pacific Bell
	NAZARIAN HAGOP	Pacific Bell
	YAPUDZHYAN SARKIS	Pacific Bell
1986	FLORES HERIBERTO	Pacific Bell
	GUIDEL HECTOR	Pacific Bell
	MENGAR MARVIN	Pacific Bell
	NAZARIAN HAGOP	Pacific Bell
	SEMERDJIAN MEGERDITCH	Pacific Bell
	SEMERDJIAN ZERUL M	Pacific Bell
1981	MESHEFEJIAN NIGOL	Pacific Telephone
	MIHRANIAN HENRIK	Pacific Telephone
	NAZARIAN HAGOP	Pacific Telephone
	SARKISIAN KSENIA	Pacific Telephone
	SEMERDJIAN MEGERDITCH	Pacific Telephone
	SEMERDJIAN ZARUI M	Pacific Telephone
	SIWAJIAN ROBT	Pacific Telephone
	HADJINIAN ROUDIG	Pacific Telephone
	BARARIAN AGOP B	Pacific Telephone
1976	Castro Roger	Pacific Telephone
	Chicky Victor M	Pacific Telephone
	Meshefejian Nigol	Pacific Telephone
	Vidales Guillermo	Pacific Telephone

5502 SIERRA VISTA AVE

Year	Uses	Source
2015	SANCHEZ LIDIA	Cole Information Services
	EDNA GODINEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2015	THERESA DOMINGUEZ	Cole Information Services
	ISABEL CASTILLO	Cole Information Services
	EVARISTO RAMOS	Cole Information Services
	EUSEBIO GARCIA	Cole Information Services
	ROMAN LOPEZ	Cole Information Services
2009	ZENAIDA MARTINEZ	Cole Information Services
	EUSEBIO GARCIA	Cole Information Services
	ANA CARBALLO	Cole Information Services
	OLIVER GODINEZ	Cole Information Services
	JOSUE ARDIANO	Cole Information Services
2006	ALVARADO Sergio	Haines Company, Inc.
	GARCIA Eusebio	Haines Company, Inc.
	GODINEZ America	Haines Company, Inc.
	Yanira	Haines Company, Inc.
2004	OTILIA GODINEZ	Cole Information Services
	EUSEBIO GARCIA	Cole Information Services
	EDGAR CHANG	Cole Information Services
	BLANCA DOMINGUEZ	Cole Information Services
	OSCARS VILELA	Cole Information Services
2000	APARTMENTS	Haines & Company
	ABDELSHEHID Samir	Haines & Company
	CHANG Edgar Leonel	Haines & Company
	GARCIA Eusabio	Haines & Company
	GODINEZ America Yanira	Haines & Company
	NUNEZ Nephy Gerardo	Haines & Company
	YAX Jose	Haines & Company
1999	EUSEBIO GARCIA	Cole Information Services
	ANA CARBALLO	Cole Information Services
	LOPEZ RODOLFO	Cole Information Services
	JOSUE ARDIANO	Cole Information Services
	ZENAIDA MARTINEZ	Cole Information Services
	OLIVER GODINEZ	Cole Information Services
1994	BARRIOSBRAVO, RILDO L	Cole Information Services
	MORELOS, MARIA	Cole Information Services
	CHANG, EDGAR L	Cole Information Services
1976	Headrick Jack	Pacific Telephone
1967	Headrick Jack	Pacific Telephone
1962	Headrick Jack	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Headrick Jack	Pacific Telephone
1951	Sierra Vsta Sinclair Catherine M r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Headrick Jack r	Pacific Telephone & Telegraph Co.
1942	Brown Veola dmpstr	Los Angeles Directory Co.
	Sinclair Geo R Cath M studiowkr	Los Angeles Directory Co.
1937	Brouillet Renie designer	Los Angeles Directory Co.
	Sand Christine office sec M F Jones	Los Angeles Directory Co.
	Brouillet Irene B	Los Angeles Directory Co.
1933	Wide Fred Louise chem	Los Angeles Directory Co.
1929	WHITE Fredk Louise h	Los Angeles Directory Co.
1924	WHITE Louise Mrs h	Los Angeles Directory Co.
	Wide Fred laboratory wkr r	Los Angeles Directory Co.

5504 SIERRA VISTA AVE

Year	Uses	Source
1929	Mc Clean Leo Glady	Los Angeles Directory Co.
1924	SCHROEDER Geo J painter h	Los Angeles Directory Co.

5506 SIERRA VISTA AVE

Year	Uses	Source
2015	LILIAN TORRES	Cole Information Services
	RAMIREZ ANDRADE	Cole Information Services
	PEDRO MARTINEZ	Cole Information Services
	JUAN PALMA	Cole Information Services
	MARIA RODRIGUEZ	Cole Information Services
	LUCINDA VASQUEZ	Cole Information Services
	MAGADALENO DIAZ	Cole Information Services
	TERESITA ABESAMOS	Cole Information Services
	KENNY QUINTERO	Cole Information Services
	RUBEN LORENZO	Cole Information Services
	ELSY MELENDEZ	Cole Information Services
	OSCAR RAMIREZ	Cole Information Services
2009	ALEIANDRO AGUILERA	Cole Information Services
	KENNY QUINTERO	Cole Information Services
	LILIAN TORRES	Cole Information Services
	RAMIREZ ANDRADE	Cole Information Services
	PEDRO MARTINEZ	Cole Information Services
	MARIA RODRIGUEZ	Cole Information Services
	CRUZ OROZCO	Cole Information Services

FINDINGS

Year	Uses	Source
2009	JOSE GODINES	Cole Information Services
	YASMIN VARGAS	Cole Information Services
	MARIA GUEVARA	Cole Information Services
	DORA CARPIO	Cole Information Services
	LUIS DIAZ	Cole Information Services
	REINA VILLALOBOS	Cole Information Services
	TERESITA ABESAMOS	Cole Information Services
	ELENA PALMA	Cole Information Services
	CESAR ORELLANA	Cole Information Services
2006	OROZCO Cruz	Haines Company, Inc.
	MARTINEZ Pedro	Haines Company, Inc.
	QUINTEROKenny	Haines Company, Inc.
2004	ALEIANDRO AGUILERA	Cole Information Services
	MARTHA PORTILLO	Cole Information Services
	CESAR ORELLANA	Cole Information Services
	EDGAR PINEDA	Cole Information Services
	D QUINTEROS	Cole Information Services
	OSCAR RAMIREZ	Cole Information Services
	ZOILA ESTRADA	Cole Information Services
2000	PALMA Juan A	Haines & Company
	ABDELSHEHID Samir	Haines & Company
1999	RAMIREZ ANDRADE	Cole Information Services
	PEDRO MARTINEZ	Cole Information Services
	MARIA RODRIGUEZ	Cole Information Services
	CESAR ORELLANA	Cole Information Services
	REINA VILLALOBOS	Cole Information Services
	ELENA PALMA	Cole Information Services
	LUIS DIAZ	Cole Information Services
	ALEIANDRO AGUILERA	Cole Information Services
	LILIAN TORRES	Cole Information Services
	TERESITA ABESAMOS	Cole Information Services
	KENNY QUINTERO	Cole Information Services
	DORA CARPIO	Cole Information Services
	MARIA GUEVARA	Cole Information Services
	YASMIN VARGAS	Cole Information Services
	JOSE GODINES	Cole Information Services
	CRUZ OROZCO	Cole Information Services
1994	SHISHMANYAN, ARAKSI	Cole Information Services

FINDINGS

Year	Uses	Source
1990	ARYCHYAN ANDREY	Pacific Bell
	ASESYAN NAZARET	Pacific Bell
	GANANOVA SIRANUSH	Pacific Bell
	KZLYAN GRIGOR	Pacific Bell
	KZLYAN HASMIK JUSTINE	Pacific Bell
	SANTACRUZ PEDRO A	Pacific Bell
1986	ARYCHYAN ANDREY	Pacific Bell
	ASESYAN ASAGUR	Pacific Bell
	ASESYAN NAZARET	Pacific Bell
	CEBALLOS ALICIA M	Pacific Bell
	FERIAL HANNA	Pacific Bell
	HAKOPIAN HAKOP	Pacific Bell
	KZLYAN GRIGOR	Pacific Bell
1981	TEBBE ALAN	Pacific Telephone
1976	Martineau John P	Pacific Telephone
1951	Sierra Vsta Av Pope Edker L r	Pacific Telephone & Telegraph Co.
1942	POPE Jewell	Los Angeles Directory Co.
	Pope Edker L Bessie M physiotherapist Golden State Hosp	Los Angeles Directory Co.
1937	Kameneff Michl	Los Angeles Directory Co.
	Sabbot Wm Mary dancer	Los Angeles Directory Co.
1933	Downing Marie tel opr	Los Angeles Directory Co.
1929	Du Bain Geo Miriam slsmn	Los Angeles Directory Co.
1924	FLANAGAN John L sec Sou Cal Mill Owners Assn r	Los Angeles Directory Co.

5508 SIERRA VISTA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1981	LEECH MICHEAL	Pacific Telephone
1951	Sierra Vsta Pilcher Yolanda Mrs r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Mariano Geo Mrs r	Pacific Telephone & Telegraph Co.
1942	Ingle Barbara vocalist	Los Angeles Directory Co.
	Rojas Juliette R Mrs actor	Los Angeles Directory Co.
	Ruiz Elvira R wid Adolph clk	Los Angeles Directory Co.
1937	Whalen Sadie Mrs	Los Angeles Directory Co.
1933	FOX Floyde studiowkr	Los Angeles Directory Co.
	Minier Ella wid Adrian	Los Angeles Directory Co.
1929	FOX Floyd	Los Angeles Directory Co.
	Minier Ella wid E D	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	COWAN Ann telep apr r	Los Angeles Directory Co.
	COWAN John M gard h	Los Angeles Directory Co.
	COWAN Ray telep opr r	Los Angeles Directory Co.

5511 SIERRA VISTA AVE

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
2009	DONALD ANDRES	Cole Information Services
2006	IBARRA Arnando	Haines Company, Inc.
	TOLEDO Patrick	Haines Company, Inc.
2004	YVON BRASSEUR	Cole Information Services
2000	AVENDANO Juan Antonio	Haines & Company
	BRASSEUR Yvon	Haines & Company
	RODRIGUEZ Vicky Y	Haines & Company
1999	VICKY RODRIGUEZ	Cole Information Services
	DONALD ANDRES	Cole Information Services
1994	MONTOYA, CESAR	Cole Information Services
	RODRIGUEZ, VICKY	Cole Information Services
1986	NYLEN MARTY MARIA	Pacific Bell
1981	NYLEN MARTY MARIA	Pacific Telephone
1976	Nylen Marty Maria	Pacific Telephone
1951	Sierra Vsta Av Munroe E R	Pacific Telephone & Telegraph Co.
1942	Depradovich Vera mach opr	Los Angeles Directory Co.
	Mc Lee Cyril studiowkr	Los Angeles Directory Co.
1933	FLANAGAN John studiowkr	Los Angeles Directory Co.
	HUNTER Geo T Mary barber	Los Angeles Directory Co.
1929	BILLINGS Rhoda M slsldy	Los Angeles Directory Co.
	BILLINGS Monica L Mrs	Los Angeles Directory Co.
	BILLINGS Jas W clk	Los Angeles Directory Co.
	BILLINGS Ruth clk	Los Angeles Directory Co.
	Butz Lenora Mrs smstrs	Los Angeles Directory Co.
1924	KNOX John real est h	Los Angeles Directory Co.
	HOLDEN Jessie H r	Los Angeles Directory Co.

5512 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Grina Harvey L	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av McKaig Paul r	Pacific Telephone & Telegraph Co.
1942	Mc KAIG Robt H auto pk	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Rieser Sidney L studiowker	Los Angeles Directory Co.
	BROWN Helen N	Los Angeles Directory Co.
	Mc KAIG L Grace clk	Los Angeles Directory Co.
	Rieser Sidney L studiowkr	Los Angeles Directory Co.
1933	HENSLEY Kenneth L clk	Los Angeles Directory Co.
	LIPMAN Harry L Dora actor	Los Angeles Directory Co.
	WARE Maud Mrs	Los Angeles Directory Co.
	WARE Robt	Los Angeles Directory Co.
1929	Mc CARTHY Celia lndywkr	Los Angeles Directory Co.
	MYERS Andw	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	Sheridan Clifford T Sara chiropractor	Los Angeles Directory Co.
	Zack Francis clo prsr r	Los Angeles Directory Co.
1924	Grosscup C E h	Los Angeles Directory Co.

5514 SIERRA VISTA AVE

Year	Uses	Source
2015	PATRICIA MARTIR	Cole Information Services
	SHIRLEY SHMIDT	Cole Information Services
	EVER TORRES	Cole Information Services
	AMBER BAKER	Cole Information Services
	MARCIA AGUILERA	Cole Information Services
	ANA SALAZAR	Cole Information Services
	MARCO REYES	Cole Information Services
	JUAN PORTILLO	Cole Information Services
	VICTOR ZAVALA	Cole Information Services
	CORNEL CHIRALIA	Cole Information Services
	BRENDA SALAS	Cole Information Services
	AMALIA CASTILLO	Cole Information Services
	IVAN SANCHEZ	Cole Information Services
	KAREN LINARES	Cole Information Services
	MARIA LOPEZ	Cole Information Services
	MARINA XUTUC	Cole Information Services
2009	VIRGILIO VALLECILLO	Cole Information Services
	CRUZ OLIVERA	Cole Information Services
	ULISES GONZALEZ	Cole Information Services
	BAUDILIO CANCINOS	Cole Information Services
	REINA CRUZ	Cole Information Services
	MARINA VALDEZ	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
2009	ESTHER HICKS	Cole Information Services
	D WAGNER	Cole Information Services
	AMALIA CASTILLO	Cole Information Services
	TOMASA SALAS	Cole Information Services
	MARIA VILLARIN	Cole Information Services
	SALMA VELASQUEZ	Cole Information Services
	FRANK ALEMAN	Cole Information Services
	JOSE OROS	Cole Information Services
	FRANCISCA LOPEZ	Cole Information Services
	GUSTAVO MENDEZ	Cole Information Services
	LILIANA OLIVERA	Cole Information Services
	MARINA XUTUC	Cole Information Services
	JUAN EUAN	Cole Information Services
	PATRICIA MARTIR	Cole Information Services
	BRENDA RAMIREZ	Cole Information Services
	SONIA OCHOA	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	CASTILLO Amnalia	Haines Company, Inc.
	CRUZ Julia	Haines Company, Inc.
	CRUZ Reina	Haines Company, Inc.
	EUAN Juan	Haines Company, Inc.
	GABARRETAngel	Haines Company, Inc.
	GARCIA Rocio	Haines Company, Inc.
	LOPEZ Francisca	Haines Company, Inc.
	Sandra	Haines Company, Inc.
	MENDEZGustavo	Haines Company, Inc.
	OCHOASonia	Haines Company, Inc.
	OLIVERA Cruz Serglo	Haines Company, Inc.
	OLIVERAULiliana	Haines Company, Inc.
	ORTIZ Victor	Haines Company, Inc.
	REYES Marco	Haines Company, Inc.
	VALDEZ Marina	Haines Company, Inc.
	VILLARIN Maria	Haines Company, Inc.
	XUTUC Marina	Haines Company, Inc.
	ZUBIAGuadalupe	Haines Company, Inc.
2004	ARIEL HUIPE	Cole Information Services
	ARTISHIA HOWARD	Cole Information Services
	JULIA CRUZ	Cole Information Services

FINDINGS

Year	Uses	Source
2004	IVAN SANCHEZ	Cole Information Services
	MARINA VALDEZ	Cole Information Services
	AMALIA CASTILLO	Cole Information Services
	MARIA SALAS	Cole Information Services
	DAVID ARANA	Cole Information Services
	MARIA VILLARIN	Cole Information Services
	JOSE GOMEZ	Cole Information Services
	AMALIA HERNANDEZ	Cole Information Services
	LUIS GARCIA	Cole Information Services
	FRANCISCA LOPEZ	Cole Information Services
	GERSON MELARA	Cole Information Services
	GUSTAVO MENDEZ	Cole Information Services
	CAIN MESINA	Cole Information Services
	DMITRIY MALYY	Cole Information Services
2000	CASTILLO Amalia	Haines & Company
	HERNANDEZ Oscar	Haines & Company
	KIM Eung H	Haines & Company
1999	CRUZ OLIVERA	Cole Information Services
	VIRGILIO VALLECILLO	Cole Information Services
	PATRICIA MARTIR	Cole Information Services
	JUAN EUAN	Cole Information Services
	MARINA XUTUC	Cole Information Services
	CLAUDIA RODRIGUEZ	Cole Information Services
	LILIANA OLIVERA	Cole Information Services
	GUSTAVO MENDEZ	Cole Information Services
	FRANCISCA LOPEZ	Cole Information Services
	JOSE OROS	Cole Information Services
	FRANK ALEMAN	Cole Information Services
	TOMASA SALAS	Cole Information Services
	SALMA VELASQUEZ	Cole Information Services
	MARIA VILLARIN	Cole Information Services
	AMALIA CASTILLO	Cole Information Services
	D WAGNER	Cole Information Services
	ESTHER HICKS	Cole Information Services
	N MALAYA	Cole Information Services
	MARINA VALDEZ	Cole Information Services
	REINA CRUZ	Cole Information Services
	BAUDILIO CANCINOS	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
1999	ULISES GONZALEZ	Cole Information Services
	SONIA OCHOA	Cole Information Services
	BRENDA RAMIREZ	Cole Information Services
1994	GUTIERREZ, S	Cole Information Services
	TORRES, JOSE C	Cole Information Services
	URBINA, TERESA L	Cole Information Services
1990	ACOSTA JUAN	Pacific Bell
	ALBAN A	Pacific Bell
	ALVARADO DOLORES	Pacific Bell
	ARREDONDO ANTONIO	Pacific Bell
	CORDOVA SABINO PEREZ	Pacific Bell
	FUENTES GLORIA	Pacific Bell
	GUAREZ FERNANDO	Pacific Bell
	GUERRERO GERARDO CANTOR	Pacific Bell
	PORTILLO CARLOS	Pacific Bell
	RAMOS GLORIA	Pacific Bell
	SANCHEZ ALBERT	Pacific Bell
	ULLOA GUADALUPE	Pacific Bell
1986	ACOSTA RAMON	Pacific Bell
	ALVARENGA ELISA D	Pacific Bell
	BONILLA ADAN	Pacific Bell
	DIAZ LUIS	Pacific Bell
	HARNANDAS JAVIER	Pacific Bell
	HERRERA ROSA	Pacific Bell
	LAZO DANILO	Pacific Bell
	OLAIS MANUEL	Pacific Bell
1981	BOULDOUKIAN GARABET	Pacific Telephone
	CAFFEY BENTTON C JR	Pacific Telephone
	DELGADO LUIS A	Pacific Telephone
	JIVALAGIAN ARA	Pacific Telephone
	MONTESA STEVEN	Pacific Telephone
	MORDAK EDW	Pacific Telephone
	RAMOS CARLOS	Pacific Telephone
	ROBERTS JAS H	Pacific Telephone
	SUSTAETA RAYMUNDO	Pacific Telephone
	TRAJCIK RICK	Pacific Telephone
1976	Barragan Renato	Pacific Telephone
	Crandall Richard	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Hong Linpyo	Pacific Telephone
	Lee Won Hyong	Pacific Telephone
	Martin Gregory	Pacific Telephone
	Mordak Edw	Pacific Telephone
	Ochoa Anselmo	Pacific Telephone
	Rivera Ven R	Pacific Telephone
	Rubi Alfonso	Pacific Telephone
	Sanchez S S	Pacific Telephone
	Sustayta Raymundo	Pacific Telephone
	Williams Chas	Pacific Telephone

5516 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Steeves Niel	Pacific Telephone & Telegraph Co.
1942	CLEAVER F Barker Deborah script rdr	Los Angeles Directory Co.
1933	Jefferis Wm A Beatrice writer	Los Angeles Directory Co.
1929	JEFFERIES Wm A Beatrice actor	Los Angeles Directory Co.
1924	Jeffries Wm A G & J Photoplay Co h	Los Angeles Directory Co.

5517 SIERRA VISTA AVE

Year	Uses	Source
2015	HAMAGUCHI DEIDRE	Cole Information Services
	PAUL REIMERS	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	DEE HAMAGUCHI	Cole Information Services
2009	C BRADY	Cole Information Services
	DEIDR HAMAGUCHI	Cole Information Services
	SUZANNE GIVENS	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	JOSE PEREZ	Cole Information Services
2006	HAMAGUCHI Deidre	Haines Company, Inc.
2004	ERIC BOLYARD	Cole Information Services
	JOSE PEREZ	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	a 1/2 RODRIGUEZ Sara	Haines & Company
1999	SUZANNE GIVENS	Cole Information Services
	DEIDR HAMAGUCHI	Cole Information Services
	JOSE PEREZ	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

Year	Uses	Source
1999	C BRADY	Cole Information Services
1976	Bela Arturo	Pacific Telephone
1951	Sierra Vsta Av Fuller Cecil Leo r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Allen Merrill D r	Pacific Telephone & Telegraph Co.
1942	BLOCK G Fred bkpr Bof A	Los Angeles Directory Co.
	BLOCK Howard E teller Bof A	Los Angeles Directory Co.
	BLOCK Louis A Minnie A slsmn O L Montgomery	Los Angeles Directory Co.
	Borg Mina M Mrs	Los Angeles Directory Co.
	WATKINS Howard W printer J W Watkins	Los Angeles Directory Co.
	WATKINS Jas W printer	Los Angeles Directory Co.
1937	Barrowman Jas Doris carp	Los Angeles Directory Co.
	COWAN Burt W pntr	Los Angeles Directory Co.
	Hart Donald A tire repr	Los Angeles Directory Co.
1933	ADAMS Oriel L studio wkr	Los Angeles Directory Co.
	Levering Jos M Liette mot pict dir	Los Angeles Directory Co.
	SMITH May W wid W M	Los Angeles Directory Co.
	WHITE Theo Tyra ins agt	Los Angeles Directory Co.
	ADAMS Martha D wid H L	Los Angeles Directory Co.
1924	FOX John C r	Los Angeles Directory Co.

5518 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Ladov Ben r	Pacific Telephone & Telegraph Co.

5519 SIERRA VISTA AVE

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
	ERIC TRUJILLO	Cole Information Services
	EDGAR CRUZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
	RICARDO GARCIA	Cole Information Services
	CRISTINA VALMORI	Cole Information Services
	DOREEN TADROS	Cole Information Services
	GUSTAVO CRUZ	Cole Information Services
2006	JOHNSON Roy S Jr	Haines Company, Inc.
	TADROS Jon	Haines Company, Inc.
	CRUZGustavo	Haines Company, Inc.
2004	EDGAR CRUZ	Cole Information Services

FINDINGS

Year	Uses	Source
2004	JON TADROS	Cole Information Services
	ISMAEL GONZALES	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	JOHNSON Roy S Jr	Haines & Company
	a 1/2 GONZALES Ismael	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	CRISTINA VALMORI	Cole Information Services
	GUSTAVO CRUZ	Cole Information Services
	DOREEN TADROS	Cole Information Services
	RICARDO GARCIA	Cole Information Services
1994	JOHNSON, ROY S JR	Cole Information Services
1986	GRAY ZACKERY	Pacific Bell
1981	MORTIMER EDW A	Pacific Telephone
1976	Pritchett W Eugene	Pacific Telephone
	Abitia Jesse	Pacific Telephone
1951	Sierra Vsta Av Pawley Lloyd E r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Dausch Shirley	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Goodman Dorothy r	Pacific Telephone & Telegraph Co.
1942	Wendell Ida H wid S C	Los Angeles Directory Co.
	Wendell Harriett E nurse	Los Angeles Directory Co.
	TOBIN Ray L Kathleen aircrftwkr	Los Angeles Directory Co.
1937	Paquette Manny	Los Angeles Directory Co.
1933	TAYLOR Dan L Olive mfrs agt	Los Angeles Directory Co.
	Stance Jesse smstrs	Los Angeles Directory Co.
	Rucker Jos pntr	Los Angeles Directory Co.

5521 SIERRA VISTA AVE

Year	Uses	Source
2015	ROGELIO GUZMAN	Cole Information Services
2006	COLORADO Carios	Haines Company, Inc.
2004	MARK WILSON	Cole Information Services
2000	XXXX	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	MARKS ROSIE	Pacific Telephone
1951	Sierra Vsta Av Wilner Lawrence r	Pacific Telephone & Telegraph Co.
1942	Walanka Mack H Lelo B	Los Angeles Directory Co.
1937	WISE Henry	Los Angeles Directory Co.
1933	Gerhold Edw P slsmn	Los Angeles Directory Co.

FINDINGS

5522 SIERRA VISTA AVE

Year	*Uses*	*Source*
2015	BLANDA ALVARADO	Cole Information Services
	PEDRO GARCIA	Cole Information Services
	CLAUDIO SALGADO	Cole Information Services
	KAREN ARREDONDO	Cole Information Services
	IRMA GUZMAN	Cole Information Services
	FERNANDO ALTIZAR	Cole Information Services
	FIRST LIGHT PROPERTY ALPAMANI HOLDIN	Cole Information Services
	ELVA ACUNA	Cole Information Services
	OSCAR IBARRA	Cole Information Services
	MARIA QUINTERO	Cole Information Services
	JESIMIEL JENKINS	Cole Information Services
	VERONICA ACOSTA	Cole Information Services
	GUILLERMO SANCHEZ	Cole Information Services
	HUGO RAMOS	Cole Information Services
2009	ELVA ACUNA	Cole Information Services
	ERNESTO MARTINEZ	Cole Information Services
	GUADALUPE MARTINEZ	Cole Information Services
	JOSE ESPINOZA	Cole Information Services
	FROYLAN GARCIA	Cole Information Services
	VERONICA ACOSTA	Cole Information Services
	TIMOTHY HOPKINS	Cole Information Services
	CUENTAS CARLOS	Cole Information Services
	CLAUDIO SALGADO	Cole Information Services
	CORNELIO SANTIAGO	Cole Information Services
	PEDRO GARCIA	Cole Information Services
	RIGOBERTO GOMEZ	Cole Information Services
	OBED CONTRERAS	Cole Information Services
	BERNARDINO MARTINEZ	Cole Information Services
	ORLANDO VAZQUEZ	Cole Information Services
	MARGOTH FUENTES	Cole Information Services
	IRMA GUZMAN	Cole Information Services
	FERNANDO ALTIZAR	Cole Information Services
	ZELAYA EDWIN	Cole Information Services
2006	CONTRERASObed	Haines Company, Inc.
	FUENTES Margoth	Haines Company, Inc.
	GOMEZ R	Haines Company, Inc.
	MARTINEZ Enrique	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	MARTINEZ Karina	Haines Company, Inc.
	REVILLASegismundo	Haines Company, Inc.
	SALGADOClaudio	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	ACOSTA Veronica	Haines Company, Inc.
	ACUNA Eva	Haines Company, Inc.
	ALTIZARFemando	Haines Company, Inc.
	BARRERAJudith	Haines Company, Inc.
	CASTRO Araceli e	Haines Company, Inc.
2004	DORA MONJESALFARO	Cole Information Services
	RODRIGO OLIVERA	Cole Information Services
	ELVA ACUNA	Cole Information Services
	ERIS GALEA	Cole Information Services
	A MONJES	Cole Information Services
	TIMOTHY HOPKINS	Cole Information Services
	ADA CUENTAS	Cole Information Services
	CLAUDIO SALGADO	Cole Information Services
	MARIA GRIJALVA	Cole Information Services
	OBED CONTRERAS	Cole Information Services
	ADOLFO GARCIA	Cole Information Services
	ANA LAZO	Cole Information Services
	PIEDAD PALMA	Cole Information Services
	JORGE CALDERON	Cole Information Services
	MARGOTH FUENTES	Cole Information Services
	VIRGEN CEBALLOS	Cole Information Services
2000	GUERRA Jorge Alberto	Haines & Company
	HOPKINS Timothy	Haines & Company
	SOSAGONZALEZ Jorge	Haines & Company
1999	PEDRO GARCIA	Cole Information Services
	CORNELIO SANTIAGO	Cole Information Services
	CUENTAS CARLOS	Cole Information Services
	CLAUDIO SALGADO	Cole Information Services
	RIGOBERTO GOMEZ	Cole Information Services
	OBED CONTRERAS	Cole Information Services
	JOSE CASTRO	Cole Information Services
	BERNARDINO MARTINEZ	Cole Information Services
	ORLANDO VAZQUEZ	Cole Information Services
	MARGOTH FUENTES	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
1999	IRMA GUZMAN	Cole Information Services
	TIMOTHY HOPKINS	Cole Information Services
	VERONICA ACOSTA	Cole Information Services
	FROYLAN GARCIA	Cole Information Services
	JOSE ESPINOZA	Cole Information Services
	GUADALUPE MARTINEZ	Cole Information Services
	ERNESTO MARTINEZ	Cole Information Services
	ELVA ACUNA	Cole Information Services
	ZELAYA EDWIN	Cole Information Services
	FERNANDO ALTIZAR	Cole Information Services
1994	AGUILERA, JOSE G	Cole Information Services
	MONTERROSO, NORMA E	Cole Information Services
	JIMENEZ, ALFREDO	Cole Information Services
1990	DE LA PAZ LORENA	Pacific Bell
	DE LA PAZ LORENA	Pacific Bell
	ENRRIQUEZ FERNANDO	Pacific Bell
	GARCIA OSCAR	Pacific Bell
	GUERRA ALFREDO	Pacific Bell
	HERNANDEZ RAMON	Pacific Bell
	REYES JORGE	Pacific Bell
	RIVERA JOSE	Pacific Bell
	TORRES LUCIA	Pacific Bell
1986	CRISOLO MARTHA	Pacific Bell
	GREY EARL	Pacific Bell
	JONES ALMA	Pacific Bell
	WARE WILBUR	Pacific Bell
1981	BADAL BIBI	Pacific Telephone
	CAPESTANY MARK	Pacific Telephone
	CHAVEZ WM	Pacific Telephone
	DIAZ GERBER	Pacific Telephone
	ROSE	Pacific Telephone
	HARLOW JAN	Pacific Telephone
1976	Guerena Ralph	Pacific Telephone
	Karaghuzian A E	Pacific Telephone
	Kraus J	Pacific Telephone
	Lopez Eleupreo	Pacific Telephone
	Perez Joel	Pacific Telephone
	Savitsky Tanya	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Williams Grace	Pacific Telephone
	Blackman Joe W	Pacific Telephone
	Boney Warner	Pacific Telephone
	Donnebaum Rose	Pacific Telephone
	Galvin Mary Kay	Pacific Telephone
1951	Sierra Vsta Av Roberta Apts	Pacific Telephone & Telegraph Co.
	Gerber Rose r	Pacific Telephone & Telegraph Co.
	Allen Eddie	Pacific Telephone & Telegraph Co.
	Arndt Earl L	Pacific Telephone & Telegraph Co.
	Tipton Earl F	Pacific Telephone & Telegraph Co.
	Gold Reuben r	Pacific Telephone & Telegraph Co.
	Masters Glen r	Pacific Telephone & Telegraph Co.
	Rosenberg Henry r	Pacific Telephone & Telegraph Co.
	Brick Benj r	Pacific Telephone & Telegraph Co.
	Tobin David J r	Pacific Telephone & Telegraph Co.
	Merade Sadie r	Pacific Telephone & Telegraph Co.
	Troelsen Knud r	Pacific Telephone & Telegraph Co.
	Dykman Grace	Pacific Telephone & Telegraph Co.
	Daniel Margaret J r	Pacific Telephone & Telegraph Co.
	Sierra Vista Scholla Robt r	Pacific Telephone & Telegraph Co.
1942	Moregan Fay	Los Angeles Directory Co.
	Mourning Agnes Mrs	Los Angeles Directory Co.
	Neid Alf P Gertrude	Los Angeles Directory Co.
	RAY Paul Margt	Los Angeles Directory Co.
	Roberta Apartments	Los Angeles Directory Co.
	Ruenker C A	Los Angeles Directory Co.
	Snell Donald M optician Dr Sidney Davis Optometrist	Los Angeles Directory Co.
	Visser Donald Durothy	Los Angeles Directory Co.
	Waupio Eva	Los Angeles Directory Co.
	Woody Helen D	Los Angeles Directory Co.
	BERNSTEIN Lenora	Los Angeles Directory Co.
	BOLIN Earl	Los Angeles Directory Co.
	Brilhart Kathleen	Los Angeles Directory Co.
	CHOUINARD Jos P Cath clk	Los Angeles Directory Co.
	CHRISTENSEN Richd S Viola F	Los Angeles Directory Co.
	CHRISTENSEN Viola F Mrs mgr Roberta Apts	Los Angeles Directory Co.
	COOLEY Ruth Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	FRENCH Gertrude	Los Angeles Directory Co.
	GREY Dorothy	Los Angeles Directory Co.
	Guild Grace	Los Angeles Directory Co.
	HANNUM J M	Los Angeles Directory Co.
	HARRIS Chas	Los Angeles Directory Co.
	HARRIS Corrine A bkpr SR & Co	Los Angeles Directory Co.
	HUDSON Russell O	Los Angeles Directory Co.
	Kenneres Eliz A hosowkr	Los Angeles Directory Co.
	Kraft Almina dept macr SR & Co	Los Angeles Directory Co.
	LEVY Josie	Los Angeles Directory Co.
	Ligier John Val	Los Angeles Directory Co.
	Ligier Maurice ofc mgr G & G Produce Co	Los Angeles Directory Co.
	Mc Comb Lucy acct SDE	Los Angeles Directory Co.
	Monegan Feye smstrs	Los Angeles Directory Co.
1937	CLARKE L J	Los Angeles Directory Co.
	CONNER Georgie C tmkpr Hollywood Paper Box Corp	Los Angeles Directory Co.
	CRIST Raleigh Maude sismn C E Kemper Inc	Los Angeles Directory Co.
	DAVIS C L Betty	Los Angeles Directory Co.
	De Vol F D musician	Los Angeles Directory Co.
	Foltz Jack T Edna E gas sta	Los Angeles Directory Co.
	Gleaner Harry window trmr Owl Drug Co	Los Angeles Directory Co.
	HALL Eliz R Mrs mgr Roberta Apts	Los Angeles Directory Co.
	HALL Kenneth S Eliz R constr eng	Los Angeles Directory Co.
	HARRISON Freda sten John Flam	Los Angeles Directory Co.
	HARRISON R	Los Angeles Directory Co.
	HOFFMAN Emma sten	Los Angeles Directory Co.
	SHELDON Raymond	Los Angeles Directory Co.
	SMITH Kenton O slsmn	Los Angeles Directory Co.
	WAGNER H B	Los Angeles Directory Co.
	Wetteland Floyd E Phyllis eng Natl Broad casting Co	Los Angeles Directory Co.
	WOLFE Ira W Kate sls mgr Golden West Plan Inc	Los Angeles Directory Co.
	Knighton Lilly Mrs	Los Angeles Directory Co.
	Littner Nathan loans	Los Angeles Directory Co.
	Roberta Apartments	Los Angeles Directory Co.
	Roof Wm L Thilda studio wkr	Los Angeles Directory Co.
	Schipke A Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Schipke Dorothy mlnr	Los Angeles Directory Co.
	Schipke Loretta sten	Los Angeles Directory Co.
1933	AUSTIN Jas L plmbr	Los Angeles Directory Co.
	Coles Harry W Quinnie carp	Los Angeles Directory Co.
	COON Israel	Los Angeles Directory Co.
	COON M Carl cigarmkr	Los Angeles Directory Co.
	Covey Marie sten	Los Angeles Directory Co.
	de Doumond Margarite drsmkr	Los Angeles Directory Co.
	Grolleck Max slsmn	Los Angeles Directory Co.
	MURRAY John Eva auto repr	Los Angeles Directory Co.
	Neuerburg David J clk	Los Angeles Directory Co.
	Ransohoff Altlea cash Sears Roebuck & Co	Los Angeles Directory Co.
	Roberta Apartments	Los Angeles Directory Co.
	Sattzman Henry Sylvia ins agt	Los Angeles Directory Co.
	Sattzman Jos Frieda ins agt	Los Angeles Directory Co.
	THOMPSON Virgil T clk	Los Angeles Directory Co.
1929	Roberts Apartments	Los Angeles Directory Co.
	Schaper Hazel tchr City Sch h	Los Angeles Directory Co.
	WEBER Effie Mrs r	Los Angeles Directory Co.
	Wedell Otto h	Los Angeles Directory Co.
	WILLIAMS S V clo clnr h	Los Angeles Directory Co.
	BARNES Harry W studio wkr	Los Angeles Directory Co.
	BARNES Maurine sten	Los Angeles Directory Co.
	BARNES Thela musician	Los Angeles Directory Co.
	Bondurant Reed	Los Angeles Directory Co.
	Breen John W wtchmn	Los Angeles Directory Co.
	Calles Theo	Los Angeles Directory Co.
	Doupee Mary acct	Los Angeles Directory Co.
	Garfinkle Ida	Los Angeles Directory Co.
	HICKS Wm	Los Angeles Directory Co.
	Holbert Galen M mgr Roberta Apts	Los Angeles Directory Co.
	JOHNSON Euphemia tchr City Sch	Los Angeles Directory Co.
	KELLOGG Kirk archt	Los Angeles Directory Co.
	Lafee Rebecca S Mrs	Los Angeles Directory Co.
	Mc INTOSH H Paul eng	Los Angeles Directory Co.
	Manion Ida	Los Angeles Directory Co.
	NELSON Thurza writer	Los Angeles Directory Co.
	Parkinson Chas slsmn	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Rappaport Mark H ins agt h	Los Angeles Directory Co.
1924	Bateman Chas W clk h	Los Angeles Directory Co.
	PERRY Walter J carp r	Los Angeles Directory Co.

5523 SIERRA VISTA AVE

Year	Uses	Source
2015	OSCAR OLIVARES	Cole Information Services
	MARIA DEGUZMAN	Cole Information Services
2009	OSCAR OLIVARES	Cole Information Services
	ABRAHAM DEGUZMAN	Cole Information Services
2006	COLORADO Carios	Haines Company, Inc.
2004	CARLOS ESQUIVEL	Cole Information Services
	OSCAR OLIVARES	Cole Information Services
	MARIA DEGUZMAN	Cole Information Services
2000	DEGUZMAN Maria	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	OSCAR OLIVARES	Cole Information Services
	ABRAHAM DEGUZMAN	Cole Information Services
1994	DEGUZMAN, LIGAYA	Cole Information Services
	BOTIQUIN, IMELDA M	Cole Information Services
1990	BOTIQUIN IMELDA M	Pacific Bell
1986	BOTIQUIN IMELDA M	Pacific Bell
1951	Sierra Vsta Av Feen Louis r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Swift Wm J r	Pacific Telephone & Telegraph Co.
1942	BURROWS Louisa E wid A E	Los Angeles Directory Co.
	DUNLAP Mollie E Mrs	Los Angeles Directory Co.
1937	BURROWS A Edwin Louisa	Los Angeles Directory Co.
	Loveland Mark M Margt osteo	Los Angeles Directory Co.
1933	Amos Ewing W clo clnr	Los Angeles Directory Co.
	ERNST John A Gladys teller SFN Bank	Los Angeles Directory Co.
1929	Amos Ewing W chauf	Los Angeles Directory Co.
1924	AMOS Ewing W driver r	Los Angeles Directory Co.
	AMOS Martha E wid Gilbert h	Los Angeles Directory Co.

5525 SIERRA VISTA AVE

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

5526 SIERRA VISTA AVE

Year	*Uses*	*Source*
2015	FRANCISCA LOPEZ	Cole Information Services
	LAUREN SUMMERS	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2009	RACHEL STAPLES	Cole Information Services
	FRANCISCA LOPEZ	Cole Information Services
	A LINARES	Cole Information Services
	JOSEPH HERNANDEZ	Cole Information Services
2006	LINARESAAlvaro C	Haines Company, Inc.
2004	FRANCISCA DIAZ	Cole Information Services
	A LINARES	Cole Information Services
2000	DOWNEY Kerth	Haines & Company
1999	FRANCISCA LOPEZ	Cole Information Services
	A LINARES	Cole Information Services
	JOSEPH HERNANDEZ	Cole Information Services
	RACHEL STAPLES	Cole Information Services
1994	TORRES, MARTIN	Cole Information Services
1986	ALBESTGUENI LUPE V	Pacific Bell
1981	ALBESTGUENI LUPE V	Pacific Telephone
1976	Albestgueni Lupe V	Pacific Telephone
1962	Jayka Fred A	Pacific Telephone
1958	Jayka Fred A	Pacific Telephone
1951	Sierra Vsta Av Passey Spencer J r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Jayka Fred A r	Pacific Telephone & Telegraph Co.
1942	Passey Spencer J Marjorie P slsmn	Los Angeles Directory Co.
1937	Dounn Bertha	Los Angeles Directory Co.
	Dounn Fannie wid Jos	Los Angeles Directory Co.
	DUNN Tesaye T typist	Los Angeles Directory Co.
	Wathen Frances wid G B	Los Angeles Directory Co.
1933	Wacholz Woodrow P msngr Cal Bank	Los Angeles Directory Co.
	Woolfson Max L Tillie slsmn	Los Angeles Directory Co.
	Wacholz Donald clk	Los Angeles Directory Co.
	Wacholz Effa P wid F L	Los Angeles Directory Co.
	BERNSTEIN Sarah wid Peter	Los Angeles Directory Co.
1929	WACHOLZ FRANK L Effa Mgr Melrose and Heliotrope Branch Los Angeles First National Trust & Savings Bank h	Los Angeles Directory Co.
	Wacholz Donald P r	Los Angeles Directory Co.

Year	Uses	Source
1924	Wacholz Frank L mgr Melrose and Heliotrope Branch Pacific Southwest Tr & Sav Bank h	Los Angeles Directory Co.

5527 SIERRA VISTA AVE

Year	Uses	Source
2015	ROWENA GARCIA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	LUCILINE YU	Cole Information Services
2009	LUCILINE YU	Cole Information Services
	ALEXANDER LIMBO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2006	REYESElenita	Haines Company, Inc.
2004	LUCILINE YU	Cole Information Services
	CECILIA LIMBO	Cole Information Services
	A PERALTA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	YU Alicia	Haines & Company
1999	LUCILINE YU	Cole Information Services
	ALEXANDER LIMBO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1976	Lapuz Aurelio	Pacific Telephone
1942	FRYE Harriet A sten	Los Angeles Directory Co.
	DUNBAR Emma L Mrs smstrs	Los Angeles Directory Co.
1937	Frye Harriet A sten S FN Bank	Los Angeles Directory Co.
	DUNBAR Lewis A Emma L lab Dept Water & Power	Los Angeles Directory Co.
	DUNBAR Emma L Mrs dressmkr	Los Angeles Directory Co.
1933	FRYE Harriet A asst teller SFN Bank	Los Angeles Directory Co.
	DUNBAR Lewis A Emma wtchmn	Los Angeles Directory Co.
	Dunbar Emma drsmkr	Los Angeles Directory Co.
1924	Dunbar Emma L wid C H drsmkr	Los Angeles Directory Co.
	DUNBAR Lewis A shtmtlwkr r	Los Angeles Directory Co.

5528 SIERRA VISTA AVE

Year	Uses	Source
2015	THELMA GARCIA	Cole Information Services
2006	FIGUEROARemberto	Haines Company, Inc.
2004	REMBERTO FIGUEROA	Cole Information Services
1958	Mjorud Hedvig	Pacific Telephone

FINDINGS

Year	Uses	Source
1951	Sierra Vsta Av Mjorud Hedvig r	Pacific Telephone & Telegraph Co.
1942	Mjorud Magna J Mrs masseuse	Los Angeles Directory Co.
	Mjorud Hedvig studiowkr	Los Angeles Directory Co.
1933	Spigle Frank Pauline slsmn Foreman & Clark	Los Angeles Directory Co.
	Spigle Bernice S sten	Los Angeles Directory Co.
1924	Gilbertson Belle h	Los Angeles Directory Co.

5530 SIERRA VISTA AVE

Year	Uses	Source
1933	ROBERTS Wm Helen	Los Angeles Directory Co.

5532 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Freed Al r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Levy Ben r	Pacific Telephone & Telegraph Co.
1942	Kemmerer Preston W USA	Los Angeles Directory Co.
	Kemmerer Preston A Eliz A	Los Angeles Directory Co.
	Kemmerer Margt E	Los Angeles Directory Co.
	Cuneo Geo clk	Los Angeles Directory Co.
1937	LAKIN Jean clk	Los Angeles Directory Co.
	DIEHL Chas P	Los Angeles Directory Co.
	BRADLEY Milton	Los Angeles Directory Co.
	BRADLEY Helen I	Los Angeles Directory Co.
	BRADLEY Abe baker	Los Angeles Directory Co.
1933	RILEY Harold M Lena auto mech	Los Angeles Directory Co.
	RILEY Arth D auto repr	Los Angeles Directory Co.
	NEILSON Lillian M inspr Broadway Dept Store	Los Angeles Directory Co.
1929	Scharf Chas W Anna h	Los Angeles Directory Co.

5533 SIERRA VISTA AVE

Year	Uses	Source
2015	FRANCISCO CRUZ	Cole Information Services
	JOSE CAMPOS	Cole Information Services
	ROSEMBER GABRIEL	Cole Information Services
	KATHY MALDONADO	Cole Information Services
	LUIS MEJIA	Cole Information Services
	HECTOR MOLINA	Cole Information Services
	OLGA BLANCO	Cole Information Services

FINDINGS

Year	Uses	Source
2015	ADA HERNANDEZ	Cole Information Services
	NAIM MANSOUR	Cole Information Services
	ROLANDO MICHEL	Cole Information Services
	LETICIA MARTINEZ	Cole Information Services
2009	BERTA MARTINEZ	Cole Information Services
	OLGA BLANCO	Cole Information Services
	BLANCA RODRIGUEZ	Cole Information Services
	SONIA DONIS	Cole Information Services
	VITALINO MENDEZ	Cole Information Services
	ROLANDO MARIN	Cole Information Services
	ELSA MICHEL	Cole Information Services
	EDUBINA DIAZ	Cole Information Services
	FRANK MCHUGH	Cole Information Services
	EDGAR HERNANDEZ	Cole Information Services
	GOLIAT BARRIOS	Cole Information Services
	MARIA ENRIQUEZ	Cole Information Services
	PEDRO MANCILLA	Cole Information Services
	WILFRED GARCIA	Cole Information Services
	HECTOR MOLINA	Cole Information Services
	LIDIA MONDRAGON	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	BARRIENTOS Nancy s	Haines Company, Inc.
	CRUZOfelia	Haines Company, Inc.
	DONIS Sonia	Haines Company, Inc.
	GAMERO Rosa	Haines Company, Inc.
	GARCIA Wilfred S	Haines Company, Inc.
	MARIN Rolando	Haines Company, Inc.
	MARTINEZL Bertha	Haines Company, Inc.
	MONDRAGONLidia	Haines Company, Inc.
	RUELA Maria Rosa	Haines Company, Inc.
2004	BERENICE LOPEZ	Cole Information Services
	VITALINO MENDEZ	Cole Information Services
	BLANCA RODRIGUEZ	Cole Information Services
	LOPEZ BERENICE	Cole Information Services
	MARIA RUELA	Cole Information Services
	NANCY BARRIENTOS	Cole Information Services
	FRANK MCHUGH	Cole Information Services
	EDGAR HERNANDEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2004	MARIA ENRIQUEZ	Cole Information Services
	NUNEZ GARCIA	Cole Information Services
	ROSA GAMERO	Cole Information Services
	PEDRO MANCILLA	Cole Information Services
2000	APARTMENTS ALVARADO Gabriel A	Haines & Company
	CRUZHIPOLITO Sergio	Haines & Company
	GAMERO Rosa	Haines & Company
	GARCIA Francisco Jr	Haines & Company
	GARCIA Hermino M	Haines & Company
	GUEVARA Marisela Y	Haines & Company
	RODRIGUEZ Miguel	Haines & Company
	TORRES C Miguel A	Haines & Company
1999	VITALINO MENDEZ	Cole Information Services
	MARIA ENRIQUEZ	Cole Information Services
	PEDRO MANCILLA	Cole Information Services
	WILFRED GARCIA	Cole Information Services
	HECTOR MOLINA	Cole Information Services
	OLGA BLANCO	Cole Information Services
	SONIA DONIS	Cole Information Services
	BLANCA RODRIGUEZ	Cole Information Services
	EDGAR HERNANDEZ	Cole Information Services
	FRANK MCHUGH	Cole Information Services
	EDUBINA DIAZ	Cole Information Services
	ELSA MICHEL	Cole Information Services
	ROLANDO MARIN	Cole Information Services
	GOLIAT BARRIOS	Cole Information Services
	BERTA MARTINEZ	Cole Information Services
	LIDIA MONDRAGON	Cole Information Services
1994	BARILLAS, MARIA	Cole Information Services
1990	BARILLAS MARIA	Pacific Bell
	PEREZ ERIC R	Pacific Bell
1986	ARAUGO JOSE A	Pacific Bell
	FRENCH KEVIN	Pacific Bell
	KAISER STEVEN	Pacific Bell
	MARTINEZ LETICIA	Pacific Bell
	MC CLORY TANGELA	Pacific Bell
	RESTREPO CAROLINA	Pacific Bell
1981	CAMERON JOHN G	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	HATFIELD CHESTER	Pacific Telephone
	LOHMEYER S K	Pacific Telephone
	MARTINEZ LETICIA	Pacific Telephone
	NG KIT HAR	Pacific Telephone
	PEREZ MARIA CARMEN	Pacific Telephone
	QUINONEZ RAMIRO	Pacific Telephone
1976	Cameron John G	Pacific Telephone
	Dean Alba L	Pacific Telephone
	Diamond E	Pacific Telephone
	Hammel C	Pacific Telephone
	Mc Rae Wm K	Pacific Telephone
	Mitchell Anthony	Pacific Telephone
	Ross L	Pacific Telephone
	Williams Helen M	Pacific Telephone
1967	Sisser Frank W	Pacific Telephone
	Sisser Frank W	Pacific Telephone
1962	Sisser Frank W	Pacific Telephone
1958	Cohen Philip	Pacific Telephone
	Sisser Frank W	Pacific Telephone
1951	Sierra Vsta Av La Vina Apts	Pacific Telephone & Telegraph Co.
	Lambert Chas H r	Pacific Telephone & Telegraph Co.
	Sisser Frank W r	Pacific Telephone & Telegraph Co.
	Parker Christie Mrs r	Pacific Telephone & Telegraph Co.
	Hagen Eleanor I r	Pacific Telephone & Telegraph Co.
	Smith Albert C r	Pacific Telephone & Telegraph Co.
	Moline Gunner O	Pacific Telephone & Telegraph Co.
	Cusano Louis r	Pacific Telephone & Telegraph Co.
	Smith C A r	Pacific Telephone & Telegraph Co.
	Falken D r	Pacific Telephone & Telegraph Co.
	Zeis Edmund J r	Pacific Telephone & Telegraph Co.
	Matson Evelyn r	Pacific Telephone & Telegraph Co.
	Cohen Philip r	Pacific Telephone & Telegraph Co.
	Pearl Morris r	Pacific Telephone & Telegraph Co.
	Henry F P r	Pacific Telephone & Telegraph Co.
1942	Actor Wm Sally printer Mrs Sarah Actor	Los Angeles Directory Co.
	Beerbower Eliz wid Lincoln	Los Angeles Directory Co.
	Beerbower Frances E slswn	Los Angeles Directory Co.
	BURFORD Jas	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	CARTER Janet Mrs	Los Angeles Directory Co.
	COHEN Philip Henrietta	Los Angeles Directory Co.
	Coleite Eli Elaine	Los Angeles Directory Co.
	COPELAND A Tyler meats	Los Angeles Directory Co.
	DAVIES Honor	Los Angeles Directory Co.
	Falkenstein Jos	Los Angeles Directory Co.
	FESLER S F Jane D	Los Angeles Directory Co.
	French Ada L Mrs	Los Angeles Directory Co.
	Goldberger Hugo H Rose bkpr	Los Angeles Directory Co.
	Hallgren Edith L slswn	Los Angeles Directory Co.
	Hemilak Edw	Los Angeles Directory Co.
	HIRSCH Walter	Los Angeles Directory Co.
	La Vina Apartments	Los Angeles Directory Co.
	LEA A L	Los Angeles Directory Co.
	Light Anne	Los Angeles Directory Co.
	LIGHT V Dick Adelaide	Los Angeles Directory Co.
	Mc CLURE Hugh Georgia	Los Angeles Directory Co.
	Mc DONALD Leah Mrs clk	Los Angeles Directory Co.
	MILLER Donna sten W A Campbell	Los Angeles Directory Co.
	MILLER Jos	Los Angeles Directory Co.
	POPE Wm	Los Angeles Directory Co.
	RAMSEY Wallace B Marian G radio announcer	Los Angeles Directory Co.
	Spears Elmer	Los Angeles Directory Co.
	Volgman Wm	Los Angeles Directory Co.
	WHITE Danl G Lila	Los Angeles Directory Co.
1937	Canning Harry	Los Angeles Directory Co.
	DAVIS R M	Los Angeles Directory Co.
	DEAN Jack	Los Angeles Directory Co.
	Eckwall Ida	Los Angeles Directory Co.
	FESLER S F Jane D	Los Angeles Directory Co.
	French Ada L	Los Angeles Directory Co.
	Gold Phyllis F slswn	Los Angeles Directory Co.
	HARRIS P W	Los Angeles Directory Co.
	Hintzman Gustav	Los Angeles Directory Co.
	Hosack Eliz sec Avesan Chemical Co	Los Angeles Directory Co.
	Hosack Louis	Los Angeles Directory Co.
	Hutchins W K	Los Angeles Directory Co.
	JONES Myra	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	La Vina Apartments	Los Angeles Directory Co.
	Light Ann	Los Angeles Directory Co.
	LIGHT Vache D Adelaide sp officer	Los Angeles Directory Co.
	LONG Helen	Los Angeles Directory Co.
	MOORE E C	Los Angeles Directory Co.
	Nickerson Geo R	Los Angeles Directory Co.
	Powell Margt D cash Sears Roebuck & Co	Los Angeles Directory Co.
	Rush E H	Los Angeles Directory Co.
	Simone Louis Peggy tailor	Los Angeles Directory Co.
	SMITH R W	Los Angeles Directory Co.
	STONE Geo jr Bonnie T birds	Los Angeles Directory Co.
	SWARTOUT Virginia	Los Angeles Directory Co.
	SWARTOUT W S	Los Angeles Directory Co.
	Wandvik Sigurd J Helen asst examiner National Bank Examiners	Los Angeles Directory Co.
	WHITE Danl G	Los Angeles Directory Co.
1933	Ainsley Arlene	Los Angeles Directory Co.
	BEATTIE Russell W Ruth div head Sears Roebuck & Co	Los Angeles Directory Co.
	BECKER Winifred sten	Los Angeles Directory Co.
	BURNETT Jay Paula slsmn	Los Angeles Directory Co.
	Carmack P H slsmn Community Lndy	Los Angeles Directory Co.
	Eckwall Ida clk	Los Angeles Directory Co.
	FARRELL Cecelie Studiowkr	Los Angeles Directory Co.
	Gilligan Eileen E sten	Los Angeles Directory Co.
	Hintzman Gustav studiowkr	Los Angeles Directory Co.
	HOLMAN Cecil C office mgr Business Furn Co	Los Angeles Directory Co.
	Kruzer Victor R kath aud Sears Roebuck & Co	Los Angeles Directory Co.
	La Vina Apartments	Los Angeles Directory Co.
	Maresca Jas studiowkr	Los Angeles Directory Co.
	Marriott Ruby beauty opr	Los Angeles Directory Co.
	Martin Marguerite wid J A	Los Angeles Directory Co.
	Martin Violet N sten	Los Angeles Directory Co.
	Mc Mahon Harry R Eliz cook	Los Angeles Directory Co.
	Moll Frida wid Carl	Los Angeles Directory Co.
	NELSON Elise	Los Angeles Directory Co.
	SWARTHOUT Walter S Mabel mgr La Vina Apts	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	WHITNEY Ruth sten	Los Angeles Directory Co.
	Whittey Theresa	Los Angeles Directory Co.
	WINER Morris Mary dept mgr Atlantic Comn Co	Los Angeles Directory Co.
	YORK Anna beauty opr	Los Angeles Directory Co.
1924	BROWN Leo M slsmn Saml Segal r	Los Angeles Directory Co.
	HASTINGS Edith telep opr r	Los Angeles Directory Co.
	HASTINGS Guy V horse collar mkr r	Los Angeles Directory Co.
	HASTINGS John R mach opr h	Los Angeles Directory Co.

5534 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Kemmerer Preston A r	Pacific Telephone & Telegraph Co.
1942	Russell Geo Annette actor	Los Angeles Directory Co.
	Donner Robt D Marie E studiowkr	Los Angeles Directory Co.
	Donner Kenneth F	Los Angeles Directory Co.
1937	BROWN Nan Mrs nurse	Los Angeles Directory Co.
	ADAMS Lena N Mrs	Los Angeles Directory Co.
	Coffeen Margt Mrs	Los Angeles Directory Co.
1933	TURNER John Ellen	Los Angeles Directory Co.
	Domenick Alvaro Margt tailor	Los Angeles Directory Co.
1929	TURNER John T Helen h	Los Angeles Directory Co.

5535 SIERRA VISTA AVE

Year	Uses	Source
1924	r	Los Angeles Directory Co.

5536 SIERRA VISTA AVE

Year	Uses	Source
2015	DAVID THOMAS	Cole Information Services
	CARLOS POSADA	Cole Information Services
	JOEL ARELLANO	Cole Information Services
	NONDUMISO TEMBE	Cole Information Services
	LUIS MORALES	Cole Information Services
	BECKY MEDINA	Cole Information Services
	SHAZ LENN	Cole Information Services
	CLAUDIA LARRAVE	Cole Information Services
	EFRAIN CHANAS	Cole Information Services
	SANDRA RODRIGUEZ	Cole Information Services
	EDGAR JIMENEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2015	LUIS GRAJEDA	Cole Information Services
	VERONICA ZAMUDIO	Cole Information Services
	ALBA VIGIL	Cole Information Services
	ROBERT DEVENNY	Cole Information Services
	EDGAR CLIMACO	Cole Information Services
	JOSE RICO	Cole Information Services
	JOSEPH BAKER	Cole Information Services
	RONALD AYALA	Cole Information Services
	IRMA OSORIO	Cole Information Services
	GIOVANI MAGANA	Cole Information Services
	BON BERNARDO	Cole Information Services
	JORDAN ALVAREZ	Cole Information Services
	ALAN RAMIREZ	Cole Information Services
	MUN SHIN	Cole Information Services
	ERIKA RUIZ	Cole Information Services
	MARIA LEE	Cole Information Services
	NUNE SARGSYAN	Cole Information Services
	SIERRA VISTA REGENCY	Cole Information Services
	JOSHICA KIAH	Cole Information Services
	ROBERT FOFRICH	Cole Information Services
2009	STEVE SHIN	Cole Information Services
	VERONICA ZAMUDIO	Cole Information Services
	EFRAIN CHANAS	Cole Information Services
	MISUN PARK	Cole Information Services
	SALVADOR ARANGO	Cole Information Services
	EDGAR JIMENEZ	Cole Information Services
	DARLENE THOMPSON	Cole Information Services
	MARIA MAGANA	Cole Information Services
	KENNETH HARRIS	Cole Information Services
	BRANDON GRAHAM	Cole Information Services
	Y PINEDA	Cole Information Services
	JUANA RODRIGUE	Cole Information Services
	EDDIE FLORES	Cole Information Services
	MARCOS GANTES	Cole Information Services
	HERMELINDA MARTINEZ	Cole Information Services
	DORA TORRES	Cole Information Services
	IRMA OSORIO	Cole Information Services
	BON BERNARDO	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
2009	ZENAIDA MUNOZ	Cole Information Services
	OLGA LARRAVE	Cole Information Services
	MICHAEL WHITSON	Cole Information Services
	FRANCISCO FLORES	Cole Information Services
	ALBA VIGIL	Cole Information Services
	ANDRES RUIZ	Cole Information Services
	RAZIEL ESPINOZA	Cole Information Services
	JUAN LOPEZ	Cole Information Services
	FRANKY TELLES	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	ARANGO Salvador R	Haines Company, Inc.
	CABALLERO Cirila	Haines Company, Inc.
	CHANAS Efrain	Haines Company, Inc.
	COLON Edwin	Haines Company, Inc.
	FLORES Marisela	Haines Company, Inc.
	GALEANO Clara	Haines Company, Inc.
	GUTIERREZJuan	Haines Company, Inc.
	HERRERAJose	Haines Company, Inc.
	JIMENEZ Edgar	Haines Company, Inc.
	JIMENEZ Edgar	Haines Company, Inc.
	JIMENEZ Juan R	Haines Company, Inc.
	LARRAVE Olga	Haines Company, Inc.
	LOPEZ A e	Haines Company, Inc.
	LOPEZ Juan	Haines Company, Inc.
	MONTOYADavid	Haines Company, Inc.
	MUNOZZenaida	Haines Company, Inc.
	OSORIO Irma	Haines Company, Inc.
	RODRIGUEJuana	Haines Company, Inc.
	VALENCIA Hector	Haines Company, Inc.
	VAZQUEZ Emma	Haines Company, Inc.
	ZAMUDIOVeronica	Haines Company, Inc.
2004	WALTER PORTILLO	Cole Information Services
	MIGUEL BONILLA	Cole Information Services
	JUAN LOPEZ	Cole Information Services
	DELGADO GUERRERO	Cole Information Services
	RAZIEL ESPINOSA	Cole Information Services
	ROSA GUZMAN	Cole Information Services
	FRANCISCO GUTIERREZ	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
2004	OLGA LARRAVE	Cole Information Services
	DAVID MONTOYA	Cole Information Services
	ERICKA MARTINEZ	Cole Information Services
	JOSE FUENTES	Cole Information Services
	EDWIN COLON	Cole Information Services
	JOAQUIN VASQUEZ	Cole Information Services
	JOSE ROSA	Cole Information Services
	A VIGIL	Cole Information Services
	MARIA SOTO	Cole Information Services
	RAQUEL CARRILLO	Cole Information Services
	ANA LARA	Cole Information Services
	MARCOS GANTES	Cole Information Services
	L JAKELINEMEJIA	Cole Information Services
	OTTO OCHOA	Cole Information Services
	MARISELA FLORES	Cole Information Services
	EDGAR JIMENEZ	Cole Information Services
	SANDRA MARQUEZ	Cole Information Services
	JUAN RUIZ	Cole Information Services
	GILMA GARCIA	Cole Information Services
	HERALDA FUENTES	Cole Information Services
	SALVADOR ARANGO	Cole Information Services
	JULIA QUEVEDO	Cole Information Services
	JOSE HERNANDEZ	Cole Information Services
	JUAN GUTIERREZ	Cole Information Services
2000	APARTMENTS ALVARADO Gabriel A	Haines & Company
	AYALA Ana P	Haines & Company
	DURAN George	Haines & Company
	GARCIA Gilma	Haines & Company
	GIL Julio Armrando	Haines & Company
	GONZALEZ Argentina	Haines & Company
	GUTIERREZ Cresencio	Haines & Company
	LOPEZ A	Haines & Company
	LOPEZ Juan	Haines & Company
	MONTOYA David	Haines & Company
	SEGURA Miguel	Haines & Company
	VASQUEZ Joaquin	Haines & Company
1999	EDGAR JIMENEZ	Cole Information Services
	JUAN LOPEZ	Cole Information Services

FINDINGS

Year	Uses	Source
1999	RAZIEL ESPINOZA	Cole Information Services
	ANDRES RUIZ	Cole Information Services
	STEVE SHIN	Cole Information Services
	ALBA VIGIL	Cole Information Services
	MICHAEL WHITSON	Cole Information Services
	FRANCISCO FLORES	Cole Information Services
	OLGA LARRAVE	Cole Information Services
	ZENAIDA MUNOZ	Cole Information Services
	BON BERNARDO	Cole Information Services
	IRMA OSORIO	Cole Information Services
	DORA TORRES	Cole Information Services
	HECTOR RODRIGUEZ	Cole Information Services
	HERMELINDA MARTINEZ	Cole Information Services
	EDDIE FLORES	Cole Information Services
	MARCOS GANTES	Cole Information Services
	JUANA RODRIGUE	Cole Information Services
	FRANKY TELLES	Cole Information Services
	EFRAIN CHANAS	Cole Information Services
	MISUN PARK	Cole Information Services
	BRANDIE ROSS	Cole Information Services
	MARTIN MADERO	Cole Information Services
	SALVADOR ARANGO	Cole Information Services
	VERONICA ZAMUDIO	Cole Information Services
	NICOLE ROMERO	Cole Information Services
	DARLENE THOMPSON	Cole Information Services
	MARIA MAGANA	Cole Information Services
	KENNETH HARRIS	Cole Information Services
	BRANDON GRAHAM	Cole Information Services
	Y PINEDA	Cole Information Services
1994	QUINTO, YOLANDA	Cole Information Services
	FUENTES, JUSTO R	Cole Information Services
	BARRIOS, BLANCA	Cole Information Services
	GODINEZ, BIRON	Cole Information Services
	DIAZ, VIOLETA	Cole Information Services
	GIL, JULIO A	Cole Information Services
	OROZCO, M	Cole Information Services
	OROSCO, OTONIEL A	Cole Information Services
	GONZALEZ, A	Cole Information Services

FINDINGS

Year	Uses	Source
1994	MELCHORRAMOS, A	Cole Information Services
1990	DE LEON IRVIN	Pacific Bell
	FUENTES JUSTO R	Pacific Bell
	GARRIDO Y	Pacific Bell
	GIRON RONALD A	Pacific Bell
	GUERRA ALBERTO	Pacific Bell
	HERNANDEZ R	Pacific Bell
	HERRERA MAURICIO & ELINDA	Pacific Bell
	JUDITZ REGINA	Pacific Bell
	MENDOZA JOY C	Pacific Bell
	ORDONES RUDY R	Pacific Bell
	PALACIOS GERMAN A	Pacific Bell
	SOLIS VALDEMAR	Pacific Bell
1986	ABDELMESSIH NABIL A	Pacific Bell
	ALFARO RUBEN	Pacific Bell
	ARREOLA PEDRO P	Pacific Bell
	ASCENCIO JOSE I	Pacific Bell
	AYALA MARIA MILAGRO	Pacific Bell
	FLOWERS MARY B	Pacific Bell
	GARRIDO Y	Pacific Bell
	HERNANDEZ R	Pacific Bell
	JUDITZ REGINA	Pacific Bell
	MORAN JUAN	Pacific Bell
	OSCAR BERMUDEZ	Pacific Bell
	QUINONES ANDREW	Pacific Bell
	RAMOS CRISTETO T	Pacific Bell
	RIVERA ARMADEO RICO	Pacific Bell
	ROBISON ELLEN F DR	Pacific Bell
	ZELKOVICH VAL	Pacific Bell
1981	BUCK JIM	Pacific Telephone
	GAUTREAUX	Pacific Telephone
	GONZALEZ JOSE L	Pacific Telephone
	GREEN LAXMAN	Pacific Telephone
	HARDY TONY	Pacific Telephone
	HUGHES MICHAEL T	Pacific Telephone
	HUNTER JACK M	Pacific Telephone
	HURTADO ELSA	Pacific Telephone
	KAASE JACQUELIN	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	LAMBERT L J	Pacific Telephone
	MCTAGUE EDITH B	Pacific Telephone
	MORA RENEE	Pacific Telephone
	NADELL MELVIN	Pacific Telephone
	PERSHITZ PAUL B	Pacific Telephone
	POSOLSKY AL SR	Pacific Telephone
	RONQUILLO ROMEO	Pacific Telephone
	RUSH T	Pacific Telephone
	SMITH KELLY BURTON	Pacific Telephone
1976	Bachman Harry	Pacific Telephone
	Buck Jim	Pacific Telephone
	Choi Hyong Kuk	Pacific Telephone
	Danyos Amazon	Pacific Telephone
	De Rosier J L	Pacific Telephone
	DE ROSIER MAURICE	Pacific Telephone
	Eaton Dennis	Pacific Telephone
	Gabriel Juan	Pacific Telephone
	Goodman C R	Pacific Telephone
	Irwin Eddie	Pacific Telephone
	Kaplon Hilton C	Pacific Telephone
	Kreuger Geo	Pacific Telephone
	Mc Tague Edith B	Pacific Telephone
	Nadell Melvin	Pacific Telephone
	Pershitz Paul B	Pacific Telephone
	Posoisky Al Sr	Pacific Telephone
	Robinson Tracey	Pacific Telephone

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Year	Uses	Source
2015	AMERIDA MARTINEZ	Cole Information Services
	EULALIO ORTIZ	Cole Information Services
	MARTINEZ MIRIAM	Cole Information Services
	ANNA PANIAGUA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
	VITELLA LEMUS	Cole Information Services
	EULALIO ORTIZ	Cole Information Services
	ANNA PANIAGUA	Cole Information Services
2006	o LEMUS Vitelia	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

Year	Uses	Source
2004	VITELIA LEMUS	Cole Information Services
	GULLERMO MEDINA	Cole Information Services
	LUCINDA PAC	Cole Information Services
	ANNA PANIAGUA	Cole Information Services
2000	RECINOS Jose Roberto	Haines & Company
	SIERRA VISTA AV 90038 CONT	Haines & Company
	RODAS Efrain	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	EULALIO ORTIZ	Cole Information Services
	ANNA PANIAGUA	Cole Information Services
	VITELLA LEMUS	Cole Information Services
1976	Rojanapanya Viraj	Pacific Telephone
	Souvannavong Norasinh	Pacific Telephone
1951	Sierra Vsta Av Carder G L Mrs r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Kewish John T r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Martinson Therese r	Pacific Telephone & Telegraph Co.
1942	ELLIOTT Paul G	Los Angeles Directory Co.
	HAMILTON Edna S Mrs custodian Pub Sch	Los Angeles Directory Co.
	SCARBOROUGH Fannie wid W D	Los Angeles Directory Co.
	SCARBOROUGH Maude mlnr	Los Angeles Directory Co.
1937	HENRY David B Myrtle slsmn Atterbury Bros Co	Los Angeles Directory Co.
	Mc DONALD Jos H Clara M carp	Los Angeles Directory Co.
1933	CAMPBELL Ava M sten	Los Angeles Directory Co.
	CAMPBELL Robie wid Harry	Los Angeles Directory Co.
	Mauk Velma A clk	Los Angeles Directory Co.
	Mc GUIRE Wm E Hazel mach	Los Angeles Directory Co.
1929	CAMPBELL Ava M sten	Los Angeles Directory Co.
	CAMPBELL Robie Mrs	Los Angeles Directory Co.
1924	CAMPBELL Harry G h	Los Angeles Directory Co.
	GREEN Mary J phys	Los Angeles Directory Co.
	CAMPBELL Geo H musician r	Los Angeles Directory Co.
	BREEZE Rita Mrs r	Los Angeles Directory Co.
	CAMPBELL Ava M steno r	Los Angeles Directory Co.

5538 SIERRA VISTA AVE

Year	Uses	Source
1942	Mac Corkell Etelle B Mrs mgr La Vine Apts	Los Angeles Directory Co.

FINDINGS

5540 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Piccola John J r	Pacific Telephone & Telegraph Co.
1942	Adlfinger Lawrence N Mary C clk	Los Angeles Directory Co.
1937	Wirtz Mary C sten	Los Angeles Directory Co.
	WILLIAMS John V	Los Angeles Directory Co.
1933	Wirtz Emery J clk	Los Angeles Directory Co.
	WILLIAMS John B	Los Angeles Directory Co.
1929	WILLIAMS John B h	Los Angeles Directory Co.
	WILLIAMS J B mech r	Los Angeles Directory Co.
1924	WILLIAMS John B foremn h	Los Angeles Directory Co.

5541 SIERRA VISTA AVE

Year	Uses	Source
2015	BENJAMIN LIM	Cole Information Services
	MICHELLE NUNEZ	Cole Information Services
	JERMANN MANZANO	Cole Information Services
2009	BENJAMIN LIM	Cole Information Services
2006	X000 X	Haines Company, Inc.
2000	LIM Benjamin	Haines & Company
1999	BENJAMIN LIM	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1951	Sierra Vsta Wade Vanita r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Wade Dorothy r	Pacific Telephone & Telegraph Co.
1942	Towne Grace M Mrs acct	Los Angeles Directory Co.
1937	WRIGHT Avia asst playground dir	Los Angeles Directory Co.
1933	AIKEN Wesley E sten	Los Angeles Directory Co.
1929	AIKEN Nettis clk	Los Angeles Directory Co.

5542 SIERRA VISTA AVE

Year	Uses	Source
2015	SU PARK	Cole Information Services
	SANTIAGO GARCIA	Cole Information Services
	ROSA CUARDA	Cole Information Services
	LUIS DIAZ	Cole Information Services
	FRANCISCA NUNEZ	Cole Information Services
	LETICIA CHINCHILLA	Cole Information Services
	ALFONSO RUIZ	Cole Information Services
	ELVIRA SANCHEZ	Cole Information Services
	CARMEN VASQUEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2015	ELSA GARCIA	Cole Information Services
	EMERSON NIMATUJ	Cole Information Services
	PLUTARCO SANTIAGO	Cole Information Services
	B CLEIVE	Cole Information Services
	ENRIQUE MARTINEZ	Cole Information Services
	OLGA REYES	Cole Information Services
	SIERRA VISTA APARTMENTS	Cole Information Services
	DAVID RUIZ	Cole Information Services
	ARACELI LOPEZ	Cole Information Services
	JULIO LIMAS	Cole Information Services
	MAGADLENA SANTIBANEZ	Cole Information Services
2009	SAUL MORALES	Cole Information Services
	MAGDAL MARTINEZ	Cole Information Services
	SEUNG KIM	Cole Information Services
	ESPERANZA TOC	Cole Information Services
	SANDRA GUTIERREZ	Cole Information Services
	KYUNG PARK	Cole Information Services
	JORGE MAGANA	Cole Information Services
	ELVIRA SANCHEZ	Cole Information Services
	EMILIO RAMOS	Cole Information Services
	ALFONSO RUIZ	Cole Information Services
	ILMA GARCIA	Cole Information Services
	MOISES AGUILA	Cole Information Services
	MAGNOLIA RAMIREZ	Cole Information Services
	ZACARIAS PEREZ	Cole Information Services
	EMERSON NIMATUJ	Cole Information Services
	MARIO BERMUDEZ	Cole Information Services
	HECTOR NUNEZ	Cole Information Services
	PLUTARCO SANTIAGO	Cole Information Services
	LUIS VEGA	Cole Information Services
	LILLY REYES	Cole Information Services
	GARCIA RIVERA	Cole Information Services
	ARCADIA DIAZ	Cole Information Services
	JOSE GARCIA	Cole Information Services
	ANICETO OLIVERA	Cole Information Services
	ENRIQUE MARTINEZ	Cole Information Services
	HEE KWAK	Cole Information Services
	SANTIAGO GARCIA	Cole Information Services

FINDINGS

Year	Uses	Source
2009	IRMA BARRIOS	Cole Information Services
	ALFONZO MOLINA	Cole Information Services
	MAGADLENA SANTIBANEZ	Cole Information Services
	NESTOR LOPEZ	Cole Information Services
	SILVIA NUNEZ	Cole Information Services
	MELANIE SPIRES	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	BARRIOS Inma a+6	Haines Company, Inc.
	BRAN Ruben J	Haines Company, Inc.
	CASTRO Bermudez	Haines Company, Inc.
	DIAZArcadia	Haines Company, Inc.
	GARCIA Elsa e	Haines Company, Inc.
	GARCIA Santiago	Haines Company, Inc.
	GARCIAGOMEZJose	Haines Company, Inc.
	GUTIERREZSandra	Haines Company, Inc.
	KIMYoung Han	Haines Company, Inc.
	KWA KHee Kyu	Haines Company, Inc.
	LEE Ryang	Haines Company, Inc.
	LOPEZ Nestor	Haines Company, Inc.
	MARTINEZ Guadalupe a	Haines Company, Inc.
	MEJIAMaria B	Haines Company, Inc.
	MENDEZJuan	Haines Company, Inc.
	MORALES Rolando	Haines Company, Inc.
	NUNEZ Francisca a	Haines Company, Inc.
	NUNEZ Silvia	Haines Company, Inc.
	NUNEZ MARTINEZ a	Haines Company, Inc.
	Hector	Haines Company, Inc.
	OLIVERA Aniceto	Haines Company, Inc.
	PARK Kyung Sik	Haines Company, Inc.
	PEREZ Eusebio	Haines Company, Inc.
	RAMIREZ Magnolia	Haines Company, Inc.
	RIVERAGARCIA Felix	Haines Company, Inc.
	RUIZ David	Haines Company, Inc.
	VEGA Luis Alfonso	Haines Company, Inc.
2004	KYUNG PARK	Cole Information Services
	YOUNG KIM	Cole Information Services
	SUNG BAN	Cole Information Services
	FERNANDO MONTELONGO	Cole Information Services

FINDINGS

Year	Uses	Source
2004	ROBERT KANG	Cole Information Services
	JOSE GARCIA	Cole Information Services
	HERMINIO GARCIA	Cole Information Services
	ROBERT WANG	Cole Information Services
	YOUNG LEE	Cole Information Services
	OSVALDO HERNANDEZ	Cole Information Services
	GARCIA RIVERA	Cole Information Services
	MARIO MARTINEZ	Cole Information Services
	ANDRES MARTINEZ	Cole Information Services
	EMERSON NIMATUJ	Cole Information Services
	BAUTISTA GARCIA	Cole Information Services
	MERARDO NUNEZ	Cole Information Services
	DOO CHUNG	Cole Information Services
	MORENO GONZALEZ	Cole Information Services
	KONSTANTIN TARIVERDIAN	Cole Information Services
	MAGNOLIA RAMIREZ	Cole Information Services
	RAMIREZ REYES	Cole Information Services
	OTONIEL ANDRADE	Cole Information Services
	BERMUDEZ CASTRO	Cole Information Services
	BERNARDO LOPEZ	Cole Information Services
	DARREL LEE	Cole Information Services
	EUSEBIO PEREZ	Cole Information Services
	JOSE MOLINA	Cole Information Services
	AARON MENDEZ	Cole Information Services
	YOUNG SEO	Cole Information Services
	TERESO GARCIA	Cole Information Services
	JORGE MAGANA	Cole Information Services
	GUADALUPE MARTINEZ	Cole Information Services
	EMILIO RAMOS	Cole Information Services
2000	APARTMENTS ARIANO Matilde	Haines & Company
	BAN Sung Wan	Haines & Company
	DAVIS Zachary	Haines & Company
	GARCIA Bautista David	Haines & Company
	HERNANDEZ Claudio	Haines & Company
	KANG Robert	Haines & Company
	KIM Jung A	Haines & Company
	KIM Yun Hoan	Haines & Company
	LEE Do Sup	Haines & Company

FINDINGS

Year	Uses	Source
2000	LEE Grace	Haines & Company
	LEE Young Ki	Haines & Company
	LOPEZ Alvaro	Haines & Company
	MARIANO Thomas	Haines & Company
	William MARTINEZ Palemon	Haines & Company
	MEZA Rudy Alberto	Haines & Company
	NIMATUJ Emerson Arturo	Haines & Company
	RIVERAGARCIA felix	Haines & Company
1999	ESPERANZA TOC	Cole Information Services
	ENRIQUE MARTINEZ	Cole Information Services
	MODESTO MARTINEZ	Cole Information Services
	ANICETO OLIVERA	Cole Information Services
	JOSE GARCIA	Cole Information Services
	ARCADIA DIAZ	Cole Information Services
	LILLY REYES	Cole Information Services
	GARCIA RIVERA	Cole Information Services
	LUIS VEGA	Cole Information Services
	PLUTARCO SANTIAGO	Cole Information Services
	HECTOR NUNEZ	Cole Information Services
	MARIO BERMUDEZ	Cole Information Services
	EMERSON NIMATUJ	Cole Information Services
	ZACARIAS PEREZ	Cole Information Services
	SANTIAGO GARCIA	Cole Information Services
	IRMA BARRIOS	Cole Information Services
	MAGADLENA SANTIBANEZ	Cole Information Services
	ALFONZO MOLINA	Cole Information Services
	NESTOR LOPEZ	Cole Information Services
	SILVIA NUNEZ	Cole Information Services
	MAGDAL MARTINEZ	Cole Information Services
	SAUL MORALES	Cole Information Services
	MELANIE SPIRES	Cole Information Services
	SEUNG KIM	Cole Information Services
	HEE KWAK	Cole Information Services
	SANDRA GUTIERREZ	Cole Information Services
	KYUNG PARK	Cole Information Services
	THOMAS MARIANO	Cole Information Services
	JORGE MAGANA	Cole Information Services
	ELVIRA SANCHEZ	Cole Information Services

FINDINGS

Year	Uses	Source
1999	ALFONSO RUIZ	Cole Information Services
	EMILIO RAMOS	Cole Information Services
	ILMA GARCIA	Cole Information Services
	MOISES AGUILA	Cole Information Services
	MAGNOLIA RAMIREZ	Cole Information Services
1994	MATEO, PEDRO M	Cole Information Services
	ABRAMYAN, ZHIRAYR	Cole Information Services
	CRESCO, J	Cole Information Services
1990	CERON MARIO	Pacific Bell
	CHAMICHYAN SUREN	Pacific Bell
	GEYORKYAN HAROUGUN	Pacific Bell
	LEE HYON CHAE	Pacific Bell
	LEE M Y PAINTING COMPANY	Pacific Bell
	M J PORCELAIN	Pacific Bell
	M Y LEE PAINTING COMPANY	Pacific Bell
	MARTINEZ EDA MARIA	Pacific Bell
	MATEO PEDRO MONTANO	Pacific Bell
	MICHEL SERGE E	Pacific Bell
	SIERRA ESTATES	Pacific Bell
	SMITH SUN OK	Pacific Bell
	SONG RYOONG	Pacific Bell
	SONG RYOONG	Pacific Bell
	TON KIET THAT	Pacific Bell
	YANG HAK BONG	Pacific Bell
1986	KANG SUNG T	Pacific Bell
	KIM DONG WAN	Pacific Bell
	KIM KYUNG I	Pacific Bell
	KIM SOON LEE	Pacific Bell
	LEE HYON CHAE	Pacific Bell
	LEE JIN TAEK	Pacific Bell
	LEE KYUNG SOO	Pacific Bell
	LEE SANG NAN	Pacific Bell
	LIM YONG GOO	Pacific Bell
	MJ HEALTH FOODS	Pacific Bell
	OH JUNG	Pacific Bell
	PARK DOUGLAS	Pacific Bell
	PARK II YOUNG	Pacific Bell
	QUAN TRUY	Pacific Bell

FINDINGS

Year	Uses	Source
1986	SONG RYOONG	Pacific Bell
	TON KIET THAT	Pacific Bell
	DOUGLAS WAYNE A	Pacific Bell
1981	ALFONSO EUGENIO S	Pacific Telephone
	ANAHUI JOSE A	Pacific Telephone
	MARTIN	Pacific Telephone
	HARRIS TRACY	Pacific Telephone
	IMLER JIMMY R	Pacific Telephone
	JOHNSON BERNARD	Pacific Telephone
	JORDY DEIDRE	Pacific Telephone
	KAO PETER	Pacific Telephone
	MAC DONALD JOHN E	Pacific Telephone
	MCLEOD KAREN	Pacific Telephone
	MEKDARA PHAT & DAPHNE	Pacific Telephone
	MERLUZZO PAUL	Pacific Telephone
	NDRI ABOLI	Pacific Telephone
	OLIVER ELLIOTTT J	Pacific Telephone
	TAYLOR KENNETH	Pacific Telephone
	TON KIET THAT	Pacific Telephone
	TROTTMAN RAUL	Pacific Telephone
1976	Boluss L L	Pacific Telephone
	Chicaroen S	Pacific Telephone
	Gleaner Harry	Pacific Telephone
	Gordon Jimmy Lee	Pacific Telephone
	Gordon Suzette	Pacific Telephone
	Kao Peter	Pacific Telephone
	Karamanos Michael	Pacific Telephone
	Kim Yonmg Ki	Pacific Telephone
	Lee Kyu Han	Pacific Telephone
	Mekdara Svath	Pacific Telephone
	Miller Connie	Pacific Telephone
	Morris M A	Pacific Telephone
	Mulligan Mary	Pacific Telephone
	Owens C S	Pacific Telephone
	Pak Hak Il	Pacific Telephone
	Pan Kay	Pacific Telephone
	Park Raphael G	Pacific Telephone
	Sierra W	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Splawn Peggy Ann	Pacific Telephone
	Strickland Nolia	Pacific Telephone
	Yi Tae Hwi	Pacific Telephone
	Youkhana Juliette	Pacific Telephone
	Youm Hong Sun	Pacific Telephone
1958	Bullis H E	Pacific Telephone
1951	Sierra Vsta Av Bullis H E r	Pacific Telephone & Telegraph Co.
1942	FULLENWIDER Flora wid Edwin	Los Angeles Directory Co.
	Richan F Ray Viola J cook UPRRCo	Los Angeles Directory Co.
	Richan Susan Mrs	Los Angeles Directory Co.
1937	DANIELS Thos W Lucy custodian RCA Mfg Co	Los Angeles Directory Co.
	FULLENWIDER Flora N Mrs	Los Angeles Directory Co.
1933	BROWN Chas J Etta sudiowkr	Los Angeles Directory Co.
	FULLINWIDER Flora M wid E R	Los Angeles Directory Co.
1929	FULLINWIDER Flora wid E R	Los Angeles Directory Co.
	HALL Emily G sten	Los Angeles Directory Co.
	Rainwater Jas D solr h	Los Angeles Directory Co.
	Rupertus Ida B Mrs r	Los Angeles Directory Co.
1924	FULLINWIDER Edwin R h	Los Angeles Directory Co.
	Miller Harry Miller Bros r	Los Angeles Directory Co.
	Miller Jas B Miller Bros r	Los Angeles Directory Co.
	SKINNER Vernon V slsmn Harper & Roynolds Corp h	Los Angeles Directory Co.

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Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
	ANTONIO SALES	Cole Information Services
2009	JANICE CRUZ	Cole Information Services
	ANTONIO SALES	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2006	SALES Antonio D	Haines Company, Inc.
2004	BENJAMIN LIM	Cole Information Services
	ANTONIO SALES	Cole Information Services
2000	SALES Antonio D	Haines & Company
	a 1/2 BENEDICTO Marie Lim	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	ANTONIO SALES	Cole Information Services
	JANICE CRUZ	Cole Information Services

FINDINGS

Year	Uses	Source
1994	BENEDICTO, MARIE L	Cole Information Services
	SALES, ANTONIO D	Cole Information Services
1951	Sierra Vsta Av Cates M L r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Skinner Jenny Mrs r	Pacific Telephone & Telegraph Co.
1942	Cantrell Earl Lorraine electn	Los Angeles Directory Co.
	Cantrell Jack wrapper	Los Angeles Directory Co.
	SKINNER Edith V sten	Los Angeles Directory Co.
1937	Skinner Vernon V custodian Bd of Educ	Los Angeles Directory Co.
	TEEL John M Ruby Teel Bros	Los Angeles Directory Co.
	WOODBURY Newton E Helen	Los Angeles Directory Co.
1933	Hooper Cecelia	Los Angeles Directory Co.
	HOOPER Helen M pub sten	Los Angeles Directory Co.
	Petri Gerhard toolmkr	Los Angeles Directory Co.
	SKINNER Vernon V Jannie jan City Bd of Educ	Los Angeles Directory Co.
1929	Bared Marian	Los Angeles Directory Co.
	SKINNER Vernon V slsmn Harper & Reynolds Corp r	Los Angeles Directory Co.
	Bared Max Cecila barber	Los Angeles Directory Co.
	Bared Nathan clk	Los Angeles Directory Co.
	Borad Marion sten	Los Angeles Directory Co.

5546 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Av Wilson Agatha r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Milne Frank r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av De Witt Virginia r	Pacific Telephone & Telegraph Co.
1942	Hubaud Dorothy A inspr B H	Los Angeles Directory Co.
1933	STALL Jacob	Los Angeles Directory Co.
	STALL Henry	Los Angeles Directory Co.
1929	Stoll Marian I Mrs h	Los Angeles Directory Co.
1924	STOLL Henry P broker h	Los Angeles Directory Co.
	Scholtz Julia clk r	Los Angeles Directory Co.

5547 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Langsner Blanche r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Baron Rose r	Pacific Telephone & Telegraph Co.
1942	Mc Cadden Raymond Marion candymkr	Los Angeles Directory Co.
	Selley Glenn	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Tyndall Alice G wid J A	Los Angeles Directory Co.
	TYNDALL Helen L tel opr	Los Angeles Directory Co.
1937	Boyte Vinston gas sta	Los Angeles Directory Co.
	Boyte Jack D	Los Angeles Directory Co.
	Boyte Grover V May spec officer	Los Angeles Directory Co.
	Boyte Grover V May spec officer	Los Angeles Directory Co.
	Boyte Jack D	Los Angeles Directory Co.
	Boyte Lyndon B waiter	Los Angeles Directory Co.
	Boyte Vinston gas sta	Los Angeles Directory Co.
	Tyndell Helen	Los Angeles Directory Co.
1933	WILKINSON Lillian Mrs	Los Angeles Directory Co.
	TYNDALL Helen tel opr	Los Angeles Directory Co.
	Irwin Charlotte wid Arth	Los Angeles Directory Co.
1929	Tyndall Alice G Mrs h	Los Angeles Directory Co.
	Jacot Edgar H clk PO	Los Angeles Directory Co.
	GRAY Edw B stagehd	Los Angeles Directory Co.
1924	Tyndall Helen L telep opr r	Los Angeles Directory Co.

5548 SIERRA VISTA AVE

Year	Uses	Source
2015	MARK BETTENCOURT	Cole Information Services
2009	SARO KOTOYAN	Cole Information Services
	RICHARD DIGHERO	Cole Information Services
2006	MILLER Alson	Haines Company, Inc.
2004	ALLISON MILLER	Cole Information Services
	CAROLYN CASTANO	Cole Information Services
2000	a 1/2 BLAIR Jackie	Haines & Company
	KOTOYAN Saro	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	RICHARD DIGHERO	Cole Information Services
	SARO KOTOYAN	Cole Information Services
1994	FREEMAN, MYRON G	Cole Information Services
1990	FREEMAN MYRON G	Pacific Bell
1981	STEVENS LEE E	Pacific Telephone
1958	Cox Gabe W	Pacific Telephone
	Schneider A C	Pacific Telephone
1951	Sierra Vsta Av Cox Gabe W r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Schneider A G r	Pacific Telephone & Telegraph Co.
1942	COX Nancy C wid G W	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	EVERETT Juanita wid E B	Los Angeles Directory Co.
1937	COX Gabe W Nancy framemn SCTCo	Los Angeles Directory Co.
	EVERETT Juanita Mrs clk	Los Angeles Directory Co.
	Vlcek Chas T Anna furrier	Los Angeles Directory Co.
1933	COX Gabe W Nancy	Los Angeles Directory Co.
	COX Gabe W jr	Los Angeles Directory Co.
	Everett Juanita slswn	Los Angeles Directory Co.

5550 SIERRA VISTA AVE

Year	Uses	Source
2015	PAULA LUCERO	Cole Information Services
	SARO KOTOYAN	Cole Information Services
2009	SARO KOTOYAN	Cole Information Services
2006	KOTOYAN Khajik	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	a 1/2 VILELA Oscar S	Haines & Company
1999	SARO KOTOYAN	Cole Information Services
1994	VILELA, OSCAR S	Cole Information Services
1981	GALLAGHER FRANCES	Pacific Telephone
1976	Bell Mark	Pacific Telephone
	Vilela Oscar S	Pacific Telephone
1951	Sierra Vsta Av Boesenberg O A r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Thorson Olie r	Pacific Telephone & Telegraph Co.
1942	CAMPBELL C Lester Beulah G busopr	Los Angeles Directory Co.
	Boesenberg Oscar A Mae M engvr	Los Angeles Directory Co.
	BOLTON Sidney B Fannie M mach	Los Angeles Directory Co.
1937	Funk M T	Los Angeles Directory Co.
1933	Staats Glenn W studiowkr	Los Angeles Directory Co.
	Staats Ruth asst buyer J W Robinson Co	Los Angeles Directory Co.

5553 SIERRA VISTA AVE

Year	Uses	Source
1951	Sierra Vsta Sagen Lottie r	Pacific Telephone & Telegraph Co.
1933	SCOTT Clyde P mgr Scott Bros	Los Angeles Directory Co.
	SCOTT Maude R wid P C	Los Angeles Directory Co.
1929	SHERMAN Nathan clk r	Los Angeles Directory Co.
	SCOTT Harry F Scott Bros r	Los Angeles Directory Co.
	SCOTT Maude wid D C r	Los Angeles Directory Co.
	SCOTT Roger uphol r	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Deyarmond Carl foremn City Eng h	Los Angeles Directory Co.

5554 SIERRA VISTA AVE

Year	Uses	Source
2015	MADISON GIBBS	Cole Information Services
	MONA SMITH	Cole Information Services
	MATTHEW MEINDL	Cole Information Services
2009	MYRON FREEMAN	Cole Information Services
	GRACE PILATES LLC	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	RUBEN SUTCHIAN	Cole Information Services
2006	SUTCHIAN Ruben	Haines Company, Inc.
2004	MYRON FREEMAN	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	KOTOYAN Saro	Haines & Company
	SUTCHIAN Ruben	Haines & Company
	a 1/2 FREEMAN Myron G	Haines & Company
1999	MYRON FREEMAN	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	RUBEN SUTCHIAN	Cole Information Services
1994	SUTCHIAN, RUBEN	Cole Information Services
1990	SUTCHIAN RUBEN	Pacific Bell
1986	SUTCHIAN RUBEN	Pacific Bell
1981	SUTCHIAN RUBEN	Pacific Telephone
1976	Sutchian Ruben	Pacific Telephone
	Lederle Alice L	Pacific Telephone
1951	Sierra Vsta Lederle Louis J r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Satterwhite Fred F r	Pacific Telephone & Telegraph Co.
1942	Satterwhite Addie wid Fred	Los Angeles Directory Co.
	FITZPATRICK Richd M Georgia M acct	Los Angeles Directory Co.
	Boesenberg Mary wid Fred	Los Angeles Directory Co.
1937	Satterwhite Fred F Addie jwlr Brock & Co	Los Angeles Directory Co.
	Boesenberg Mary Mrs	Los Angeles Directory Co.
1933	MCKEY Bernard clk	Los Angeles Directory Co.
	Boesenberg Mary wid Fred	Los Angeles Directory Co.
	SATTERWHITE Fred F Addie jwlr	Los Angeles Directory Co.

FINDINGS

5556 SIERRA VISTA AVE

Year	Uses	Source
2015	MARC DUMONT	Cole Information Services
2009	MARC DUMONT	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2006	DUMONT Marc	Haines Company, Inc.
	Antonie	Haines Company, Inc.
2004	MARC DUMONT	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1999	MARC DUMONT	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1990	DILA SANDOVAL ROSA	Pacific Bell
1986	DE LA SANDOVAL ROSA	Pacific Bell
1981	MCELDOWNEY ELLEN	Pacific Telephone
1976	Gaide Miriam F	Pacific Telephone
1967	Hovey Chas R	Pacific Telephone
1962	Hovey Chas R	Pacific Telephone
1958	Hovey Chas R	Pacific Telephone
1951	Sierra Vista Gaide Miriam F r	Pacific Telephone & Telegraph Co.
	Sierra Vsta Av Hovey Chas R r	Pacific Telephone & Telegraph Co.
1942	Hovey Chas R Elsie L	Los Angeles Directory Co.
	Gaide Miriam F clk	Los Angeles Directory Co.
	Gaide Eliz	Los Angeles Directory Co.
1937	Hovey Chas R Elsie bkpr Weinrich Pickle Co	Los Angeles Directory Co.
	Ahrendt Albt Lucie E traffic mgr Oviatts	Los Angeles Directory Co.
1933	WRIGHT Henry C Ann bkpr Union Ice Co	Los Angeles Directory Co.
	HALE Harold R Laurel mgr Union Drive Pharmacy	Los Angeles Directory Co.
1929	Vleck Chas T Anna furrier h	Los Angeles Directory Co.
	WILSON Beryl Mary S Wilson & Myers h	Los Angeles Directory Co.

5558 SIERRA VISTA AVE

Year	Uses	Source
1942	PARRISH Max S Berneice E mach opr	Los Angeles Directory Co.

5582 SIERRA VISTA AVE

Year	Uses	Source
1942	DEAN Edna M	Los Angeles Directory Co.

FINDINGS

5587 SIERRA VISTA AVE

Year	Uses	Source
1942	Raymar Maude mlnr	Los Angeles Directory Co.

5417 1/4 SIERRA VISTA AVE

Year	Uses	Source
1990	ORTIZ MARTHA	Pacific Bell

5419 1/4 SIERRA VISTA AVE

Year	Uses	Source
1990	CASTANEDA OSCAR	Pacific Bell

5421 1/2 SIERRA VISTA AVE

Year	Uses	Source
1986	JIMENEZ SERGIO ALFONSO	Pacific Bell
1981	GARCIA ARNOLDO	Pacific Telephone

5425 1/2 SIERRA VISTA AVE

Year	Uses	Source
1990	DIAZ JOSE OSCAR	Pacific Bell

5431 1/2 SIERRA VISTA AVE

Year	Uses	Source
1981	FELIX JESSIE	Pacific Telephone

5433 1/2 SIERRA VISTA AVE

Year	Uses	Source
1986	REVELES JORGE	Pacific Bell

5502 1/2 SIERRA VISTA AVE

Year	Uses	Source
1986	HEADRICK JACK	Pacific Bell

5508 1/2 SIERRA VISTA AVE

Year	Uses	Source
1981	GARCIA DELMI	Pacific Telephone

5519 1/2 SIERRA VISTA AVE

Year	Uses	Source
1990	JOHNSON ROY S JR	Pacific Bell

5537 1/2 SIERRA VISTA AVE

Year	*Uses*	*Source*
1986	CAYABYAB SIMON	Pacific Bell

5543 1/2 SIERRA VISTA AVE

Year	*Uses*	*Source*
1990	LIM MERIE	Pacific Bell

5550 1/2 SIERRA VISTA AVE

Year	*Uses*	*Source*
1990	VILELA OSCAR S	Pacific Bell

5556 1/2 SIERRA VISTA AVE

Year	*Uses*	*Source*
1990	GAIDE MIRIAM F	Pacific Bell

ST ANDREWS PL N

1000 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1054 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	ATTIAS Nelida	Haines & Company

1055 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	ROSS Helen	Haines & Company

1057 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	AYALA Jorge	Haines & Company

1058 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	HERRERA Rolando	Haines & Company

1059 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

FINDINGS

1060 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	ATTIAS Nelida	Haines & Company

1061 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1062 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1064 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1066 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	KIM Soon Young	Haines & Company
	CARRIKER Chester	Haines & Company

1067 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	PAZ Gladys	Haines & Company
	STEVENS Joey	Haines & Company
	ZECENA Armando	Haines & Company

1070 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	SHIMSHIRYAN K	Haines & Company

1075 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	APARTMENTS	Haines & Company
	CHAVARRIA Minam	Haines & Company
	GUILLEN Myrna	Haines & Company
	URIBE Roberto	Haines & Company
	LOPEZGUINAC Laura	Haines & Company
	MORALES Teresa	Haines & Company
	LEON Geraido	Haines & Company

1076 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	MAVTAG EXPRESS LAUNDRY	Haines & Company

1078 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1080 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1114 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1157 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	PEREZ Hilano	Haines & Company

1162 ST ANDREWS PL N

Year	*Uses*	*Source*
2000	PARTOL Ryszard	Haines & Company
	STKINE Andrer	Haines & Company
	SOBOL V	Haines & Company

VIRGINA AVE

5607 VIRGINA AVE

Year	*Uses*	*Source*
1990	AGUIRRE CRISTOBAL	Pacific Bell

5627 VIRGINA AVE

Year	*Uses*	*Source*
1981	BULLOCK SYLVIA R ACCT	Pacific Telephone

VIRGINIA AV EMBRO SPNTR

5612 VIRGINIA AV EMBRO SPNTR

Year	*Uses*	*Source*
1929	PEIRCE EDWARD H Escrow Officer Commercial National Office Bank of Italy National Trust & Savings Assn	Los Angeles Directory Co.

FINDINGS

VIRGINIA AVE

5503 VIRGINIA AVE

Year	Uses	Source
2006	GRACIELAS	Haines Company, Inc.
	BEAUTY SALON	Haines Company, Inc.
2000	GRACIELAS BEAUTY SALON	Haines & Company
1999	GRACIELAS BEAUTY SALON	Cole Information Services
1994	DE LUX BEAUTY SALON	Cole Information Services
1986	DE LUX BEAUTY SALON	Pacific Bell
1951	Virginia Av Cliffs Tailoring Serv	Pacific Telephone & Telegraph Co.

5505 VIRGINIA AVE

Year	Uses	Source
2015	YERAZ PRINTING	Cole Information Services
2006	YERAZ PRINTING	Haines Company, Inc.
2004	YERAZ PRINTING	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	YERAZ PRINTING	Haines & Company
1994	DREAM PRINTING	Cole Information Services
1990	DREAM PRINTING	Pacific Bell
	COLD METAL GRAPHICS	Pacific Bell
1986	DREAM PRINTING	Pacific Bell
1981	FREDA S BEAUTY SHOP	Pacific Telephone
1976	Fredas Beauty Shop	Pacific Telephone
1951	Virginia Av Doris Beauty Studio	Pacific Telephone & Telegraph Co.
1937	TEEL Lydia Mrs beauty shop	Los Angeles Directory Co.

5506 VIRGINIA AVE

Year	Uses	Source
1951	Virginia Av Louise Beauty Box	Pacific Telephone & Telegraph Co.
1942	Traberg Chas Olive C barber	Los Angeles Directory Co.
1937	Traberg Carl Olive C barber	Los Angeles Directory Co.
1933	Traberg Carl Olive C barber	Los Angeles Directory Co.
1929	Traberg Carl Oliver barber	Los Angeles Directory Co.

5507 VIRGINIA AVE

Year	Uses	Source
2006	SOLUCION LEGAL	Haines Company, Inc.
	CENTRODE	Haines Company, Inc.

FINDINGS

Year	Uses	Source
1951	Virginia Av Sheridan Thos C Dr r	Pacific Telephone & Telegraph Co.
1937	Scatterday Lawrence A Kath L signs	Los Angeles Directory Co.
1933	Kronage Geo Naita cbtmkr	Los Angeles Directory Co.
1929	Hemlow Walter O industrial labtry	Los Angeles Directory Co.

5509 VIRGINIA AVE

Year	Uses	Source
2006	SERVICE	Haines Company, Inc.
	AMERTELEVISION	Haines Company, Inc.
2004	AMERICAN TV SERVICE	Cole Information Services
2000	AMER TELEVISION SERVICE	Haines & Company
1999	AMERICAN TELEVISION SERVICE	Cole Information Services
1994	ERNIE YOUNG GUN SHOP	Cole Information Services
1990	YOUNG ERNIE GUN SHOP	Pacific Bell
1986	YOUNG ERNIE GUN SHOP	Pacific Bell
1981	YOUNG ERNIE GUN SHOP	Pacific Telephone
1976	Young Ernie Gun Shop	Pacific Telephone
1951	Virginia Av Mercury Gun Shop	Pacific Telephone & Telegraph Co.
1942	Praedell Fred gunsmith	Los Angeles Directory Co.
1937	Wachtin Leo A Fannie printer	Los Angeles Directory Co.
1929	Sheridan Clifford T Sara chiropractor	Los Angeles Directory Co.

5511 VIRGINIA AVE

Year	Uses	Source
2000	VEC SHOE REPAIR	Haines & Company
1994	NOVA STUDIOS	Cole Information Services
1990	NOVA STUDIOS	Pacific Bell
1986	NOVA STUDIOS	Pacific Bell
1981	NOVA STUDIOS	Pacific Telephone
1951	Virgnia Av Augustine Hazel r	Pacific Telephone & Telegraph Co.
1942	LEES Meyer Minna clo clnr	Los Angeles Directory Co.
1933	Lees Meyer clo clnr	Los Angeles Directory Co.

5512 VIRGINIA AVE

Year	Uses	Source
1933	LUCAS Geo W trucking	Los Angeles Directory Co.
1929	MURPHY Earl J Anna D express	Los Angeles Directory Co.

FINDINGS

5513 VIRGINIA AVE

Year	Uses	Source
2006	NOVA STUDIOS	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	NOVA STUDIOS	Cole Information Services
2000	NOVA STUDIOS	Haines & Company
1999	NOVA STUDIOS	Cole Information Services
1994	CREATIVE CASTING	Cole Information Services
1990	STUDIO ONE PHOTOGRAPHY & VIDEO	Pacific Bell
1981	UNIQUE FASHION	Pacific Telephone
1976	Cliffs Tailoring Service	Pacific Telephone
1951	Virginia Av Coxon Alfred Publications tech handbooks	Pacific Telephone & Telegraph Co.
	Virginia Av Alfred Coxon Publications technl handbooks	Pacific Telephone & Telegraph Co.
1942	WEED E Colby Mrs libry	Los Angeles Directory Co.
1937	HOFFMAN Myree Mrs beauty opr	Los Angeles Directory Co.
1933	MOORE Robt C Hazel chemical mfg	Los Angeles Directory Co.
1929	Kentos Laboratories Inc W H Vatcher pres Guy Cheney v pres G M Ely sec	Los Angeles Directory Co.

5515 VIRGINIA AVE

Year	Uses	Source
2009	MARI PARONYAN	Cole Information Services
2006	INOGEIAN Veronlca	Haines Company, Inc.
2004	VERONICA INDGEIAN	Cole Information Services
2000	GAMIL George	Haines & Company
1999	MARI PARONYAN	Cole Information Services
1994	KELEMYAN, ANAHIT	Cole Information Services
1981	RUGE MARIE	Pacific Telephone
1976	Ruge Marie	Pacific Telephone
1937	PHILLIPS Aureola Mrs	Los Angeles Directory Co.
1933	ROBERTS Milton H	Los Angeles Directory Co.
1924	ROBERTS Milton H h	Los Angeles Directory Co.

5516 VIRGINIA AVE

Year	Uses	Source
2015	IGNACIO SANTIAGO	Cole Information Services
	MARTHA DELEON	Cole Information Services
	JOSE DIAZ	Cole Information Services
	MARIA EXCONDE	Cole Information Services

FINDINGS

Year	Uses	Source
2015	RUFINO ERAZO	Cole Information Services
2009	MARTHA DELEON	Cole Information Services
	LOPEZ PEREZ	Cole Information Services
	JOSE DIAZ	Cole Information Services
	LUIS MEJIA	Cole Information Services
	RUDOLF REINISCH	Cole Information Services
	CECILIA TORTOLA	Cole Information Services
2006	DELEON Martha	Haines Company, Inc.
	DIAZ Jose Dimas	Haines Company, Inc.
	GARCIAJosefina	Haines Company, Inc.
	SANTIAGO ignado	Haines Company, Inc.
2004	MARTHA DELEON	Cole Information Services
	JOSE DIAZ	Cole Information Services
	ALBERTO LARA	Cole Information Services
	JUDY WAXMAN	Cole Information Services
2000	DIMASDIAZ Jose	Haines & Company
	FREEDMAN Robt	Haines & Company
	MONTEROSO Marleny	Haines & Company
	APARTMENTS AQUINO Adela	Haines & Company
	DELEON Martha	Haines & Company
	REINISCH Rudolf	Haines & Company
1999	LUIS MEJIA	Cole Information Services
	RUDOLF REINISCH	Cole Information Services
	MARTHA DELEON	Cole Information Services
	JOSE DIAZ	Cole Information Services
	CECILIA TORTOLA	Cole Information Services
	LOPEZ PEREZ	Cole Information Services
1994	PENA, PABLO	Cole Information Services
1990	COREAS SONIA	Pacific Bell
	FREEDMAN ROBT	Pacific Bell
	PARK SOON SUNG	Pacific Bell
	STEIN F	Pacific Bell
1986	FREEDMAN ROBT	Pacific Bell
	HONG SONG	Pacific Bell
	STEIN F	Pacific Bell
1981	DEVADOSS MARY B	Pacific Telephone
	FREEDMAN ROBT	Pacific Telephone
	HONG SONG	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	MACEDA MELVIN	Pacific Telephone
	WAXMAN SAM	Pacific Telephone
1976	Callin Preeda	Pacific Telephone
	Candell Alba	Pacific Telephone
	Freedman Robt	Pacific Telephone
	Guren Wm	Pacific Telephone
	Waxman Sam	Pacific Telephone
	Williams Danl	Pacific Telephone
1951	Virginia Black Walter r	Pacific Telephone & Telegraph Co.
	Virginia Cooper Anona r	Pacific Telephone & Telegraph Co.
1942	PORTER Melbourne F slsmn	Los Angeles Directory Co.
	PORTER Winfield S Christianna	Los Angeles Directory Co.
1937	Macklem Glenn L Grace	Los Angeles Directory Co.
	Macklem Jas L teller Bank of Am	Los Angeles Directory Co.
	Macklem Richd mech	Los Angeles Directory Co.
1933	JOHNSON Bernice M sten	Los Angeles Directory Co.
	JOHNSON Marshall W Bernice slsmn Barker Bros	Los Angeles Directory Co.
	Pollitt Emma wid Lewis	Los Angeles Directory Co.
1929	Pollitt Bernice M sten r	Los Angeles Directory Co.
	Pollitt Lewis B Emma h	Los Angeles Directory Co.
1924	Pollitt Bernice r	Los Angeles Directory Co.
	Pollitt Franklin K clk r	Los Angeles Directory Co.
	Pollitt Lewis B slsmn L A Hat Co r	Los Angeles Directory Co.

5517 VIRGINIA AVE

Year	Uses	Source
2015	GEVORK MAMYAN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
	SAMVEL MAMYAN	Cole Information Services
2006	MANUKYAN Karine	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	KARINE MANUKYAN	Cole Information Services
2000	NALCHADJIAN Ivela	Haines & Company
	a 1/2 GAMIL	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	SAMVEL MAMYAN	Cole Information Services
1976	Herczeg John	Pacific Telephone
1951	Virginia Av Berman John A r	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Virginia Av Bromberg Sam r	Pacific Telephone & Telegraph Co.
1942	Bronstein Geo slsmn Dorell Fabrics	Los Angeles Directory Co.
	Brownstein Geo	Los Angeles Directory Co.
	Brownstein Harry Sarah tailor	Los Angeles Directory Co.
	Brownstein Sylvia	Los Angeles Directory Co.
	Lacayo Ruth	Los Angeles Directory Co.
	Lacayo Sylvia	Los Angeles Directory Co.
	Speed Le Roy A Carmencita elev opr	Los Angeles Directory Co.
1937	Emas Edw M Mary slsmn G B Jenkins	Los Angeles Directory Co.
	Emas Thelma sten Standard Dental Supp Co	Los Angeles Directory Co.
1933	Sheckler Chas D Lutie Lexington Pharmacy	Los Angeles Directory Co.
1929	ROBERTS Milton H Nancy h	Los Angeles Directory Co.
	Sheckler Chas D Lexington Pharmacy h	Los Angeles Directory Co.
1924	GOLDBERG Jos h	Los Angeles Directory Co.
	h	Los Angeles Directory Co.

5519 VIRGINIA AVE

Year	Uses	Source
2015	KAREN PARONYAN	Cole Information Services
2009	HRATCH HAGOPYAN	Cole Information Services
2006	HAGOPYAN Hratch	Haines Company, Inc.
2004	STEPHAN PARONIAN	Cole Information Services
	ANAHIT STEPANYAN	Cole Information Services
	ANI NALHAGJIAN	Cole Information Services
2000	a 1/2 PARONIAN Ka	Haines & Company
	NALHAGJIAN Ani	Haines & Company
1999	HRATCH HAGOPYAN	Cole Information Services
1994	NALCHADJIAN, AGAUNI	Cole Information Services
1951	N Virginia Av Merdler Geo r	Pacific Telephone & Telegraph Co.
1942	KATES Leo A auto parts	Los Angeles Directory Co.
	Keats Lee A	Los Angeles Directory Co.
	Rodriguez Amanda wid David	Los Angeles Directory Co.
1937	Selic Leonard	Los Angeles Directory Co.
	SOMERS Michl Yette slsmn	Los Angeles Directory Co.
	Selic David Dora baker	Los Angeles Directory Co.
1933	BAKER Elmer J Clara B pet shop	Los Angeles Directory Co.
	BAKER Thalia L clk	Los Angeles Directory Co.
1929	Rosenfield Louits Dora slsmn h	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Rosenfield Willard r	Los Angeles Directory Co.
1924	r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	Newell Edith E clk r	Los Angeles Directory Co.

5520 VIRGINIA AVE

Year	Uses	Source
1942	Kakihara Singiro Harako florist	Los Angeles Directory Co.
	Kaikibara K florist	Los Angeles Directory Co.
1937	Kakihara Singiro Haruko florist	Los Angeles Directory Co.

5522 VIRGINIA AVE

Year	Uses	Source
2015	MARIA SANTIZO	Cole Information Services
	MOISES CALDERON	Cole Information Services
	ADELA SANCHEZ	Cole Information Services
	LUIS RAMIREZ	Cole Information Services
	ANACLETA CONTRERAS	Cole Information Services
	MIGUEL CORTEZ	Cole Information Services
2009	ADELA SANCHEZ	Cole Information Services
	MARIA SANTIZO	Cole Information Services
	MARIA MEJIA	Cole Information Services
	SONIA MARROQUIN	Cole Information Services
	MIGUEL CORTEZ	Cole Information Services
	NOEMIO RAMIREZ	Cole Information Services
2006	CORTEZMiguel	Haines Company, Inc.
	RAMIREZNoemio w	Haines Company, Inc.
	SANTIZO Maria	Haines Company, Inc.
2004	NOEMIO RAMIREZ	Cole Information Services
	CARMEN CORTEZ	Cole Information Services
	DIANA TORRES	Cole Information Services
	FRANCISCO BARRAGAN	Cole Information Services
	MARIA BERRIOS	Cole Information Services
2000	APARTMENTS BERRIOS Maria I	Haines & Company
	ORELLANA Michael	Haines & Company
	RAMIREZ Noemio	Haines & Company
	REINISCH Rudolf	Haines & Company
	TORRES Diana	Haines & Company
1999	NOEMIO RAMIREZ	Cole Information Services

FINDINGS

Year	Uses	Source
1999	ADELA SANCHEZ	Cole Information Services
	MIGUEL CORTEZ	Cole Information Services
	MARIA MEJIA	Cole Information Services
	SONIA MARROQUIN	Cole Information Services
	MARIA SANTIZO	Cole Information Services
1994	ADZHIKIOSYAN, A	Cole Information Services
1990	AGUILAR CRUZ	Pacific Bell
	CORTES SOPHIA	Pacific Bell
	JENKINS G	Pacific Bell
	MORALES AIDA	Pacific Bell
	SANTOS CARPETS	Pacific Bell
1986	AGUILAR CRUZ	Pacific Bell
	CORTES SOPHIA	Pacific Bell
	SALAMA MAURCE	Pacific Bell
1981	REINISCH RUDOLF	Pacific Telephone
	SECOL STEVEN	Pacific Telephone
	MOURADCHALIAN MARY	Pacific Telephone
1976	Johnson Thos	Pacific Telephone
	Munoz Norma	Pacific Telephone
	Padgett Juanita	Pacific Telephone
1951	Virginia Av Cross Newell I r	Pacific Telephone & Telegraph Co.
1942	Myers Marie R	Los Angeles Directory Co.
	MYERS Perry E	Los Angeles Directory Co.
1937	MYERS Adna B Rose carp	Los Angeles Directory Co.
1933	Kakihara Shinjiro florist	Los Angeles Directory Co.
	MITCHELL Rosa wid S T	Los Angeles Directory Co.
	MYERS Adna E Rosa carp	Los Angeles Directory Co.
1929	MYERS Adna carp	Los Angeles Directory Co.

5523 VIRGINIA AVE

Year	Uses	Source
1951	Virginia Av Redaelli A Mrs r	Pacific Telephone & Telegraph Co.
1942	RUSSELL Val Mrs restr	Los Angeles Directory Co.
1937	RICH Louis Brunhilde slsmn	Los Angeles Directory Co.
1933	Tepper Philip Beseie delicatessen	Los Angeles Directory Co.
1929	CHAPMAN Brady B lab	Los Angeles Directory Co.
	CHAPMAN Laura B wid A A	Los Angeles Directory Co.
1924	CARPENTER Edwin J h	Los Angeles Directory Co.
	Gutshall Henry W janitor r	Los Angeles Directory Co.

FINDINGS

5525 VIRGINIA AVE

Year	Uses	Source
2015	JERMAN MARTINEZ	Cole Information Services
	BLANCA ZEPEDA	Cole Information Services
	FELIPE CAMACHO	Cole Information Services
	KEYANNA STEPTER	Cole Information Services
	ANDRES GARCIA	Cole Information Services
	ALICIA CHAVEZ	Cole Information Services
	ADAM CRISOSTOMO	Cole Information Services
	PETRONA ESPINOZA	Cole Information Services
	JUAN LOPEZ	Cole Information Services
	GUILLERMO CRUZ	Cole Information Services
2009	LEONILA PEREZ	Cole Information Services
	GUILLERMO CRUZ	Cole Information Services
	ESTELA CRUZ	Cole Information Services
	EUDOCIA ALVARADO	Cole Information Services
	BEATRIZ CUTZAN	Cole Information Services
	CRISTINA ARTIAGA	Cole Information Services
	JERMAN MARTINEZ	Cole Information Services
	JUAN LOPEZ	Cole Information Services
	JOSE TORREZ	Cole Information Services
	MARIO BONILLA	Cole Information Services
2004	JUAN LOPEZ	Cole Information Services
	JERMAN MARTINEZ	Cole Information Services
	LUIS BAUTISTA	Cole Information Services
	ANGELICA SANDOVAL	Cole Information Services
	MELBA HERMOSISMA	Cole Information Services
	SALVADOR GARCIA	Cole Information Services
	CRISTINA ARTIAGA	Cole Information Services
	MIGUEL GOMEZ	Cole Information Services
	JOSEPH LUDWIG	Cole Information Services
	MARIO BONILLA	Cole Information Services
2000	BUSTAMANTE Alfredo	Haines & Company
	BERGMAN G	Haines & Company
	ARTIAGA Cristina E	Haines & Company
1999	ESTELA CRUZ	Cole Information Services
	EUDOCIA ALVARADO	Cole Information Services
	LEONILA PEREZ	Cole Information Services
	CRISTINA ARTIAGA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	MARIO BONILLA	Cole Information Services
	GUILLERMO CRUZ	Cole Information Services
	JOSE TORREZ	Cole Information Services
	JUAN LOPEZ	Cole Information Services
	JERMAN MARTINEZ	Cole Information Services
	BEATRIZ CUTZAN	Cole Information Services
1994	CHILGEVORKYAN, ARSEN	Cole Information Services
	NALHAGJIAN, ANI	Cole Information Services
	AKOPYAN, AMAYAK	Cole Information Services
	GAPLANYAN, G	Cole Information Services
1990	CARDENAS ANA	Pacific Bell
	FELDMAN HARRY	Pacific Bell
	TIMMINS BRYSON	Pacific Bell
1986	SEFAYEN ISKANDAR	Pacific Bell
	TIMMINS BRYSON	Pacific Bell
	FELDMAN HARRY	Pacific Bell
	CARDENAS ANA	Pacific Bell
1981	TIMMINS BRYSON	Pacific Telephone
	KAMPURYAN AKOB	Pacific Telephone
	FELDMAN STANLEY	Pacific Telephone
	CANTRELL C H	Pacific Telephone
1976	Timmins Bryson	Pacific Telephone
	Cantrell C H	Pacific Telephone
	Feldman Stanley	Pacific Telephone
	Scickora Ellieen	Pacific Telephone
1958	Woolf Barnet	Pacific Telephone
1951	Virginia Av Woolf Barnet r	Pacific Telephone & Telegraph Co.
1942	Manners Max Bessie slsmn	Los Angeles Directory Co.
1937	Lescher Chas C Diane	Los Angeles Directory Co.
1933	BARNET Aaron studiowkr	Los Angeles Directory Co.
	BARNET Wolf Yettie studiowkr	Los Angeles Directory Co.
1929	Woolf Aaron r	Los Angeles Directory Co.
	Woolf Barnet Yettie cap mkr h	Los Angeles Directory Co.
1924	Lupien John B painting contr	Los Angeles Directory Co.
	Lupien Jules E painting contr	Los Angeles Directory Co.

5526 VIRGINIA AVE

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1990	ARANGO GLORIA	Pacific Bell
1976	Deen Fazal	Pacific Telephone
	Coughtrie Madge A	Pacific Telephone
1967	Coughtrie Madge A	Pacific Telephone
1962	Coughtrie Madge A	Pacific Telephone
1958	Coughtrie Madge A	Pacific Telephone
1951	Virginia Av Carter Evelyn r	Pacific Telephone & Telegraph Co.
	Virginia Av Coughtrie Madge A r	Pacific Telephone & Telegraph Co.
	W Virginia Av Leslie Lucille E r	Pacific Telephone & Telegraph Co.
	Virgnia Av Snow Lucille r	Pacific Telephone & Telegraph Co.
1942	Basson Eleanor Mrs	Los Angeles Directory Co.
	Basson Peter F driver	Los Angeles Directory Co.
	Bennett Geo F Margery mech	Los Angeles Directory Co.
	LEWIS Abr slsmn	Los Angeles Directory Co.
	Rosemary Olive Court	Los Angeles Directory Co.
	WILLIAMSON Claire	Los Angeles Directory Co.
1937	Bovey Ida wid Albt	Los Angeles Directory Co.
	Bovey Jesse G gunsmith	Los Angeles Directory Co.
	Dutton Jessie J wid A F	Los Angeles Directory Co.
	HAMMEL Nora bkpr	Los Angeles Directory Co.
	LEWIS Helen dancer	Los Angeles Directory Co.
1933	Bovey Jesse G locksmth	Los Angeles Directory Co.
1929	BRAY M A	Los Angeles Directory Co.
	WHITE Merrill C h	Los Angeles Directory Co.
1924	Mc GEE Frances Mc Gee & Mac Taggart r	Los Angeles Directory Co.

5527 VIRGINIA AVE

Year	Uses	Source
2015	LUCIA GOMEZ	Cole Information Services
	ROBERTO REYES	Cole Information Services
	ALICIA GARCIA	Cole Information Services
	BAUDELIO LEPE	Cole Information Services
2009	PEDRO RAMIREZ	Cole Information Services
	C LOPEZ	Cole Information Services
	ERLINDA MORALES	Cole Information Services
	CATARINO ARTIAGA	Cole Information Services
	BAUDELIO LEPE	Cole Information Services
	PRIMITIVO NUNEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	ROBERTO REYES	Cole Information Services
	ALICIA GARCIA	Cole Information Services
	LUCIA GOMEZ	Cole Information Services
	ROSA RAUDALEZ	Cole Information Services
2006	LEPE Baudello	Haines Company, Inc.
	NUNEZPrimitvo	Haines Company, Inc.
2004	FRANCISCO GANUZA	Cole Information Services
	PROCORO JUSTO	Cole Information Services
	VAHAN HAKOBYAN	Cole Information Services
	ERLINDA MORALES	Cole Information Services
	BAUDELIO LEPE	Cole Information Services
2000	MORALES Erlinda	Haines & Company
	BERGMAN G	Haines & Company
	JUSTO Pr	Haines & Company
1999	ALICIA GARCIA	Cole Information Services
	ROBERTO REYES	Cole Information Services
	PRIMITIVO NUNEZ	Cole Information Services
	BAUDELIO LEPE	Cole Information Services
	CATARINO ARTIAGA	Cole Information Services
	NAYIB HASBUN	Cole Information Services
	ROSA RAUDALEZ	Cole Information Services
	LUCIA GOMEZ	Cole Information Services
	PEDRO RAMIREZ	Cole Information Services
	ERLINDA MORALES	Cole Information Services
	C LOPEZ	Cole Information Services
1994	TOVMASIAN, HASMIK	Cole Information Services
	SANTURIAN, SEDA	Cole Information Services
	OGANESYAN, IVETA	Cole Information Services
1990	GAMIL SELIM	Pacific Bell
	GYANDALYAN KHOSROV	Pacific Bell
	KASAMANIAN HAGOP	Pacific Bell
1986	BEDROSSIAN ROSA	Pacific Bell
	GAMIL SELIM	Pacific Bell
	GYULASARYAN GRIGOR	Pacific Bell
	SERMANIAN KHANUM	Pacific Bell
1981	GAMIL ILIAS	Pacific Telephone
	GAMIL SELIM	Pacific Telephone
	LEOF F C	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Beer Herbert	Pacific Telephone
	Gamil Ilias	Pacific Telephone
	Leof F C	Pacific Telephone
	Shlackman Sadie	Pacific Telephone
	Snett B	Pacific Telephone
1958	Casabona Josephine	Pacific Telephone
1951	Virginia Av Casabona Josephine r	Pacific Telephone & Telegraph Co.
	Virginia Av Post R Lewis Mrs r	Pacific Telephone & Telegraph Co.
1942	Casabona Basil studiowkr	Los Angeles Directory Co.
	Casabona Jas Josephina	Los Angeles Directory Co.
	Casabona Mary studiowkr	Los Angeles Directory Co.
1937	Garau Ben lab r rear	Los Angeles Directory Co.
	DEAN Edna Mrs h rear	Los Angeles Directory Co.
	Bassell Sarah wid J H	Los Angeles Directory Co.
	Bassell John G barber	Los Angeles Directory Co.
1933	Bassell John G barber	Los Angeles Directory Co.
1929	Hoppe Richd	Los Angeles Directory Co.
	Bassell Sarah wid J H	Los Angeles Directory Co.
	Bassell John G barber	Los Angeles Directory Co.
1924	Bassell Sarah S wid J H h	Los Angeles Directory Co.
	Bassell John G r	Los Angeles Directory Co.

5528 VIRGINIA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1994	RAMOS, ROSA M	Cole Information Services
1976	Madison W	Pacific Telephone
1967	White Walter Le Roy	Pacific Telephone
1962	White Walter Le Roy	Pacific Telephone
1958	White Walter Le Roy	Pacific Telephone
1951	Virginia Av White Olive r	Pacific Telephone & Telegraph Co.
	Virginia Av White Walter Le Roy r	Pacific Telephone & Telegraph Co.
1942	WHITE Rosemary clk	Los Angeles Directory Co.
	WHITE Olive Mrs	Los Angeles Directory Co.
1937	WHITE Olive Mrs mgr Rosemary Olive Apts	Los Angeles Directory Co.
	WHITE Merrill C Thelma L electn	Los Angeles Directory Co.
	LINDSEY Richd Kate	Los Angeles Directory Co.
1933	WHITE Sarah O Mrs Rosemary Olive Apts	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Rosemary Olive Apartments	Los Angeles Directory Co.
1929	HOWLETT Nellie clk	Los Angeles Directory Co.
	Howlett Dorothy	Los Angeles Directory Co.

5529 VIRGINIA AVE

Year	Uses	Source
1933	Schriber Rudolph rug weaver	Los Angeles Directory Co.
	Bessel Sarah Mrs	Los Angeles Directory Co.
	Bessel John barber	Los Angeles Directory Co.

5530 VIRGINIA AVE

Year	Uses	Source
1986	TINDALL JAS	Pacific Bell
1981	TINDALL JAS	Pacific Telephone
1976	White Flora	Pacific Telephone
	Childers B	Pacific Telephone
	Chekemaln Dora	Pacific Telephone
	Cangemi Louis J	Pacific Telephone
1967	Neely W J	Pacific Telephone
1962	Neely W J	Pacific Telephone
1958	Neely W J	Pacific Telephone
1951	Virginia Av Most Arthur L r	Pacific Telephone & Telegraph Co.
	Virgnia Av Wells Freda r	Pacific Telephone & Telegraph Co.
	Virginia Av Neely W J r	Pacific Telephone & Telegraph Co.
	Virginia Av Hobbisiefken Sophia Mrs r	Pacific Telephone & Telegraph Co.
1942	SMALLEY Lillian R Mrs	Los Angeles Directory Co.
	NEELY Wm J Helen E emp L A Times	Los Angeles Directory Co.
	Langen Mabel wid W H	Los Angeles Directory Co.
	FLANNERY Helen E Mrs	Los Angeles Directory Co.
	Callaway Kenneth C Margt roofer	Los Angeles Directory Co.
1937	NEELY Wm J Helen E	Los Angeles Directory Co.
	THOMPSON Walter L	Los Angeles Directory Co.
	Callaway Hal Adelyn clk Dept Water & Power	Los Angeles Directory Co.
	Callaway Kenneth C mech	Los Angeles Directory Co.
	Callaway Maxine J lndvwkr	Los Angeles Directory Co.
	Flannery Henry E slsmn	Los Angeles Directory Co.
1933	Dial Henry	Los Angeles Directory Co.
	Disle Robt studiowkr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Flannery Helen E	Los Angeles Directory Co.
	NEELY Wm J Helen clk	Los Angeles Directory Co.
1929	Flannery Eliz	Los Angeles Directory Co.
	Flannery Helen B clk	Los Angeles Directory Co.
	Isherwood Alicia sten	Los Angeles Directory Co.
	MOORE M Jane	Los Angeles Directory Co.
	Neef Pears L sten	Los Angeles Directory Co.
	Walton Arth L Thelma reviewer TI & T Co h	Los Angeles Directory Co.
	WHALEN A h	Los Angeles Directory Co.

5532 VIRGINIA AVE

Year	Uses	Source
1990	ORDONOS JOSE ROLANDO	Pacific Bell
1981	DIANA ENRIQUE A	Pacific Telephone
1976	Elswood Blaine F	Pacific Telephone
1951	Virginia Av von Pertz W E r	Pacific Telephone & Telegraph Co.
	Virgnia Av Stone Sam L r	Pacific Telephone & Telegraph Co.
1942	Mc GUIRE Wm E Hazel	Los Angeles Directory Co.
	Mouk Velma A Mrs	Los Angeles Directory Co.
	MYERS Rosa B wid A E	Los Angeles Directory Co.
	Mc Guire Earl sta atdt	Los Angeles Directory Co.
	Lundt Loren	Los Angeles Directory Co.
1937	Mc GUIRE Wm E Hazel hsmn	Los Angeles Directory Co.
	Mc GUIRE Earl H slsmn M H Butler	Los Angeles Directory Co.
	Mauk Velma A Mrs clk	Los Angeles Directory Co.
	Maize Helen E tel opr	Los Angeles Directory Co.
	Maize Clara Mrs workroom mgr Assistance League	Los Angeles Directory Co.
1933	WILSON Mabel E wid Wilbur compt opr	Los Angeles Directory Co.
	Bannon Wm T	Los Angeles Directory Co.
	Bannon Geo actor	Los Angeles Directory Co.
	Bannon Emma S sten	Los Angeles Directory Co.
1929	PECK Wallace candymkr	Los Angeles Directory Co.
	PECK Eva br mgr Mary Fraser Candies	Los Angeles Directory Co.
	ADAMS Helen	Los Angeles Directory Co.
	GARDINA Wm C	Los Angeles Directory Co.
	Peck Alberta G phone opr	Los Angeles Directory Co.
	ADAMS Wm R Wray E	Los Angeles Directory Co.

FINDINGS

5533 VIRGINIA AVE

Year	Uses	Source
2015	RENA HERNANDEZ	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	JORGE MARROQUIN	Cole Information Services
	JOSEPH SIMANTOUB	Cole Information Services
	MARTHA GUZMAN	Cole Information Services
2009	RENA HERNANDEZ	Cole Information Services
	EPIFANIA LOPEZ	Cole Information Services
	CRISTOBAL GARCIA	Cole Information Services
	SONIA ESCOVAR	Cole Information Services
2006	GARCIA C	Haines Company, Inc.
2004	CARLOS ESMENJAUD	Cole Information Services
	SONIA ESCOVAR	Cole Information Services
2000	CARLOS A Esmenjaud	Haines & Company
	ESMENJAUD Carlos	Haines & Company
1999	CRISTOBAL GARCIA	Cole Information Services
	SONIA ESCOVAR	Cole Information Services
	RENA HERNANDEZ	Cole Information Services
	EPIFANIA LOPEZ	Cole Information Services
	A CARLOS	Cole Information Services
1994	ESMENJAUD, CARLOS A	Cole Information Services
1981	ETTER IRENE K	Pacific Telephone
1951	Virginia Av Thornberry Mary r	Pacific Telephone & Telegraph Co.
	Virginia Av Matthews Elizabeth r	Pacific Telephone & Telegraph Co.
1942	Lew Herbt G Grace	Los Angeles Directory Co.
	Malaby Lulu wid R R	Los Angeles Directory Co.
	Phillipson Rena E wid J V slswn	Los Angeles Directory Co.
	WYNNE Hugh	Los Angeles Directory Co.
1937	BURNETT Jas studiowkr	Los Angeles Directory Co.
	BURNETT Jos L Alice J	Los Angeles Directory Co.
	Stratton Henrietta office nurse J E Baker	Los Angeles Directory Co.
1933	TAYLOR Saml L Grace clo prsr	Los Angeles Directory Co.
1929	Atwood Hartman W Rhoda	Los Angeles Directory Co.
	Atwood Harry J clk	Los Angeles Directory Co.
1924	Brinkmeyer Anita H typist r	Los Angeles Directory Co.
	Brinkmeyer Clara wid Edwd h	Los Angeles Directory Co.
	BYRD Beryle C wid Walter h	Los Angeles Directory Co.
	Corlleu Anel r	Los Angeles Directory Co.

FINDINGS

5534 VIRGINIA AVE

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Samuels Bernard	Pacific Telephone
1967	Wellington Arthur	Pacific Telephone
1962	Wellington Arthur	Pacific Telephone
	Samuels Lillen Mrs	Pacific Telephone
1958	Wellington Arthur	Pacific Telephone
	Samuels Lilien Mrs	Pacific Telephone
	Jamison Helen	Pacific Telephone
1951	Virginia Av Wellington Arthur r	Pacific Telephone & Telegraph Co.
	Virginia Av Samuels Lilien Mrs r	Pacific Telephone & Telegraph Co.
	Virginia Av Jamison Helen r	Pacific Telephone & Telegraph Co.
1942	Wellington Arth Lucille actor	Los Angeles Directory Co.
	Lofgren Kenneth G	Los Angeles Directory Co.
	Liljegren Christina Mrs	Los Angeles Directory Co.
	JAMISON Helen Mrs	Los Angeles Directory Co.
	Callaway Jos Eleanor	Los Angeles Directory Co.
1937	SCOTT Juanita M beauty shops	Los Angeles Directory Co.
	ROACH Bert Carmelita actor	Los Angeles Directory Co.
	MILLER Ethel E Mrs amp Moderucraft Lndy Co	Los Angeles Directory Co.
	Lantz Roy L Juanita M cond	Los Angeles Directory Co.
	Lantz Carl E serv sta atdt	Los Angeles Directory Co.
	Hogarty Jerry	Los Angeles Directory Co.
	Arraj Geo knitter	Los Angeles Directory Co.
	Arraj Elias Waheeba slsmn	Los Angeles Directory Co.
1933	Zimmerman Veryl G slsmn Sears Roebuck & Co	Los Angeles Directory Co.
	Guyer Bessie	Los Angeles Directory Co.
	Germaine Ida P Mrs	Los Angeles Directory Co.
	Zimmerman Rex L studiowkr	Los Angeles Directory Co.
1929	Mc GUIRE Chas	Los Angeles Directory Co.
	Mc GUIRE Clara Mrs	Los Angeles Directory Co.
	Richelson Paul G h	Los Angeles Directory Co.

5535 VIRGINIA AVE

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
2009	LINO BONILLA	Cole Information Services

FINDINGS

Year	Uses	Source
2006	MARTINEZ Lazaro	Haines Company, Inc.
2004	L BONILLA	Cole Information Services
2000	BONILLA L	Haines & Company
1999	LINO BONILLA	Cole Information Services
1951	Virginia Av Fawcett J Thos	Pacific Telephone & Telegraph Co.
1942	FERRIS Kenneth C Margie auto trmr	Los Angeles Directory Co.
1937	TAYLOR Saml L jr	Los Angeles Directory Co.
	TAYLOR Saml L Grace	Los Angeles Directory Co.
	TAYLOR C Allison plmbr	Los Angeles Directory Co.
1933	Fleck Fredk Hortense	Los Angeles Directory Co.

5536 VIRGINIA AVE

Year	Uses	Source
1942	Browning Rufus barber	Los Angeles Directory Co.
	Kimberland Chas	Los Angeles Directory Co.
	Maldo Arnold	Los Angeles Directory Co.
	Mc MILLAN Paul S Juanita clk	Los Angeles Directory Co.
	Steinbauser Martha E wid J H	Los Angeles Directory Co.
	STEWART Albt actor	Los Angeles Directory Co.
	WILSON Mary Mrs	Los Angeles Directory Co.
	Work Aslaugh B	Los Angeles Directory Co.
1937	De Blase Jack meat ctr	Los Angeles Directory Co.
	Kahoe Orana wid Chas	Los Angeles Directory Co.
	Kahoe Ruby dancer	Los Angeles Directory Co.
	Mc Nabb Chas O Dorothy meat ctr	Los Angeles Directory Co.
1933	Cain Adele P wid H M	Los Angeles Directory Co.
1929	Blosdae Sarah clk	Los Angeles Directory Co.
	Cain Adella P wid H M	Los Angeles Directory Co.
1924	CAIN Adella wid Henry h	Los Angeles Directory Co.

5542 VIRGINIA AVE

Year	Uses	Source
1937	Yamaoka Otto Irene importer	Los Angeles Directory Co.

5547 VIRGINIA AVE

Year	Uses	Source
1976	Hogan Genevieve	Pacific Telephone

FINDINGS

5572 VIRGINIA AVE

Year	Uses	Source
1942	Spangler Ruth E legal sec SCECo	Los Angeles Directory Co.

5601 VIRGINIA AVE

Year	Uses	Source
2015	GRIFFIN SCHMIDT	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	ERIC MELENDEZ	Cole Information Services
2009	JOSE ZELAYA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	JOSE MELENDEZ	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	ARRIAGA Beatriz	Haines & Company
	a 1/2 GUZMAN Andrade	Haines & Company
1999	FELIPE MARROQUIN	Cole Information Services
	JOSE ZELAYA	Cole Information Services
	JOSE MELENDEZ	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1994	CONTRERAS, LUIS F	Cole Information Services
1990	BULANIKYAN KARAPET	Pacific Bell
1986	MYER F R	Pacific Bell
1976	Farag Samir F	Pacific Telephone
1951	Virginia Av Albrecht Don K r	Pacific Telephone & Telegraph Co.
	Virginia Av Simpson Edna May r	Pacific Telephone & Telegraph Co.
1942	ALLEN Betty wid J B	Los Angeles Directory Co.
1937	Lundgren Allan carp	Los Angeles Directory Co.
	SWEENEY Martha	Los Angeles Directory Co.
	SWEENEY Latimus Annie cbtmkr	Los Angeles Directory Co.
	Lundgren Chas Hattie	Los Angeles Directory Co.
	Lundgren Evelyn	Los Angeles Directory Co.
1933	SMITH Anna Wid D D	Los Angeles Directory Co.
	SMITH Harkness	Los Angeles Directory Co.
1929	Bersch Josephine cashr	Los Angeles Directory Co.
	CHRISTENSEN Neil	Los Angeles Directory Co.
	DAVIS W E	Los Angeles Directory Co.
	Mc EWEN Gertrude Mrs restr	Los Angeles Directory Co.
1924	GIBBONS Harold slsmn r	Los Angeles Directory Co.
	GIBBONS Peggy r	Los Angeles Directory Co.
	Prescott Allie wid F N h	Los Angeles Directory Co.

FINDINGS

5602 VIRGINIA AVE

Year	Uses	Source
1929	COLE Lucey R	Los Angeles Directory Co.
1924	COLE Lucy R h	Los Angeles Directory Co.
	Pfannkuchen Adolph G ins mgr L A Inv Co r	Los Angeles Directory Co.

5603 VIRGINIA AVE

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
2009	ROSA ALFARO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	YOLANDA MELENDEZ	Cole Information Services
2006	1/ MELENDEZEmma	Haines Company, Inc.
2004	EMMA MELENDEZ	Cole Information Services
	JAVIER TENORIO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	XXXX	Haines & Company
1999	ROSA ALFARO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	YOLANDA MELENDEZ	Cole Information Services
1990	GAVOUTIAN HOVHANES	Pacific Bell
1986	GAVOUTIAN HOVHANES	Pacific Bell
1981	GAVOUTIAN HOVHANES	Pacific Telephone
1976	Keller Michael	Pacific Telephone
1951	Virginia Av Brown A C r	Pacific Telephone & Telegraph Co.
	Virginia Av Kirk Flora Mrs r	Pacific Telephone & Telegraph Co.
1942	BROWN Albt C Kath custodian Pub Sch	Los Angeles Directory Co.
	Debney Jos S auto wkr	Los Angeles Directory Co.
	Kamaryt Frances	Los Angeles Directory Co.
	Kamaryt Jos actor	Los Angeles Directory Co.
1937	Beckett Crystal I cash Boothe Gillette & Co	Los Angeles Directory Co.
	Beckett Lettie A wid W H	Los Angeles Directory Co.
	Brown Albt C Kate E formn T W Halliday	Los Angeles Directory Co.
1933	Bratton J Frank Leelah	Los Angeles Directory Co.
	SMITH Helen B Mrs	Los Angeles Directory Co.
1929	HAINES Carl H Helen C baker	Los Angeles Directory Co.
	KENT Lois	Los Angeles Directory Co.
	KENT Rose M	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	WILLIAMSON Wm N Helen slsmn r	Los Angeles Directory Co.
1924	MARSHALL Rosa N h	Los Angeles Directory Co.
	Newhan Edgar R student r	Los Angeles Directory Co.
	Newhan Leonard printer h	Los Angeles Directory Co.
	WEINSTOCK Henry J trav slsmn h	Los Angeles Directory Co.
	WEINSTOCK Myer L radio supplies r	Los Angeles Directory Co.

5606 VIRGINIA AVE

Year	Uses	Source
1929	WRIGHT David actor r	Los Angeles Directory Co.
	Bartee Alma chiro	Los Angeles Directory Co.
	Bartee Wm	Los Angeles Directory Co.
	CARLE Leslie Effie M acct	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	Bartel Alma chiro	Los Angeles Directory Co.
	Bartel F r	Los Angeles Directory Co.
	COLEMAN Eleanor B Mrs chiro	Los Angeles Directory Co.

5607 VIRGINIA AVE

Year	Uses	Source
2015	DANIEL OVALLES	Cole Information Services
	JOSE ESPINOZA	Cole Information Services
	JORDAN HOLBROOK	Cole Information Services
	LILIANA LOPEZ	Cole Information Services
	GALILEO CANAS	Cole Information Services
	NOE SANDOVAL	Cole Information Services
	RONY SIMON	Cole Information Services
	MARINA VASQUEZ	Cole Information Services
	JACINTA HERNANDEZ	Cole Information Services
	ANA LEON	Cole Information Services
	FLORENTINO RODRIGUEZ	Cole Information Services
2009	PATRICIA GUTIERREZ	Cole Information Services
	GALILEO CANAS	Cole Information Services
	JOSE ESPINOZA	Cole Information Services
	ODELVIS MOLINA	Cole Information Services
	DINA ORELLANA	Cole Information Services
	ALBERTA HERCULES	Cole Information Services
	HERALDO RIVERA	Cole Information Services
	JUANA GUEVARA	Cole Information Services

FINDINGS

Year	Uses	Source
2009	ANA LEON	Cole Information Services
	FRANCISCO VELAZQUEZ	Cole Information Services
	EDIN LOPEZ	Cole Information Services
	ROSIE GRIJALBA	Cole Information Services
	DANIEL CRUZ	Cole Information Services
	MARINA VASQUEZ	Cole Information Services
	CLAUDIO SALGADO	Cole Information Services
	SALVADOR LINARES	Cole Information Services
	NOE SANDOVAL	Cole Information Services
	JORDAN HOLBROOK	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	CORTEZ Lia	Haines Company, Inc.
	CRUZ Daniel	Haines Company, Inc.
	CRUZY	Haines Company, Inc.
	ESPINOZA Jose	Haines Company, Inc.
	HERNANDEZJadnta	Haines Company, Inc.
	LEON Judith	Haines Company, Inc.
	MARTINEZ Esther	Haines Company, Inc.
	MUNIZ Claudia	Haines Company, Inc.
	SALAZARM	Haines Company, Inc.
	SANDOVALAna	Haines Company, Inc.
	TOVAR Maria	Haines Company, Inc.
	VASQUEZ Marina	Haines Company, Inc.
	VELAZQUEZ	Haines Company, Inc.
	Francisco	Haines Company, Inc.
2004	CONCEPCION MARTINEZ	Cole Information Services
	MARLENE GRANDOS	Cole Information Services
	JOSE GUEVARA	Cole Information Services
	JOSE ESPINOZA	Cole Information Services
	YOLANDA FLORES	Cole Information Services
	DINA ORELLANA	Cole Information Services
	MARIA RAMIREZ	Cole Information Services
	FRANCISCO VELAZQUEZ	Cole Information Services
	Y CRUZ	Cole Information Services
	NORMA JOVEL	Cole Information Services
	ESTHER MARTINEZ	Cole Information Services
	DORIS RIVERA	Cole Information Services
	ELEUTERIO REYES	Cole Information Services

FINDINGS

Year	Uses	Source
2004	MARINA VASQUEZ	Cole Information Services
	ENIO MEJIA	Cole Information Services
	HECTOR FLORES	Cole Information Services
	SALVADOR LINARES	Cole Information Services
	MARIA LOPEZ	Cole Information Services
2000	APARTMENTS GARCIA Cecilia Beatriz	Haines & Company
	JOVEL Norma	Haines & Company
	LOPEZ Maria Del Socorro	Haines & Company
	MANCILLA	Haines & Company
	NIKOLICH Milan	Haines & Company
1999	JUANA GUEVARA	Cole Information Services
	MARINA VASQUEZ	Cole Information Services
	ROSIE GRIJALBA	Cole Information Services
	DANIEL CRUZ	Cole Information Services
	FRANCISCO VELAZQUEZ	Cole Information Services
	CLAUDIO SALGADO	Cole Information Services
	SALVADOR LINARES	Cole Information Services
	NOE SANDOVAL	Cole Information Services
	ANA LEON	Cole Information Services
	EDIN LOPEZ	Cole Information Services
	HERALDO RIVERA	Cole Information Services
	TELMA MANCILLA	Cole Information Services
	ALBERTA HERCULES	Cole Information Services
	DINA ORELLANA	Cole Information Services
	ODELVIS MOLINA	Cole Information Services
	ALEXIS CASTILLO	Cole Information Services
	JOSE ESPINOZA	Cole Information Services
	JORDAN HOLBROOK	Cole Information Services
	PATRICIA GUTIERREZ	Cole Information Services
	GALILEO CANAS	Cole Information Services
1994	MORALES, EMILIO A	Cole Information Services
	ZAMARRIPA, JUAN M	Cole Information Services
	RIVAS, F	Cole Information Services
	ACOSTA, GONZALO	Cole Information Services
	MEJIA, MARIO O	Cole Information Services
	URBAN RSRC APTS	Cole Information Services
1990	AGUILAR VICENTE	Pacific Bell
	COHOBER REYNALDO C	Pacific Bell

FINDINGS

Year	Uses	Source
1990	COTOC DIONICIO	Pacific Bell
	CUBA MARIA	Pacific Bell
	HUMANA CARLOS	Pacific Bell
	RADCLIFFE RAYMOND	Pacific Bell
	RIVERA JESUS ANTONIO	Pacific Bell
	ROMERO ASCENCION	Pacific Bell
	VENEGAS MARCO A	Pacific Bell
1986	AGUILAR VICENTE	Pacific Bell
	CARTEGENA DELMAR	Pacific Bell
	IBARRA MARTHA A	Pacific Bell
	MASFERRER VICTOR	Pacific Bell
	PALAVA CARLOS	Pacific Bell
	RADCLIFFE RAYMOND	Pacific Bell
	REYES JOSE	Pacific Bell
	RIVERA JESUS ANTONIO	Pacific Bell
	SANCHEZ AVAN	Pacific Bell
	VASQUEZ MARTHA	Pacific Bell
	ZUNIGA RODOLFO	Pacific Bell
1981	PEREZ LAUREANO	Pacific Telephone
	RADCLIFFE RAYMOND	Pacific Telephone
	ROGERS HELEN J	Pacific Telephone
	TAMARA ROMANOVA	Pacific Telephone
	VELASQUEZ JUAN	Pacific Telephone
1976	Crane Evelyn	Pacific Telephone
	Flores Rosa A	Pacific Telephone
	Kamrani I O	Pacific Telephone
	Kramer Helen	Pacific Telephone
	Mermis Patricia F	Pacific Telephone
	Radcliffe Raymond	Pacific Telephone
	Roehling D M	Pacific Telephone
	Rogers Helen J	Pacific Telephone
	Rossi Vila	Pacific Telephone
	Sutton A	Pacific Telephone
	Thothikham Prasert	Pacific Telephone
	Tieger Alan	Pacific Telephone
1962	Baxter Blanch	Pacific Telephone
1958	Baxter Blanch	Pacific Telephone
	Shaw Arthur D	Pacific Telephone

FINDINGS

Year	Uses	Source
1951	Virginia Av	Pacific Telephone & Telegraph Co.
	Lawless Anne	Pacific Telephone & Telegraph Co.
	Savage Robt r	Pacific Telephone & Telegraph Co.
	Baxter Blanch r	Pacific Telephone & Telegraph Co.
	Linganfield L Ward	Pacific Telephone & Telegraph Co.
	Ignatowski Alvin F r	Pacific Telephone & Telegraph Co.
	Shaw Arthur D r	Pacific Telephone & Telegraph Co.
	Tabor Barbara r	Pacific Telephone & Telegraph Co.
	Ehlen John C r	Pacific Telephone & Telegraph Co.
	Brownfield Selma r	Pacific Telephone & Telegraph Co.
	Gray Ovila r	Pacific Telephone & Telegraph Co.
	Gindin Mary Mrs r	Pacific Telephone & Telegraph Co.
	Sanders Eva r	Pacific Telephone & Telegraph Co.
	Bagan Marlene E r	Pacific Telephone & Telegraph Co.
	Wood Lena Mrs r	Pacific Telephone & Telegraph Co.
	Selby Floy r	Pacific Telephone & Telegraph Co.
	Erickson Rose Marie r	Pacific Telephone & Telegraph Co.
	Larry Walter C r	Pacific Telephone & Telegraph Co.
1942	Fresques E E	Los Angeles Directory Co.
	Galst Harriett J walter	Los Angeles Directory Co.
	Hawthorne Fred	Los Angeles Directory Co.
	Hipwell Kay Mrs	Los Angeles Directory Co.
	Hugo Einar Irene pet shop	Los Angeles Directory Co.
	KELLER Violet Mrs	Los Angeles Directory Co.
	Kirk Flora Mrs	Los Angeles Directory Co.
	KITCHEN Fred L Jeanette	Los Angeles Directory Co.
	KITCHEN Jeanette Mrs mgr Marbeth Apts	Los Angeles Directory Co.
	La Pelle Dorothy Mrs	Los Angeles Directory Co.
	LEVITT David	Los Angeles Directory Co.
	Lordi Vito M slsmn Roma Wine Co	Los Angeles Directory Co.
	Mallen Fred	Los Angeles Directory Co.
	Marbeth Apartments	Los Angeles Directory Co.
	Maret Marjorie J clk	Los Angeles Directory Co.
	MARTIN John	Los Angeles Directory Co.
	Mc Cann Eliz Mrs	Los Angeles Directory Co.
	MILLER Stanley J	Los Angeles Directory Co.
	ROBERTSON Murray	Los Angeles Directory Co.
	SCHON Wm K eng Lear Avia	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Singer Alex L mach	Los Angeles Directory Co.
	Thorenbury Mary G clk	Los Angeles Directory Co.
	Thornberry Carl Mary	Los Angeles Directory Co.
	Thornberry Carl Mary	Los Angeles Directory Co.
	Weaver Donald	Los Angeles Directory Co.
	Witten Anna Mrs	Los Angeles Directory Co.
	ARNOLD Dorothy Mrs	Los Angeles Directory Co.
	BALLARD Harry A Evelyn baker	Los Angeles Directory Co.
	BALLARD Thos	Los Angeles Directory Co.
	CARLISLE Elden	Los Angeles Directory Co.
	Chopp Claire Mrs	Los Angeles Directory Co.
	Conzman Fred Gertrude slsmn Cinema Mercantile Co	Los Angeles Directory Co.
1937	BARTLETT Iona V chocolate dipper	Los Angeles Directory Co.
	BARTLETT Leona V chocolate dipper	Los Angeles Directory Co.
	BARTLETT Tina wid F J	Los Angeles Directory Co.
	BROWN L R stndrowkr	Los Angeles Directory Co.
	DAVIDSON Jas G mach	Los Angeles Directory Co.
	De Seville Robt	Los Angeles Directory Co.
	DIXON Margt smstrs	Los Angeles Directory Co.
	Gardner Alice	Los Angeles Directory Co.
	Hackett Carl actor	Los Angeles Directory Co.
	HERBERT Hugh singer	Los Angeles Directory Co.
	JACOBSON Irwin	Los Angeles Directory Co.
	JOHNSON B C	Los Angeles Directory Co.
	JOHNSON Ruth H beauty opr	Los Angeles Directory Co.
	JONES Edw studiowkr	Los Angeles Directory Co.
	Kriechep Clara mach opr	Los Angeles Directory Co.
	Kriechep Gussie mach opr	Los Angeles Directory Co.
	La Velle Kyra sten	Los Angeles Directory Co.
	Mar Beth Apartments	Los Angeles Directory Co.
	Means Constance sten	Los Angeles Directory Co.
	MEYERS David	Los Angeles Directory Co.
	MYERS David clk	Los Angeles Directory Co.
	Riggle Bruce cbtmkr	Los Angeles Directory Co.
	ROSS Eare Elsa actor	Los Angeles Directory Co.
	ROSS Elsa Mrs mgr Mar Betr Apts	Los Angeles Directory Co.
	Rosshandler Mildred smstrs	Los Angeles Directory Co.
1933	WILSON Ella I Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	WILSON Harry Ruth actor	Los Angeles Directory Co.
	Yordy Freda sten	Los Angeles Directory Co.
	ANDERSON Wm S	Los Angeles Directory Co.
	Doig Sam	Los Angeles Directory Co.
	Guntzel D Louis	Los Angeles Directory Co.
	HUGHES Hazel wid Thos mgr Mar Beth Apts	Los Angeles Directory Co.
	Ikada Geo	Los Angeles Directory Co.
	JENNINGS Marjorie slswn	Los Angeles Directory Co.
	Konowi Eug	Los Angeles Directory Co.
	Mar Beth Apartments	Los Angeles Directory Co.
	Perryman Jas	Los Angeles Directory Co.
	Perryman Winnie beauty opr	Los Angeles Directory Co.
	Possner Elsie J dep Co Clerk	Los Angeles Directory Co.
	Possner Jos J	Los Angeles Directory Co.
	ROBINSON Esther Mrs	Los Angeles Directory Co.
	Schwartzberg Roy	Los Angeles Directory Co.
	SMITH Horace	Los Angeles Directory Co.
	Welbrock Harry M	Los Angeles Directory Co.
	Welbrock Harry M	Los Angeles Directory Co.
1924	Dunton Wallace A jr Hollywood Blue Print & Map Co h	Los Angeles Directory Co.

5609 VIRGINIA AVE

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services

5611 VIRGINIA AVE

Year	Uses	Source
1929	G R AY Jos U Harriett A	Los Angeles Directory Co.
	GRAY Alden searcher TI & TCo	Los Angeles Directory Co.
	GRAY Robt B slsmn	Los Angeles Directory Co.
	Fitch Augusta P	Los Angeles Directory Co.
1924	RYAN Kate P wid E H h	Los Angeles Directory Co.
	RYAN Avey Steo r	Los Angeles Directory Co.
	Clearihue Wm J jr service mn r	Los Angeles Directory Co.
	Clearihue Wm J slsmn Braden Tire & Rubber Co h	Los Angeles Directory Co.
	Clearihue Lenore I clk r	Los Angeles Directory Co.
	Clearihue Thos W r	Los Angeles Directory Co.

FINDINGS

5612 VIRGINIA AVE

Year	Uses	Source
1929	SWEET Sophie slsldy r	Los Angeles Directory Co.
	ROBERTS Marguerite sten r	Los Angeles Directory Co.
	Mercier Alberie E	Los Angeles Directory Co.
	Mar Beth Apartments	Los Angeles Directory Co.
	Hulick Esther Mrs clk	Los Angeles Directory Co.
	HUGHES Thos Hazel mgr Mar Beth apts	Los Angeles Directory Co.
	HAMILTON Bert W clo ctr	Los Angeles Directory Co.
1924	Weissert Edwd A h	Los Angeles Directory Co.
	Hagen Karl W cashr r	Los Angeles Directory Co.

5613 VIRGINIA AVE

Year	Uses	Source
2015	MARIBEL MONTEPEQUE	Cole Information Services
	VICTOR RAMIREZ	Cole Information Services
	S GONZALEZ	Cole Information Services
	LUIS GARCIA	Cole Information Services
	ANA GOMEZ	Cole Information Services
	ANTONIO RAMOS	Cole Information Services
	BRENDA ALVAREZ	Cole Information Services
	JOSE CASTRO	Cole Information Services
	PABLO BAUTISTA	Cole Information Services
	ANA RUIZ	Cole Information Services
	VICTOR LEON	Cole Information Services
	ANTONIO REYES	Cole Information Services
2009	RUBIA GONZALEZ	Cole Information Services
	ROSA PEREZ	Cole Information Services
	ANA RUIZ	Cole Information Services
	HECTOR MAYEN	Cole Information Services
	JUAN MENDEZ	Cole Information Services
	MARIA GARCIA	Cole Information Services
	MARIBEL MONTEPEQUE	Cole Information Services
	ANTONIO REYES	Cole Information Services
	LUIS GARCIA	Cole Information Services
	ANA GOMEZ	Cole Information Services
	IRMA VASQUEZ	Cole Information Services
	JOSE CASTRO	Cole Information Services
2006	GOMEZAna C	Haines Company, Inc.
	GONZALEZ Rubla	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	MARIA Del	Haines Company, Inc.
	MAYEN Hector	Haines Company, Inc.
	MONTEPEQUE	Haines Company, Inc.
	Marbel	Haines Company, Inc.
	REYES Antonio Marco	Haines Company, Inc.
	RUIZ Ana Daisy w	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	BAUTISTA Pablo	Haines Company, Inc.
	CASTRO Jose	Haines Company, Inc.
	CRUZReyna	Haines Company, Inc.
	GARCIA Maria	Haines Company, Inc.
2004	MARIBEL MONTEPEQUE	Cole Information Services
	ROY ABUEG	Cole Information Services
	ANTONIO REYES	Cole Information Services
	ANA GOMEZ	Cole Information Services
	RUBIA GONZALEZ	Cole Information Services
	ANA RUIZ	Cole Information Services
	VICTOR COLON	Cole Information Services
	VIRGINIA ALFARO	Cole Information Services
	MARIA RODRIGUEZ	Cole Information Services
	GUADALUPE LEON	Cole Information Services
2000	ESTRADA J	Haines & Company
	MONTEPEQUE Ma	Haines & Company
	VARGAS Irza M Trujillo	Haines & Company
1999	HECTOR MAYEN	Cole Information Services
	MARIA GARCIA	Cole Information Services
	EUSEBIO MARTINEZ	Cole Information Services
	LUIS GARCIA	Cole Information Services
	ANTONIO REYES	Cole Information Services
	JUAN MENDEZ	Cole Information Services
	ANA RUIZ	Cole Information Services
	ROSA PEREZ	Cole Information Services
	RUBIA GONZALEZ	Cole Information Services
	JOSE CASTRO	Cole Information Services
	MARIBEL MONTEPEQUE	Cole Information Services
	ANA GOMEZ	Cole Information Services
	IRMA VASQUEZ	Cole Information Services
1994	VARGASIRZA, M T	Cole Information Services

FINDINGS

Year	Uses	Source
1994	MORALES, CESAR A	Cole Information Services
	SIERRAMARROQUIN, MAX	Cole Information Services
1990	ALEMAN GLORIA E	Pacific Bell
	FLORES PABLO	Pacific Bell
	GARCIA MARCO TULIO	Pacific Bell
	MORALES CESAR ARNOLDO	Pacific Bell
	QUINTANILLA TULIO	Pacific Bell
	SANCHEZ JUAN M	Pacific Bell
1986	COREAS NICHOLAS A	Pacific Bell
	GARCIA MARCO TULIO	Pacific Bell
	QUENTALLA ROBERTO	Pacific Bell
1981	ARYCHYAN ANDREY	Pacific Telephone
	DJEVELEKIAN AVETIS	Pacific Telephone
	GARCIA MARCO TULIO	Pacific Telephone
	HERNANDEZ RAYMUNDO	Pacific Telephone
	LANDAVERDE JORGE ERNESTO	Pacific Telephone
	MATEVOSIAN NAHABET	Pacific Telephone
	RETSOYAN AZATUI	Pacific Telephone
	SARKISIAN MEGI	Pacific Telephone
	STEPANIAN VREZH	Pacific Telephone
	TASHCHYAN MIGRAN	Pacific Telephone
1976	Marty C	Pacific Telephone
	Ruendhawin W	Pacific Telephone
	Schechter B	Pacific Telephone
	Touman Mitchell	Pacific Telephone
1958	Levin Fannie	Pacific Telephone
1951	Fields Charles Alexander r	Pacific Telephone & Telegraph Co.
	Turner Lena r	Pacific Telephone & Telegraph Co.
	Gardner Betty r	Pacific Telephone & Telegraph Co.
	Cohen Rose r	Pacific Telephone & Telegraph Co.
	Miller Bessie Mrs r	Pacific Telephone & Telegraph Co.
	Rappaport M Mrs r	Pacific Telephone & Telegraph Co.
	Malina Arthur r	Pacific Telephone & Telegraph Co.
	Virginia Av	Pacific Telephone & Telegraph Co.
	Abers Louis r	Pacific Telephone & Telegraph Co.
	Sacks Sidney r	Pacific Telephone & Telegraph Co.
	Shachnovitz Jos	Pacific Telephone & Telegraph Co.
	Shaffer Stuart S r	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Heiman Abe r	Pacific Telephone & Telegraph Co.
	Levin Fannie r	Pacific Telephone & Telegraph Co.
	Ross John r	Pacific Telephone & Telegraph Co.
1942	Bak Alys	Los Angeles Directory Co.
	Bickel Jos	Los Angeles Directory Co.
	DIEHL Marion Mrs	Los Angeles Directory Co.
	Gapen Jessie Mrs	Los Angeles Directory Co.
	GILBERT Kath Mrs	Los Angeles Directory Co.
	HILTON Panline sten SR & Co	Los Angeles Directory Co.
	Lerman Jacob radios	Los Angeles Directory Co.
	May A K Mrs	Los Angeles Directory Co.
	May Arth I clk	Los Angeles Directory Co.
	MAY Henry	Los Angeles Directory Co.
	MILLER Peggy	Los Angeles Directory Co.
	MOORE Geo C Jean emp SR & Co	Los Angeles Directory Co.
	MORRIS O G Mrs	Los Angeles Directory Co.
	Parsley Robt O clo prsr	Los Angeles Directory Co.
	RAE Dolores	Los Angeles Directory Co.
	SABLE Apartments	Los Angeles Directory Co.
	SANDERS Anna Mrs	Los Angeles Directory Co.
	SANDERS Jas	Los Angeles Directory Co.
	Seals Irene bkpr SR & Co	Los Angeles Directory Co.
	Seeds Kenneth Betty J	Los Angeles Directory Co.
	SMITH Le Roy mgr Sable Apts	Los Angeles Directory Co.
	WADE Arlane S cash SR & Co	Los Angeles Directory Co.
	WADE R H	Los Angeles Directory Co.
	Wray Berha	Los Angeles Directory Co.
1937	Bannon Emma compt opr	Los Angeles Directory Co.
	Bannon Geo	Los Angeles Directory Co.
	BERGER Mary Mrs	Los Angeles Directory Co.
	BERGER Ruth clk	Los Angeles Directory Co.
	BOYD Wm	Los Angeles Directory Co.
	Boyle John dancer	Los Angeles Directory Co.
	Boyle Kath Mrs	Los Angeles Directory Co.
	COHEN David Betty	Los Angeles Directory Co.
	COOMBS Josiah Mildred M lawyer	Los Angeles Directory Co.
	COOMBS Wm clk	Los Angeles Directory Co.
	CRAIG Peggy clk	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Fladwed J M Helene studio wkr	Los Angeles Directory Co.
	Greenburg Richd Estele	Los Angeles Directory Co.
	HOLMES Leon actor	Los Angeles Directory Co.
	KIMMEL Wm Emma tailor	Los Angeles Directory Co.
	Kratzer Helen N Mrs mgr Sable Apts	Los Angeles Directory Co.
	Kratzer Percy W Helen N slsmn Roberts Liquor Stores	Los Angeles Directory Co.
	Lake Lawrence W Retha M br mgr F W Wool worth Co	Los Angeles Directory Co.
	Raphael Benj	Los Angeles Directory Co.
	SABLE Apartments	Los Angeles Directory Co.
	Sederholms Rose Mrs	Los Angeles Directory Co.
	Valdes Jose Mildred studiowkr	Los Angeles Directory Co.
	WILSON Mabel E Mrs compt opr	Los Angeles Directory Co.
1933	Goerlings H J mgr Sable Apts	Los Angeles Directory Co.
	GOLDSTEIN Rosslyn Rosslyn Costumers	Los Angeles Directory Co.
	GOLDSTEIN Shirley slswn	Los Angeles Directory Co.
	GOLDSTEIN Rosslyn Rosslyn Costumers	Los Angeles Directory Co.
	GOLDSTEIN Shirley slswn	Los Angeles Directory Co.
	HAGGERTY Billie studiowkr	Los Angeles Directory Co.
	HAGGERTY Irene H studiowkr	Los Angeles Directory Co.
	HENDERSON Jas actor	Los Angeles Directory Co.
	HOWE Anne studiowkr	Los Angeles Directory Co.
	Kitemiller John H	Los Angeles Directory Co.
	Kitemiller Jule div head Sears Roebuck & Co	Los Angeles Directory Co.
	SABLE Apartments	Los Angeles Directory Co.
	Sawley Geo	Los Angeles Directory Co.
	ALLEN Queen F Mtrs clk	Los Angeles Directory Co.
	DAVIES Ethel	Los Angeles Directory Co.
	Eyrse Betty studiowkr	Los Angeles Directory Co.
	FITZGERALD Elsie studiowkr	Los Angeles Directory Co.
	FITZGERALD Marian studiowkr	Los Angeles Directory Co.
	GERRARD Mateline	Los Angeles Directory Co.
	Martin Pearl studiowkr	Los Angeles Directory Co.
	MILLER Estelle studiowkr	Los Angeles Directory Co.
	NELSON Gust	Los Angeles Directory Co.
	Oman Richd W Louise	Los Angeles Directory Co.
	Recksick Monroe G	Los Angeles Directory Co.
	RILEY Wm L solr City Eng	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Rosslyn Ann	Los Angeles Directory Co.
1929	ELLIOTT John W slsmn	Los Angeles Directory Co.

5614 VIRGINIA AVE

Year	Uses	Source
1924	RYAN Ned B student r	Los Angeles Directory Co.

5616 VIRGINIA AVE

Year	Uses	Source
1924	Zenker Herbt R real est h	Los Angeles Directory Co.
	MORRIS Marg I steno r	Los Angeles Directory Co.

5617 VIRGINIA AVE

Year	Uses	Source
2015	ROGELIO AYALA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2009	JASON BRUBAKER	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	ROGELIO AYALA	Cole Information Services
2006	AYALARogelio A	Haines Company, Inc.
	MARTINEZ Claudia w+	Haines Company, Inc.
2004	JESUS MARTINEZ	Cole Information Services
	ROGELIO AYALA	Cole Information Services
2000	MARTINEZ Oscar	Haines & Company
1999	ROGELIO AYALA	Cole Information Services
	JASON BRUBAKER	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1994	SOSA, J	Cole Information Services
1990	GARCIA ANASTACIO	Pacific Bell
1981	MESROPIAN MISAK	Pacific Telephone
1951	Virgnia Bricker Sarah Mrs r	Pacific Telephone & Telegraph Co.
	Di Paolo Chester r	Pacific Telephone & Telegraph Co.
	Virginia Av	Pacific Telephone & Telegraph Co.
1942	JENSEN Loren	Los Angeles Directory Co.
	ELDRIDGE Ernest G Rae clk	Los Angeles Directory Co.
	Dorrance Nellie O wid Wm	Los Angeles Directory Co.
	BARNES Louise	Los Angeles Directory Co.
1937	BAILEY John H Mary electn	Los Angeles Directory Co.
	BAILEY Herbt J	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Bermeo Anita Mrs	Los Angeles Directory Co.
1929	CHRISTENSEN Mary wid Jacob	Los Angeles Directory Co.
1924	CHRISTENSEN Mary wid Jacob h	Los Angeles Directory Co.

5618 VIRGINIA AVE

Year	Uses	Source
1929	ELLIS Emma J wid Joseph	Los Angeles Directory Co.
	Rennings Thos H Virginia labtrywkr r	Los Angeles Directory Co.
1924	ELLIS Emma J wid Jos h	Los Angeles Directory Co.
	ELLIS Virginia clk r	Los Angeles Directory Co.

5619 VIRGINIA AVE

Year	Uses	Source
2015	DANNY MORALES	Cole Information Services
	BLANCA ESTRADA	Cole Information Services
	ADOLFO LOPEZ	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2009	MARIA MORALES	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	BLANCA ESTRADA	Cole Information Services
2006	MORALES M	Haines Company, Inc.
	ESTRADABlanra	Haines Company, Inc.
2004	DALIA MARTINEZ	Cole Information Services
	BLANCA ESTRADA	Cole Information Services
1999	BLANCA ESTRADA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	MARIA MORALES	Cole Information Services
1990	ESCOBAR MANUEL E	Pacific Bell
1981	DERMENDHYAN MKRTICH	Pacific Telephone
1951	Virginia Av Rousso Jean r	Pacific Telephone & Telegraph Co.

5622 VIRGINIA AVE

Year	Uses	Source
1924	LINCOLN Kathleen lndywkr r	Los Angeles Directory Co.

5623 VIRGINIA AVE

Year	Uses	Source
2015	DANIELA CABRERA	Cole Information Services
	RAFAELA ZAZUETA	Cole Information Services
	C SOLIS	Cole Information Services

FINDINGS

Year	Uses	Source
2015	JAMES BEARD	Cole Information Services
	SANDY ORTIZ	Cole Information Services
	C DIANA	Cole Information Services
	OMAR MARQUEZ	Cole Information Services
	DIANAC SOLIS	Cole Information Services
	JESSE OGAN	Cole Information Services
2009	THERESA TABHAN	Cole Information Services
	EVARISTO CRUZ	Cole Information Services
	RAFAELA ZAZUETA	Cole Information Services
	GERARDO COLUNGA	Cole Information Services
	SANDY ORTIZ	Cole Information Services
	CARLOS REYES	Cole Information Services
	LISA WILLIAMS	Cole Information Services
	A BAGHDASARYAN	Cole Information Services
	DANIELA CABRERA	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	CIFUENTES Eladio	Haines Company, Inc.
	COLUNGAGerardo	Haines Company, Inc.
	GRANILLO A	Haines Company, Inc.
	JOHNSON William	Haines Company, Inc.
	ORTIZ Sandy	Haines Company, Inc.
	POPOCAJesus	Haines Company, Inc.
	REYES Cardos A	Haines Company, Inc.
	ZAZUETA Rafaela	Haines Company, Inc.
2004	VICTOR NUNEZ	Cole Information Services
	BIENVENIDO GALARZA	Cole Information Services
	SANDY ORTIZ	Cole Information Services
	EVANGELISTO ELCANPARA	Cole Information Services
	TERESA EMESTICA	Cole Information Services
	CARLOS REYES	Cole Information Services
	MOISES RIVERA	Cole Information Services
	DOUGLAS MURILLO	Cole Information Services
2000	APARTMENTS ESQUIVEL	Haines & Company
	GODOY Maria B	Haines & Company
	REYES Lucia	Haines & Company
	SICAL Elvia C	Haines & Company
	ZAPETA Mildred Y	Haines & Company
1999	A BAGHDASARYAN	Cole Information Services

FINDINGS

Year	Uses	Source
1999	SANDY ORTIZ	Cole Information Services
	LISA WILLIAMS	Cole Information Services
	DANIELA CABRERA	Cole Information Services
	GERARDO COLUNGA	Cole Information Services
	EVARISTO CRUZ	Cole Information Services
	THERESA TABHAN	Cole Information Services
	RAFAELA ZAZUETA	Cole Information Services
	CARLOS REYES	Cole Information Services
1994	PARDO, DOUGLAS	Cole Information Services
	FELIX ALVAREZ	Cole Information Services
1990	CORONADO ELSA	Pacific Bell
	RIVERA JULIO	Pacific Bell
	SOLARZANO CESAR A	Pacific Bell
	VELASQUEZ HUGO L	Pacific Bell
1986	ROUSE MORRIS	Pacific Bell
1981	AGAZARYAN ZHIRAYR	Pacific Telephone
	BEKARYAN MKRTICH	Pacific Telephone
	CASTILLO MARINA	Pacific Telephone
	NIKOGOS	Pacific Telephone
	DEROKO JOHN	Pacific Telephone
	KARADJIAN AZAT	Pacific Telephone
	KHROYAN GASPAR	Pacific Telephone
	NORMAN CHAS	Pacific Telephone
	PAPIKYAN MUSHEG	Pacific Telephone
	ROUSE MORRIS	Pacific Telephone
	ZHOUDES ARUTUNIAN	Pacific Telephone
1976	Holloway Georgia	Pacific Telephone
	Kushner Sarah Mrs	Pacific Telephone
	Mahony Raymond M	Pacific Telephone
	Rouse Morris	Pacific Telephone
	Soriano Clio	Pacific Telephone
	Woloski S	Pacific Telephone
	Gimeno Romina	Pacific Telephone
1951	Virginia Av	Pacific Telephone & Telegraph Co.
	Stanley Fred J r	Pacific Telephone & Telegraph Co.
	Thorson A E r	Pacific Telephone & Telegraph Co.
	Kendall Jennie Mrs r	Pacific Telephone & Telegraph Co.
	Schaffran Eddy O r	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1942	Bertschky Margt	Los Angeles Directory Co.
	BRENNER Virginia	Los Angeles Directory Co.
	Ericsson Earl R whsmn	Los Angeles Directory Co.
	GREEN Jack Lucile patrolmn	Los Angeles Directory Co.
	Israel Bernice	Los Angeles Directory Co.
	KINGSTON Kath Mrs	Los Angeles Directory Co.
	Mc CARTHY Eileen	Los Angeles Directory Co.
	Nicolaison June	Los Angeles Directory Co.
	Nicolaison Loris	Los Angeles Directory Co.
	Nicolaison Sigrid	Los Angeles Directory Co.
	SAMUELSON Sophie Mrs	Los Angeles Directory Co.
	Schjeldalhl Margt mlnrywkr	Los Angeles Directory Co.
	Schjeldalhl Randova	Los Angeles Directory Co.
	Sibbett Wm A	Los Angeles Directory Co.
	Stanley Fred J clk	Los Angeles Directory Co.
	STANLEY Warren T Crystal slsmn UEFCo	Los Angeles Directory Co.
	Sybilrud Ruby	Los Angeles Directory Co.
	Thorson Albt E Bessie C mgr Virginia Villa Apts	Los Angeles Directory Co.
	Virginia Villa Apartments	Los Angeles Directory Co.
1937	BRENNER Virginia sten	Los Angeles Directory Co.
	DAYTON Dorothy dancer	Los Angeles Directory Co.
	ELLIOT Paul clk	Los Angeles Directory Co.
	Elliott Paul clk	Los Angeles Directory Co.
	Garvin Albt E	Los Angeles Directory Co.
	Holmbeck Erling G clk	Los Angeles Directory Co.
	Kemerling W Jacob Cora L slsmn	Los Angeles Directory Co.
	Kemmerling Wm J slsmn Sears Roebuck & Co	Los Angeles Directory Co.
	Lensky Edna Mrs	Los Angeles Directory Co.
	Lindeman David Bessie clk	Los Angeles Directory Co.
	Mc CARTHY Eileen	Los Angeles Directory Co.
	Mofchum Dorothy slswn	Los Angeles Directory Co.
	Mofchum Ida	Los Angeles Directory Co.
	Schieldahl Margt mlnr	Los Angeles Directory Co.
	Schieldahl Randvei slswn Broadway Hollywood	Los Angeles Directory Co.
	Schrag Albt Blanche restr	Los Angeles Directory Co.
	Thorson Albt E Bessie mgr Virginia Villa Apts	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Urdank Burt Betty driver	Los Angeles Directory Co.
	Villa Apartments	Los Angeles Directory Co.
	Zigmond Emanuel Edith Zigmond Bros	Los Angeles Directory Co.
1933	Blystone Geo M	Los Angeles Directory Co.
	BURROWS Robt E M Grayce	Los Angeles Directory Co.
	Derrig Wilford L Florence printer	Los Angeles Directory Co.
	DURAND Fernand D Hazel drftsmn	Los Angeles Directory Co.
	Jamison John Diane	Los Angeles Directory Co.
	Krabbe Doris E sten	Los Angeles Directory Co.
	Levinson Saml Dorothy slsmn	Los Angeles Directory Co.
	MILLIGAN Gladys cartoonist	Los Angeles Directory Co.
	Thiedeman Christine Mrs cartoonist	Los Angeles Directory Co.
	Thorsen Albt E Bessie Virginia Villa	Los Angeles Directory Co.
	Virginia Villa Apartments	Los Angeles Directory Co.
	WALKER Jean	Los Angeles Directory Co.
1929	Atherton May wid F W	Los Angeles Directory Co.
	Farsky Serge A actor	Los Angeles Directory Co.
	KNUTSON Lee	Los Angeles Directory Co.
	KNUTSON Patsy	Los Angeles Directory Co.
1924	Atherton Fred W slsmn h	Los Angeles Directory Co.

5624 VIRGINIA AVE

Year	Uses	Source
1937	LINDSAY Carol L drsmkr	Los Angeles Directory Co.
1929	Lemmens Ruth clk	Los Angeles Directory Co.
	KNUDSON John B Martha mgr Western Business College	Los Angeles Directory Co.
	KNUDSON Carroll Ruby musician	Los Angeles Directory Co.
1924	Hussey L T h	Los Angeles Directory Co.
	Guyer May wid Albt h	Los Angeles Directory Co.
	Ladd Gwen bkpr r	Los Angeles Directory Co.

5625 VIRGINIA AVE

Year	Uses	Source
1929	MORGAN Arth R Doris lab	Los Angeles Directory Co.

5626 VIRGINIA AVE

Year	Uses	Source
1929	SISSON Elbert C r	Los Angeles Directory Co.
	BROWN Saml A Dora M	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	BROWN Dorothy r	Los Angeles Directory Co.
	BROWN Saml A v pres The Piano Exchange h	Los Angeles Directory Co.
	Sisson Myrtle wid E C r	Los Angeles Directory Co.

5627 VIRGINIA AVE

Year	Uses	Source
2015	CARLOS PONCE	Cole Information Services
2009	EDWIN SINECIO	Cole Information Services
2004	EDWIN SINECIO	Cole Information Services
	CYNTHIA MARTINEZ	Cole Information Services
2000	TUN Jose	Haines & Company
1999	EDWIN SINECIO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1990	GUZMAN CARLOS D	Pacific Bell
1981	BULLOCK S R ACCT	Pacific Telephone
	BULLOCK SYLVIA	Pacific Telephone
	JACOB E L RL EST	Pacific Telephone
1976	Bullock Sylvia	Pacific Telephone
1967	Bullock Sylvia	Pacific Telephone
1962	Bullock Sylvia	Pacific Telephone
1958	Bullock Sylvia	Pacific Telephone
1951	Virginia Av Bullock Sylvia r	Pacific Telephone & Telegraph Co.
1942	BULLOCK Jessie R Mrs	Los Angeles Directory Co.
	BULLOCK Sylvia R acct	Los Angeles Directory Co.
1937	BULLOCK Jessie R Mrs	Los Angeles Directory Co.
	BULLOCK Sylvia R acct	Los Angeles Directory Co.
1933	BULLOCK Jessie Mrs	Los Angeles Directory Co.
	BULLOCK Sylvia sten	Los Angeles Directory Co.
1929	BULLOCK Jessie R Mrs	Los Angeles Directory Co.

5628 VIRGINIA AVE

Year	Uses	Source
1942	Curion Gerard	Los Angeles Directory Co.
	Halperin Morris	Los Angeles Directory Co.

5629 VIRGINIA AVE

Year	Uses	Source
2015	VICTOR GUEVARA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

Year	Uses	Source
2009	MAURO MURILLO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2006	/ MURILLOMauro	Haines Company, Inc.
	GUEVARA Victor	Haines Company, Inc.
2004	MARITZA VILLARUEL	Cole Information Services
	VICTOR GUEVARA	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
	MAURO MURILLO	Cole Information Services
1990	MONTANO IVAN	Pacific Bell
1962	West Stanley	Pacific Telephone
1958	West Stanley	Pacific Telephone
1951	Virginia Av West Stanley r	Pacific Telephone & Telegraph Co.
1942	WEST Stanley	Los Angeles Directory Co.
	WEST Flontella I clk	Los Angeles Directory Co.
	Hintz Nadine A clk	Los Angeles Directory Co.
	Hentz Nadine Mrs	Los Angeles Directory Co.

5630 VIRGINIA AVE

Year	Uses	Source
1929	CRUICKSHANK Clara A wid Geo	Los Angeles Directory Co.

5632 VIRGINIA AVE

Year	Uses	Source
1933	Bathey Herbt T Maude A	Los Angeles Directory Co.
1929	Bathey Herbt T Maude A	Los Angeles Directory Co.
1924	Starks Mariam D wid Harmon r	Los Angeles Directory Co.
	Starks Lily M r	Los Angeles Directory Co.
	Bathey Herbt T contr h	Los Angeles Directory Co.

5633 VIRGINIA AVE

Year	Uses	Source
2015	BRENDA REYES	Cole Information Services
	JAMES GARAY	Cole Information Services
	VENANCIA ROCHE	Cole Information Services
	SANDRA MARTINEZ	Cole Information Services
	BRIAN GONZALEZ	Cole Information Services
	WALTER BOJORQUEZ	Cole Information Services
	OVIDIO CRUZ	Cole Information Services
	ALEXANDER CHINCHILLA	Cole Information Services

FINDINGS

Year	Uses	Source
2015	ADRIAN MARTINEZ	Cole Information Services
2009	RUTH RODRIGUEZ	Cole Information Services
	MODESTO MARTINEZ	Cole Information Services
	NICOLAS LOPEZ	Cole Information Services
	CARLOS MENDEZ	Cole Information Services
	MARGELDA ACUNA	Cole Information Services
	GEORGINA VILLALOBOS	Cole Information Services
	VENANCIA ROCHE	Cole Information Services
	ALEXANDER CHINCHILLA	Cole Information Services
	SILMA GONZALEZ	Cole Information Services
	WALTER BOJORQUEZ	Cole Information Services
	ANTONIO LUNA	Cole Information Services
	OVIDIO CRUZ	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	ACUNA Margelda	Haines Company, Inc.
	GONZALEZ Jose	Haines Company, Inc.
	LUNA Cardos E	Haines Company, Inc.
	MARQUEZ Femando	Haines Company, Inc.
	MARTINEZ Adrian	Haines Company, Inc.
	MARTINEZ Gelacio	Haines Company, Inc.
	S MARTINEZModesto	Haines Company, Inc.
	MENDEZ Caridos	Haines Company, Inc.
	VILLALOBS G	Haines Company, Inc.
2004	DENISE GARCIA	Cole Information Services
	GELACIO MARTINEZ	Cole Information Services
	CARLOS MENDEZ	Cole Information Services
	GEORGINA VILLALOBOS	Cole Information Services
	NOEMI VILLALOBOS	Cole Information Services
	CARLOS LUNA	Cole Information Services
	ADRIAN MARTINEZ	Cole Information Services
	WALTER BOJORQUEZ	Cole Information Services
	MARGELDA ACUNA	Cole Information Services
2000	LUNA Carlos E	Haines & Company
	MOUSSA Sabry	Haines & Company
1999	RUTH RODRIGUEZ	Cole Information Services
	WALTER BOJORQUEZ	Cole Information Services
	OVIDIO CRUZ	Cole Information Services
	ANTONIO LUNA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	SILMA GONZALEZ	Cole Information Services
	ALEXANDER CHINCHILLA	Cole Information Services
	VENANCIA ROCHE	Cole Information Services
	GEORGINA VILLALOBOS	Cole Information Services
	MODESTO MARTINEZ	Cole Information Services
	NICOLAS LOPEZ	Cole Information Services
	CARLOS MENDEZ	Cole Information Services
	MARGELDA ACUNA	Cole Information Services
1990	ESTRADA SALVADOR	Pacific Bell
	GRENADOS ROLANDO	Pacific Bell
	LEE JAE HOON	Pacific Bell
	LUNA CARLOS E	Pacific Bell
	TORRES JOSE	Pacific Bell
1986	CHEVEZ REINA M	Pacific Bell
	CHO SUN H	Pacific Bell
	KIM HYUNG JAE	Pacific Bell
	LEE IN-KOO	Pacific Bell
	LUNA CARLOS E	Pacific Bell
	SOLOMON KIM	Pacific Bell
	UN HYUN	Pacific Bell
1981	CEBALLO SONIA	Pacific Telephone
	REINA M	Pacific Telephone
	HANNA RONALD	Pacific Telephone
	ALBERT	Pacific Telephone
	KIM HYUNG JAE	Pacific Telephone
	KWAK SEUNG	Pacific Telephone
	LEE OK KYUN	Pacific Telephone
	MEGRABYAN MESROP	Pacific Telephone
	TORRES ROSARIO	Pacific Telephone
	YU I YURI	Pacific Telephone
1976	Daneshi Hamid	Pacific Telephone
	Hovsepian Paul	Pacific Telephone
	Morkovitz Anna	Pacific Telephone
	Munson R	Pacific Telephone
1958	Brown Esther E	Pacific Telephone
1951	Virginia Av Brown Esther E r	Pacific Telephone & Telegraph Co.
1942	BROWN Bert F Esther uphol	Los Angeles Directory Co.
	BROWN Dorothy nurse	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	WILLIAMS Annie Mrs nurse	Los Angeles Directory Co.
1937	Matthews Earl G Gertrude sls mgr Pac Gas Radiator Co	Los Angeles Directory Co.
1933	Matthews Earl G Gertrude	Los Angeles Directory Co.
1929	MATTHEWS Earl G Gertrude heating eng Pac Gas Heating Co	Los Angeles Directory Co.
	MATTHEWS Dorothy clk	Los Angeles Directory Co.
1924	MATTHEWS Earl G slsmn h	Los Angeles Directory Co.

5636 VIRGINIA AVE

Year	Uses	Source
1933	Cruikshank Clara Mrs	Los Angeles Directory Co.
1929	CHAPMAN J Lloyd bkpr	Los Angeles Directory Co.
	KELLY John chauf	Los Angeles Directory Co.
1924	SANDERS Alfd carpet clnr r	Los Angeles Directory Co.
	SANDERS Ray The Acme Cleaners r	Los Angeles Directory Co.
	CRUICKSHANK Clara wid Geo h	Los Angeles Directory Co.

5637 VIRGINIA AVE

Year	Uses	Source
2015	JACOBO MONTELLANO	Cole Information Services
	HERMINIA YAC	Cole Information Services
	CARLOS LUNA	Cole Information Services
	MARITZA CEPEDA	Cole Information Services
	MARIA URRUTIA	Cole Information Services
	JACKELINE RANGEL	Cole Information Services
	CARLOS LLAMAS	Cole Information Services
	DAMARIS MUNGIA	Cole Information Services
	HERIBERTO ROJAS	Cole Information Services
	MARIA AGUEDA	Cole Information Services
	MANUEL SOLIS	Cole Information Services
2009	YAC HERMINIA DEL CARMEN	Cole Information Services
	MARISOL VAZQUEZ	Cole Information Services
	JOSE JUAREZ	Cole Information Services
	MARITZA CEPEDA	Cole Information Services
	CLAUDIO RAMIREZ	Cole Information Services
	FERRIS SLOAN	Cole Information Services
	MARIA URRUTIA	Cole Information Services
	JUAN SARAVIA	Cole Information Services
	MARIA MONTES	Cole Information Services

FINDINGS

Year	Uses	Source
2009	CARLOS LLAMAS	Cole Information Services
	OMAR GUTIERREZ	Cole Information Services
	MANUEL SOLIS	Cole Information Services
	MARIBEL OLIVERA	Cole Information Services
	DAMARIS MUNGIA	Cole Information Services
	JOSE GONZALEZ	Cole Information Services
	MARCO MONTERROSO	Cole Information Services
	YANIRA BOJORQUEZ	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	CEPEDA Maritza	Haines Company, Inc.
	FERNANDEZMiguel	Haines Company, Inc.
	JUAREZJose	Haines Company, Inc.
	LUNA Antonio	Haines Company, Inc.
	MONTES Maria	Haines Company, Inc.
	MUNGIADamaris	Haines Company, Inc.
	OLIVERA Maribel	Haines Company, Inc.
	PEREDAJose	Haines Company, Inc.
	SICAL Elvia	Haines Company, Inc.
	SLOAN Ferris	Haines Company, Inc.
	SOLIS Manuel	Haines Company, Inc.
	URRUTIA Maria	Haines Company, Inc.
	VAZQUEZ Marisol	Haines Company, Inc.
	YAC HERMINIA	Haines Company, Inc.
	DEL CARMEN	Haines Company, Inc.
2004	CANDELARIO GONZALEZ	Cole Information Services
	JOSE GONZALEZ	Cole Information Services
	C GARCIA	Cole Information Services
	MARIBEL OLIVERA	Cole Information Services
	MARIA CAZARES	Cole Information Services
	JUAN SARAVIA	Cole Information Services
	MARIA MONTES	Cole Information Services
	FERRIS SLOAN	Cole Information Services
	ANTONIO LUNA	Cole Information Services
	HERMINIA YAC	Cole Information Services
	RICARDO SANTAY	Cole Information Services
	MARISOL VAZQUEZ	Cole Information Services
	LESTER ESPINOSA	Cole Information Services
	YANIRA BOJORQUEZ	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
2000	APARTMENTS FLORES Jose Do	Haines & Company
	GONZALEZ Felix	Haines & Company
	LUNA Antonio	Haines & Company
	VIRGINIA AV 90038 CONT SLOAN Ferris	Haines & Company
	YAC Juan	Haines & Company
1999	MARCO MONTERROSO	Cole Information Services
	MARIBEL OLIVERA	Cole Information Services
	DAMARIS MUNGIA	Cole Information Services
	JOSE JUAREZ	Cole Information Services
	MARISOL VAZQUEZ	Cole Information Services
	YANIRA BOJORQUEZ	Cole Information Services
	MARITZA CEPEDA	Cole Information Services
	CLAUDIO RAMIREZ	Cole Information Services
	FERRIS SLOAN	Cole Information Services
	MARIA URRUTIA	Cole Information Services
	MARIA MONTES	Cole Information Services
	JUAN SARAVIA	Cole Information Services
	CARLOS LLAMAS	Cole Information Services
	OMAR GUTIERREZ	Cole Information Services
	MANUEL SOLIS	Cole Information Services
	JOSE GONZALEZ	Cole Information Services
1994	GUZMAN, M	Cole Information Services
	BURGOA, JOSE G	Cole Information Services
	GAMEZ, BERTHA A	Cole Information Services
1990	ACOSTA A	Pacific Bell
	CACERES ANNA JULIA	Pacific Bell
	DARBINYAN PARUIR	Pacific Bell
	ESCOBEDO JESUS	Pacific Bell
	ESCOBEDO JOSE	Pacific Bell
	HAROUCHE JOS	Pacific Bell
	JOHNSON ANNIE P	Pacific Bell
	LLANAS S	Pacific Bell
	LUNA ANTONIO	Pacific Bell
	SLOAN FERRIS	Pacific Bell
	TISTA ELSIE	Pacific Bell
	TISTA LUIS	Pacific Bell
1986	CHUNG SON	Pacific Bell
	DESAI EMILE	Pacific Bell

FINDINGS

Year	Uses	Source
1986	ESCOBEDO JOSE	Pacific Bell
	GARCIA VILMA	Pacific Bell
	HAROUCHE JOS	Pacific Bell
	LOBOS ARTURO	Pacific Bell
	SLOAN FERRIS	Pacific Bell
	TISTA ELSIE	Pacific Bell
	TISTA LUIS	Pacific Bell
	VILLANVEVA MARIA G	Pacific Bell
1981	GOULIAN TIGRAN	Pacific Telephone
	JOS	Pacific Telephone
	ISHKHANYAN ABET	Pacific Telephone
	JAMES SHIRLEY	Pacific Telephone
	JOVELLANOS ANTONIO C	Pacific Telephone
	MINAYA MANVEL	Pacific Telephone
	RUBYAN HAKOP	Pacific Telephone
	SANDALDJIAN AKOB	Pacific Telephone
	SHAVARSHYAN JIRAYR	Pacific Telephone
	SLOAN FERRIS	Pacific Telephone
	TUCKER ALAN R	Pacific Telephone
	VERTZ LEWIS	Pacific Telephone
	WANG HSIANG YUN	Pacific Telephone
	ZARUBA LEO	Pacific Telephone
1976	Sloan Ferris	Pacific Telephone
	Vertz Lewis	Pacific Telephone
	Zaruba Leo	Pacific Telephone
	Alsabery Mohammed Zane	Pacific Telephone
	Aronson David J	Pacific Telephone
	Bartilad Jose	Pacific Telephone
	Cronkright H S	Pacific Telephone
	Cruz Erlinda S	Pacific Telephone
	James Shirley	Pacific Telephone
	La Porta Donald A	Pacific Telephone
	Montoya Guillermo	Pacific Telephone
	Nelson Paul A	Pacific Telephone
	Ortiz Genoveva	Pacific Telephone
	Pierpoint C	Pacific Telephone
	Sabri Abdulaziz	Pacific Telephone
1942	CHURCH Violet R	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Hume Loren F Inez studiowkr	Los Angeles Directory Co.
	JOYCE Gladys clk	Los Angeles Directory Co.
1937	WARNER Wm Cecilia carp	Los Angeles Directory Co.
1933	BARDSLEY Frank E Eliz studiowkr	Los Angeles Directory Co.
	BARDSLEY Helen sten	Los Angeles Directory Co.
	BARDSLEY Mary E sten	Los Angeles Directory Co.
1929	OTTO Jos J Myrtle asst buyer May Co	Los Angeles Directory Co.
1924	Armstrong Charlotte r	Los Angeles Directory Co.
	ARMSTRONG Lear real est r	Los Angeles Directory Co.
	ARMSTRONG Le Roy librarian h	Los Angeles Directory Co.
	MARTIN Suale dom	Los Angeles Directory Co.

5642 VIRGINIA AVE

Year	Uses	Source
1937	ROONEY Chas m Eliz pntr	Los Angeles Directory Co.
	ROONEY Betty clk	Los Angeles Directory Co.
1933	Le Val A coml rep SCT Co	Los Angeles Directory Co.
	Le J Val	Los Angeles Directory Co.
	Le Sieur Gus V	Los Angeles Directory Co.
1929	Le Sieur Val A telephotograph rep SCT Co	Los Angeles Directory Co.
	Le Sieur Gus V Ella M	Los Angeles Directory Co.
1924	OSBORN Julia r	Los Angeles Directory Co.
	Lesiere Gus W h	Los Angeles Directory Co.

5643 VIRGINIA AVE

Year	Uses	Source
1962	Warner Wm J	Pacific Telephone
1958	Warner Wm J	Pacific Telephone
1951	Virginia Av Warner Wm J r	Pacific Telephone & Telegraph Co.
1937	Kirkpatrick Cord C Nell tchr	Los Angeles Directory Co.
	Kirkpatrick Nelle L tchr City Sch	Los Angeles Directory Co.
	Greene Clara wid F P	Los Angeles Directory Co.
1933	KIRKPATRICK Marion E	Los Angeles Directory Co.
	KIRKPATRICK Helen D	Los Angeles Directory Co.
1929	KIRKPATRICK Marion E Sarah J	Los Angeles Directory Co.
	BERG Leon clk	Los Angeles Directory Co.
1924	KIRKPATRICK Marlon E r	Los Angeles Directory Co.
	KIRKPATRICK Corde C h	Los Angeles Directory Co.

FINDINGS

5644 VIRGINIA AVE

Year	Uses	Source
1933	Lang Nan R slswn	Los Angeles Directory Co.
1924	Lovel John jr slsmn Willys Overland Pac Co h	Los Angeles Directory Co.
	Vallentin Ruth nurse r	Los Angeles Directory Co.
	Valentine C A slsmn Irwin Realty Co r	Los Angeles Directory Co.

5646 VIRGINIA AVE

Year	Uses	Source
1937	ACKERMAN Benj Dorothy slsmn	Los Angeles Directory Co.
	Logue Jeffferson J Maude acct	Los Angeles Directory Co.
1933	Logue John J	Los Angeles Directory Co.
	GRIFFITH Richd E mot pict dir	Los Angeles Directory Co.
1929	Logue Jos J slsmn	Los Angeles Directory Co.
	Logue Maude slsldy	Los Angeles Directory Co.
1924	Garmes Lee D cameramn r	Los Angeles Directory Co.
	CONLEY Lige A photoplayer r	Los Angeles Directory Co.

5647 VIRGINIA AVE

Year	Uses	Source
2015	CUAUHTEMOC ESCOBEDO	Cole Information Services
	ELOISA PEJEDA	Cole Information Services
	LUCY GARCIA	Cole Information Services
	RENE ISLAS	Cole Information Services
2009	HIPOLITO MARTINEZ	Cole Information Services
	HECTOR OJEDA	Cole Information Services
	JESUS AGUILAR	Cole Information Services
	ELOIZA TEJEDA	Cole Information Services
	ROSIE BARRIOS	Cole Information Services
	WHITE HAT PC SERVICE & CONSULTANTS	Cole Information Services
2006	TEJEDA Eoisa	Haines Company, Inc.
	OJEDAHector	Haines Company, Inc.
	MARTINEZ Hipollto	Haines Company, Inc.
	GONZALEZAbelino	Haines Company, Inc.
	ELOIZATejeda	Haines Company, Inc.
	BARRIOS Rosie	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
2004	DANIELLE ALLAN	Cole Information Services
	ROSIE BARRIOS	Cole Information Services

FINDINGS

Year	Uses	Source
2004	WHITE HAT PC SERVICE & CNSLTNT	Cole Information Services
	ABELINO GONZALEZ	Cole Information Services
2000	XXXX	Haines & Company
1999	JESUS AGUILAR	Cole Information Services
	HECTOR OJEDA	Cole Information Services
	HIPOLITO MARTINEZ	Cole Information Services
	ELOIZA TEJEDA	Cole Information Services
	ROSIE BARRIOS	Cole Information Services
1990	HOGAN GENEVIEVE	Pacific Bell
1986	HOGAN GENEVIEVE	Pacific Bell
	DE MEDICI ROD	Pacific Bell
	ALEMAN M	Pacific Bell
1981	MUNOZ RHINA	Pacific Telephone
	MALEK EUGENE MRS	Pacific Telephone
	HOGAN GENEVIEVE	Pacific Telephone
	DE MEDICI ROD	Pacific Telephone
	CRUZ NELLIE	Pacific Telephone
1976	Reyes Maurice	Pacific Telephone
	De Medici Rod	Pacific Telephone
	Babitz A Mrs	Pacific Telephone
1951	Virginia Av Simpson Faye D r	Pacific Telephone & Telegraph Co.
1942	THOMASON Victoria Mrs	Los Angeles Directory Co.
	Thomason B E Ned Betty	Los Angeles Directory Co.
	Thomason Boyd F Abbie L	Los Angeles Directory Co.
1937	Mc Cleve Carl M Billie garage	Los Angeles Directory Co.
1929	WALKER John H exp	Los Angeles Directory Co.
	THOMAS Reginald F Joan gas sta opr r	Los Angeles Directory Co.
	WALKER Wesley G Rusia ins agt h	Los Angeles Directory Co.
1924	LYONS Isabel h	Los Angeles Directory Co.

5648 VIRGINIA AVE

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1942	WARNER Wm J Cecelia studiowkr	Los Angeles Directory Co.

5651 VIRGINIA AVE

Year	Uses	Source
2015	ERICKA WALKER	Cole Information Services
2009	R GARCIA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	R GARCIA	Cole Information Services

5652 VIRGINIA AVE

Year	Uses	Source
1937	PHELPS Mary B	Los Angeles Directory Co.
	Phelps Beth B Mrs	Los Angeles Directory Co.
	Grossman Jack S slsmn Cosmopolitan Lndy	Los Angeles Directory Co.
	Boynton Mary E wid C P	Los Angeles Directory Co.
	Cruikshank Emma Mrs	Los Angeles Directory Co.
	Boynton Mary H wid C P	Los Angeles Directory Co.
1933	Phelps Bess Mrs	Los Angeles Directory Co.
	Boynton Mary E wid C P	Los Angeles Directory Co.
1929	BOYNTON Mary E wid C P	Los Angeles Directory Co.
	PHELPS Mary B	Los Angeles Directory Co.
1924	BOYNTON Mary E wid Chas h	Los Angeles Directory Co.
	PHELPS Vernon G estimator r	Los Angeles Directory Co.

5653 VIRGINIA AVE

Year	Uses	Source
2015	JULIO RAMIREZ	Cole Information Services
	JOSE FLORES	Cole Information Services
2009	SONIA FLORES	Cole Information Services
	CRUZ DELA	Cole Information Services
	MIS PEQUENOS ANGELITOS INC	Cole Information Services
	JULIO RAMIREZ	Cole Information Services
2006	FLORES Sonia	Haines Company, Inc.
	MARTIR Patricia	Haines Company, Inc.
2004	MIS PEQUENOS ANGELITOS	Cole Information Services
	JOSE FLORES	Cole Information Services
	JULIO RAMIREZ	Cole Information Services
	GLADIS HERNANDEZ	Cole Information Services
2000	FLORES Jose	Haines & Company
	CHILD BEHAVIOUR DEVELOPMENT CT	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	JULIO RAMIREZ	Cole Information Services
	CRUZ DELA	Cole Information Services
	SONIA FLORES	Cole Information Services
1994	BLOMERT, HERMAN C	Cole Information Services

FINDINGS

Year	Uses	Source
1990	BLOMERT HERMAN C	Pacific Bell
1986	BLOMERT HERMAN C	Pacific Bell
1958	Swartout George O	Pacific Telephone
1951	Virginia Av Swartout George O r	Pacific Telephone & Telegraph Co.
1942	Jeanette Donald	Los Angeles Directory Co.
1937	SWARTOUT Geo Ruth	Los Angeles Directory Co.
1933	Hampton Mollie Mrs	Los Angeles Directory Co.
	Eicks Mary studiowkr	Los Angeles Directory Co.
	Gilley Lillie J maid	Los Angeles Directory Co.
1929	CAMPBELL Margt M tchr City Sch	Los Angeles Directory Co.
	JACKSON Mabel C tchr City Sch	Los Angeles Directory Co.
1924	CAMPBELL Margt tchr h	Los Angeles Directory Co.
	JACKSON Mabel C tchr r	Los Angeles Directory Co.

5655 VIRGINIA AVE

Year	Uses	Source
2015	JIN PAK	Cole Information Services
2009	JOHN PAK	Cole Information Services
2006	o PAKJohnl	Haines Company, Inc.
2004	JOHN PAK	Cole Information Services
2000	PAK John I	Haines & Company
1999	JOHN PAK	Cole Information Services
1976	Milne Frank	Pacific Telephone
1951	Virginia Stockton Jack r	Pacific Telephone & Telegraph Co.
1942	BROWN Gerald A Evelyn restr	Los Angeles Directory Co.

5656 VIRGINIA AVE

Year	Uses	Source
1937	DORR Chas O Mary S	Los Angeles Directory Co.
	WILKINSON Dorothy A Mrs lndywkr	Los Angeles Directory Co.
	WILKINSON Walter C clk	Los Angeles Directory Co.
1933	Wilkinson Dorothy A Mrs clk	Los Angeles Directory Co.
	DORR Chas O Mary S clk	Los Angeles Directory Co.
1929	WELLS Fred M slsmn r	Los Angeles Directory Co.
	WELLS Hattie L wid J M h	Los Angeles Directory Co.
	WELLS Marie actor r	Los Angeles Directory Co.
1924	BROWN Clara G mgr Coddington Teachers Agency r	Los Angeles Directory Co.

FINDINGS

5657 VIRGINIA AVE

Year	Uses	Source
2015	OCCUPANT UNKNOWN	Cole Information Services
2009	V KAMINSKAYA	Cole Information Services
2006	VASOQUEZJose	Haines Company, Inc.
2004	JOSE VASQUEZ	Cole Information Services
2000	HONG In Ut	Haines & Company
1999	V KAMINSKAYA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1994	LEE, JONG D	Cole Information Services
1990	HONG YOUNG WHA	Pacific Bell
1986	ENRIQUEZ CARLOS	Pacific Bell
1981	GABRELLIAN AVETIS	Pacific Telephone
1951	Virgnia Av Twombly Barbara	Pacific Telephone & Telegraph Co.

5658 VIRGINIA AVE

Year	Uses	Source
1937	Reding C A studiowkr	Los Angeles Directory Co.
1933	Prim Christina wid Gus	Los Angeles Directory Co.
	Yost Marvin Marie jan	Los Angeles Directory Co.
1924	LINK Paul B h	Los Angeles Directory Co.

5659 VIRGINIA AVE

Year	Uses	Source
2015	SUNG PARK	Cole Information Services
2009	SUNG PARK	Cole Information Services
2006	PARK Sung Won	Haines Company, Inc.
2004	SUNG PARK	Cole Information Services
2000	PARK Sung Won	Haines & Company
	KIM Myung Deuk	Haines & Company
1999	SUNG PARK	Cole Information Services
1994	LEE, YOUNG J	Cole Information Services
	CHANG, JIN S	Cole Information Services
	HONG, IN U	Cole Information Services
1990	HONG IN UI	Pacific Bell
1981	ASADOURIAN ROUBEN	Pacific Telephone
1962	Holipeter Frank E Mrs	Pacific Telephone
1958	Holipeter Frank E Mrs	Pacific Telephone
1951	Virginia Av Holipeter Frank E Mrs r	Pacific Telephone & Telegraph Co.
1942	BREWER Arline E bkpr E & I Woorgaft Co	Los Angeles Directory Co.

Year	Uses	Source
1942	BREWER Jos H jr	Los Angeles Directory Co.

5662 VIRGINIA AVE

Year	Uses	Source
1937	Champ Arth M Arnette mach	Los Angeles Directory Co.
1933	Champ Arth M Arnette G mach	Los Angeles Directory Co.
1929	Champ Arth M Wenette mach	Los Angeles Directory Co.
1924	Champ Arthur M auto mech h	Los Angeles Directory Co.

5663 VIRGINIA AVE

Year	Uses	Source
2015	MIREIRA LIZANO	Cole Information Services
	CAPPA REYES	Cole Information Services
	REYES CAPPA	Cole Information Services
	ERIKA KEME	Cole Information Services
2009	FRANCISCA LIZANO	Cole Information Services
	PEDRO MELARA	Cole Information Services
2006	V/ REQUENAArtemio	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	ARMTEMIO REQUENA	Cole Information Services
2000	a 1/2 PAIZ E S	Haines & Company
	ATTIAS Nelida	Haines & Company
1999	FRANCISCA LIZANO	Cole Information Services
	PEDRO MELARA	Cole Information Services
1994	PAIZ, E S	Cole Information Services
1986	MORALES NANCY	Pacific Bell
1976	Cutting Pauline	Pacific Telephone
1951	Virginia Av Morgan Nevada B r	Pacific Telephone & Telegraph Co.
	Virginia Av Turner Saml r	Pacific Telephone & Telegraph Co.
1942	LEVIN Isadore mens clo	Los Angeles Directory Co.
	JOHNSON John H Pauline slsmn	Los Angeles Directory Co.
1929	MATSON Smiley L clk	Los Angeles Directory Co.
	MATSON Evelyn J	Los Angeles Directory Co.
	Matson Chas A Louisa F slsmn	Los Angeles Directory Co.
1924	Matson Chas A real est h	Los Angeles Directory Co.

5665 VIRGINIA AVE

Year	Uses	Source
2015	MARIA MENDEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	SIGFREDO MOLINA	Cole Information Services
	ERAZO SANDRA	Cole Information Services
	CARLA GOMEZ	Cole Information Services
	CRIDEYCA CARDENAS	Cole Information Services
	ARMIDA AGUILAR	Cole Information Services
2006	FLORES Mariela	Haines Company, Inc.
	FLORES Mariela	Haines Company, Inc.
	GOMEZCarla	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	SIGFREDO MOLINA	Cole Information Services
2000	XXXX	Haines & Company
1999	ERAZO SANDRA	Cole Information Services
	SIGFREDO MOLINA	Cole Information Services
	CRIDEYCA CARDENAS	Cole Information Services
	ARMIDA AGUILAR	Cole Information Services
	CARLA GOMEZ	Cole Information Services
1986	MILNE FRANK	Pacific Bell
1981	MILNE FRANK	Pacific Telephone
1976	Hyland Mary Mrs	Pacific Telephone
1951	Virginia Av King Jos M r	Pacific Telephone & Telegraph Co.
	Virginia Av Vedborg Antoinette r	Pacific Telephone & Telegraph Co.
	Virginia Bromberg Arthur r	Pacific Telephone & Telegraph Co.
1942	MOODY John W	Los Angeles Directory Co.
	Mooney John W floormn SR & Co	Los Angeles Directory Co.
	WEINER Herman E Harriet E bkpr Medical Acceptance Assn	Los Angeles Directory Co.

5666 VIRGINIA AVE

Year	Uses	Source
1937	Quint Margt C Mrs corsetiere	Los Angeles Directory Co.
	Worman F Jos wtchmn	Los Angeles Directory Co.
	Quint Edw A Margt C	Los Angeles Directory Co.
1933	Shumway Walter Cora B actor	Los Angeles Directory Co.
1929	SHUMWAY Walter Cora actor h	Los Angeles Directory Co.
	BEACH Eliz	Los Angeles Directory Co.
1924	Quint Edwd A supt Manhattan Furn Co h	Los Angeles Directory Co.

FINDINGS

5667 VIRGINIA AVE

Year	Uses	Source
2015	MARINA BERMUDEZ	Cole Information Services
2009	PEDRO ROMERO	Cole Information Services
2004	SANTOS FLORES	Cole Information Services
2000	XXXX	Haines & Company
1999	PEDRO ROMERO	Cole Information Services
1990	LINARES MIRNA E	Pacific Bell
1986	LINARES SANTIAGO E	Pacific Bell
1976	Marshall L	Pacific Telephone
1951	Virginia Av Barth Henry r	Pacific Telephone & Telegraph Co.
1942	LOGSDON Virgil H Naomi slsmn	Los Angeles Directory Co.

5672 VIRGINIA AVE

Year	Uses	Source
1937	Zapp Fredk A Margt E carp	Los Angeles Directory Co.
1933	Fairchild Anne phys	Los Angeles Directory Co.
	GRANT Minnie C	Los Angeles Directory Co.
1929	Plunkett Cath h	Los Angeles Directory Co.
1924	MATTHEWS Earl reas est h	Los Angeles Directory Co.

5674 VIRGINIA AVE

Year	Uses	Source
2000	XXXX	Haines & Company

5683 VIRGINIA AVE

Year	Uses	Source
1942	LEVIN Wm Mrs	Los Angeles Directory Co.

5701 VIRGINIA AVE

Year	Uses	Source
2015	VICENTE MUNOZ	Cole Information Services
	JON ECKER	Cole Information Services
	TINA MATTHEWS	Cole Information Services
2009	VICENTE MUNOZ	Cole Information Services
	JOSEPH BELLINDER	Cole Information Services
2006	o MUNOZVicente	Haines Company, Inc.
2004	JOSEPH BELLINDER	Cole Information Services
2000	KANNER Herman MUNOZ Vicente	Haines & Company
1999	VICENTE MUNOZ	Cole Information Services
	JOSEPH BELLINDER	Cole Information Services

FINDINGS

Year	Uses	Source
1951	Virginia Av Kamschulte E J r	Pacific Telephone & Telegraph Co.
	Virgnia Ashton Henry J r	Pacific Telephone & Telegraph Co.
1942	Kamschulte E	Los Angeles Directory Co.
	HUBER Fred Reba watch repr	Los Angeles Directory Co.
1937	Shaver Sophia slswn	Los Angeles Directory Co.
	Shaver David slsmn	Los Angeles Directory Co.
	HIRSCH Rose Mrs slswn	Los Angeles Directory Co.
	GRAY Alex E Lillie M	Los Angeles Directory Co.
1933	Shayer David slsmn	Los Angeles Directory Co.
	Shayer Sophie slsmn	Los Angeles Directory Co.
1929	Shayer Sophia slsldy r	Los Angeles Directory Co.
	Shayer David slsmn Neustadtler Bros r	Los Angeles Directory Co.

5526 1/2 VIRGINIA AVE

Year	Uses	Source
1990	MANN ANTHONY	Pacific Bell
	PAYNE C	Pacific Bell

5526 1/4 VIRGINIA AVE

Year	Uses	Source
1986	PAYNE C	Pacific Bell

5526 3/4 VIRGINIA AVE

Year	Uses	Source
1981	LEVSEN V	Pacific Telephone

5530 1/2 VIRGINIA AVE

Year	Uses	Source
1986	LAPARAN RODRIGO	Pacific Bell
1981	CANGEMI LOUIS J	Pacific Telephone

5530 1/4 VIRGINIA AVE

Year	Uses	Source
1990	BILLEDA ARACELL	Pacific Bell

5530 3/4 VIRGINIA AVE

Year	Uses	Source
1981	ONWUEGBUST CHAS	Pacific Telephone

FINDINGS

5533 1/2 VIRGINIA AVE

Year	Uses	Source
1990	CHAVEZ PEDRO & GUDALUPE	Pacific Bell

5534 1/4 VIRGINIA AVE

Year	Uses	Source
1990	LINDSAY ETTA MAE	Pacific Bell

5601 1/2 VIRGINIA AVE

Year	Uses	Source
1986	MIKAELIAN HATET	Pacific Bell

5603 1/2 VIRGINIA AVE

Year	Uses	Source
1981	JAIRIANIAN ANGELA	Pacific Telephone

5617 1/2 VIRGINIA AVE

Year	Uses	Source
1990	CRUZ FABIO S	Pacific Bell

5619 1/2 VIRGINIA AVE

Year	Uses	Source
1981	DEFTERDERIAN ARAM	Pacific Telephone

5629 1/2 VIRGINIA AVE

Year	Uses	Source
1981	VOGEL THOS	Pacific Telephone

5663 1/2 VIRGINIA AVE

Year	Uses	Source
1990	PAIZ E S	Pacific Bell

W VIRGINIA AVE

5637 W VIRGINIA AVE

Year	Uses	Source
1986	JOHNSON ANNIE P	Pacific Bell

FINDINGS

WESTERN AVE N

1038 WESTERN AVE N

Year	Uses	Source
2000	AGASI FASHION	Haines & Company

1040 WESTERN AVE N

Year	Uses	Source
2000	US TRONIC & FURNITURE	Haines & Company
	C BOTANICALS	Haines & Company

1050 WESTERN AVE N

Year	Uses	Source
2000	CORRADO Felipe	Haines & Company
	CATALINAS FURNITURE	Haines & Company

1051 WESTERN AVE N

Year	Uses	Source
2000	SLAVETT Rueben	Haines & Company

1054 WESTERN AVE N

Year	Uses	Source
2000	BANSAL	Haines & Company

1055 WESTERN AVE N

Year	Uses	Source
2000	WESTRN HOME FRNTR	Haines & Company

1056 WESTERN AVE N

Year	Uses	Source
2000	CORRADO Felipe	Haines & Company
	NY KEY SERVICE INC	Haines & Company
	LA DOOR CLOSER EXCH	Haines & Company

1060 WESTERN AVE N

Year	Uses	Source
2000	CATALINAS TRAVEL AG	Haines & Company

1062 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

1064 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1066 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1068 WESTERN AVE N

Year	Uses	Source
2000	CORRADO Felipe	Haines & Company

1069 WESTERN AVE N

Year	Uses	Source
2000	HA CHARLES W DDS	Haines & Company

1070 WESTERN AVE N

Year	Uses	Source
2000	CATALINAS MARKET	Haines & Company
	CATALINASITALN MKT	Haines & Company
	CATALINAS SPR MKT	Haines & Company

1071 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1075 WESTERN AVE N

Year	Uses	Source
2000	HOLLYWD VIDEO	Haines & Company
	HISP ANIC HEALTH CARE MKTG INC	Haines & Company
	DONUT KING	Haines & Company
	CRAZY CUTS	Haines & Company
	BUILDING ALPHA SCOPE COMMUNICATIONS	Haines & Company
	SAN JUDAS DENTAL CENTER WEST	Haines & Company
	WESTRN UNION	Haines & Company
	WESTRN MEDICAL PHARMACY	Haines & Company
	SUBWAY	Haines & Company
	SAN JUDAS MEDICAL GROUP	Haines & Company
	YOSHINOYA BEEF BOWL	Haines & Company

FINDINGS

1080 WESTERN AVE N

Year	Uses	Source
2000	BAMBI BAKERY	Haines & Company
	RIVERA Rodolfo	Haines & Company

1081 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1082 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1084 WESTERN AVE N

Year	Uses	Source
2000	DAILY INSURANCE SERVICE	Haines & Company
	DAILY EX	Haines & Company
	ARGENTAL CA CO	Haines & Company
	ARGENTAL CA CO	Haines & Company

1096 WESTERN AVE N

Year	Uses	Source
2000	WESTERN AV N 90029 CONT UNITD	Haines & Company
	SANTA MONICA WESTERN DENTISTRY	Haines & Company
	HOLLYWD CROSS MEDICAL CLINIC	Haines & Company
	GINDI NABILA MD	Haines & Company
	GINDI MAGDI MD	Haines & Company
	BAN METROPOLITANO CORP	Haines & Company
	MAINTENANCE & PAINTING CO	Haines & Company

1098 WESTERN AVE N

Year	Uses	Source
2000	PAYLESS SHOE STORES	Haines & Company

1100 WESTERN AVE N

Year	Uses	Source
2000	AMERICA JEWELERS	Haines & Company
	KOHANCHI BAHMAN	Haines & Company

1101 WESTERN AVE N

Year	Uses	Source
2000	A T T FA	Haines & Company

FINDINGS

Year	Uses	Source
2000	MR BEEPER	Haines & Company
	SHOES FOR SALE	Haines & Company

1102 WESTERN AVE N

Year	Uses	Source
2000	BEST BUY SHOES OUTLET CENTER	Haines & Company

1104 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1106 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1107 WESTERN AVE N

Year	Uses	Source
2000	DONGJIN WIG INDSTRL	Haines & Company
	HOLLYWD FASHION WIG	Haines & Company
	a 1/2 CAMACHO Y OFC SERV	Haines & Company
	TRANSPORTES LA QUEZALTECA	Haines & Company
	GRUPO A A 17 DE OCTUBRE	Haines & Company
	FOTO STUDIO OF HOLLYWOOD	Haines & Company

1108 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1109 WESTERN AVE N

Year	Uses	Source
2000	a 1/2 EL JACALITO REST	Haines & Company
	CHANG SOO BOK	Haines & Company

1111 WESTERN AVE N

Year	Uses	Source
2000	FOUR ACES	Haines & Company

1113 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

1116 WESTERN AVE N

Year	Uses	Source
2000	KANG II	Haines & Company

1117 WESTERN AVE N

Year	Uses	Source
2000	STANS VIDEO & BOOK STORE	Haines & Company

1118 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

1119 WESTERN AVE N

Year	Uses	Source
2000	ANGELES BAKERY	Haines & Company
	ANNS HAIR DESIGN	Haines & Company
	CLINICA MEDICA PARA LA MUJER	Haines & Company
	T N W 98 INC	Haines & Company
	K & A WATER	Haines & Company
	KIM Keun	Haines & Company
	EL CAIRO EXPRESS	Haines & Company

1122 WESTERN AVE N

Year	Uses	Source
2000	TABERNACULO DELA VERD AD	Haines & Company

1123 WESTERN AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

WILTON PL N

1059 WILTON PL N

Year	Uses	Source
2000	CELI Reynaldo	Haines & Company

1063 WILTON PL N

Year	Uses	Source
2000	FAITHFUL CHURCH	Haines & Company
1951	N Wiltn Pl Conforti Fred r	Pacific Telephone & Telegraph Co.

FINDINGS

1066 WILTON PL N

Year	Uses	Source
2000	PATEL Khapabhai	Haines & Company
	WESTRN PLAZA MOTEL	Haines & Company

1067 WILTON PL N

Year	Uses	Source
2000	FLORES Orlendo V	Haines & Company
	INTL STEEL CRAFT CO	Haines & Company
	SANTAMARIA Mario	Haines & Company
1951	N Wiltn Pl Twitchell A H r	Pacific Telephone & Telegraph Co.

1068 WILTON PL N

Year	Uses	Source
1951	N Wiltn Pl Scott Mattress Co Bros	Pacific Telephone & Telegraph Co.
	N Wiltn Pl Scott Bros Mattress Co	Pacific Telephone & Telegraph Co.

1071 WILTON PL N

Year	Uses	Source
2000	SKINNER Cheryl	Haines & Company
1951	N Wiltn Pl Merrill E L r	Pacific Telephone & Telegraph Co.

1072 WILTON PL N

Year	Uses	Source
2000	XXXX	Haines & Company

1075 WILTON PL N

Year	Uses	Source
2000	CUSHLER Ernest G	Haines & Company
1951	N Wiltn Pl Walling Wilma Mathers r	Pacific Telephone & Telegraph Co.

1106 WILTON PL N

Year	Uses	Source
1951	N Wiltn Pl De Long Wm B r	Pacific Telephone & Telegraph Co.

1108 WILTON PL N

Year	Uses	Source
1951	N Wiltn Pl McDonald F Glenn r	Pacific Telephone & Telegraph Co.
	N Wiltn Pl De Long A B r	Pacific Telephone & Telegraph Co.

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1117 WILTON PL N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

1150 WILTON PL N

Year	*Uses*	*Source*
2000	DIAZ Ramon	Haines & Company
1951	N Wiltn Pl Sandfelder J r	Pacific Telephone & Telegraph Co.

1152 WILTON PL N

Year	*Uses*	*Source*
2000	SEVILLA Jorge	Haines & Company
1951	N Wiltn Pl Higlin Chas S r	Pacific Telephone & Telegraph Co.

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1000 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1038 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1040 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1050 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1051 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1051 N WILTON PL	2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1051 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1054 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1054 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1055 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1055 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1055 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1055 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1056 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1057 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1058 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1059 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1059 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1059 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1059 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1060 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1060 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1061 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1062 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1062 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1063 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1063 N WILTON PL	2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1063 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1064 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1064 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1064 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1066 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1066 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1066 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1066 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1066 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1067 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1067 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1067 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1067 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1068 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1068 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1068 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1069 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1969, 1967, 1966, 1965, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1069 N WESTERN AVE	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1069 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1070 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1070 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1071 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1071 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1071 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1071 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1071 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1072 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1072 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1072 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1073 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1075 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1075 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1075 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1075 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1075 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1075 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1075 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1076 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1077 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1078 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1079 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1080 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1080 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1081 N WESTERN AV R BELL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1081 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1081 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1081 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1082 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1083 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1084 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1086 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1086 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1096 N WESTERN	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1096 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1098 H962 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1098 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1098 N WESTERN AVE	2015, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1098 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1100 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1100 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1100 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1101 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1101 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1101 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1102 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1102 N WESTERN AVE	2009, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1102 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1103 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1104 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1104 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1104 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1105 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1106 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1106 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1106 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1106 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1107 1/2 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1107 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1107 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1107 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1108 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1108 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1108 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1108 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1109 1/2 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1109 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1109 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1109 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1110 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1110 N WESTERN AVE	2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1111 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1112 1/2 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1113 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1113 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1114 1/2 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1114 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1115 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1115 N WESTERN AVE	2015, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1116 1/2 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1116 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1116 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1117 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1117 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1118 N WASTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1118 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1118 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119 N WESTERN AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1119 N WESTERN AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1119 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1120 1/2 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1121 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1122 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1123 N WESTERN AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1123 WESTERN AVE N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1150 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1152 N WILTON PL	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1152 N WILTON PL	2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1152 WILTON PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1154 N WILTON PL	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1154 N WILTON PL	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1157 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1162 ST ANDREWS PL N	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5414 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5415 SERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5415 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5416 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5417 1/4 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5417 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5418 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5419 1/4 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5419 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5419 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5420 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5421 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5421 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5422 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5423 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5424 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5425 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5425 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5425 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5426 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5426 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5427 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5427 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5428 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5429 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5429 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5431 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5431 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5431 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5432 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5433 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5433 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5433 SIERRA VISTA AVE	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5434 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5434 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5435 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5436 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5437 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5439 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5441 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5442 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5443 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5443 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5444 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5445 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5445 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5446 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5446 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5447 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5447 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5449 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5449 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5452 SIEERA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5452 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5452 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5453 SIERRA VISTA AVE	2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5454 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5455 SIERRA VISTA AVE	2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5456 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5460 SERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5460 SIERA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5460 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5460 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5462 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5466 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5468 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5480 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5500 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5500 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5500 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5501 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5501 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5502 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5502 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5502 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5502 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5503 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5503 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5504 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5504 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5505 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5505 SANTA MONICA BLVD	2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5505 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5505 VIRGINIA AVE	2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5506 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5506 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5506 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5506 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5507 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5507 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5507 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5508 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5508 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5508 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5509 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5509 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5509 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5509 VIRGINIA AVE	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5510 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5511 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5511 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5511 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5511 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5511 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5511 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5512 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5512 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5512 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5513 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5513 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5513 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5513 VIRGINIA AVE	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5514 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5514 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5514 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5515 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5515 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5515 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5515 VIRGINIA AVE	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5516 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5516 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5516 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5516 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5517 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5517 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5517 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5517 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5517 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5518 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5518 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5519 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5519 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5519 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5519 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5519 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5519 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5520 1/2 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5520 SANTA MENICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5520 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5520 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5520 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5521 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5521 SIERRA VISTA AVE	2009, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5521 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5522 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5522 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5522 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5522 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5522 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5523 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5523 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5523 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5523 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5523 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5524 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5525 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5525 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5525 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5525 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5525 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5526 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5526 1/4 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5526 3/4 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5526 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5526 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5526 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5526 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5526 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5527 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5527 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5527 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5527 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5527 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5527 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5528 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5528 SANTA MONICA FWY	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5528 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5528 SIERRA VISTA AVE	2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5528 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5528 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5529 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5529 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5529 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5530 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5530 1/4 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5530 3/4 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5530 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5530 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5530 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5530 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5531 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5532 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5532 SANTA MONICA BLVD	2015, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5532 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5532 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5533 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5533 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5533 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5533 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5533 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5533 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5533 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5534 1/4 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5534 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5534 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5534 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5535 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5535 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5535 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5535 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5535 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5536 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5536 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5536 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5536 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5536 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5537 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5537 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5537 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5537 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5537 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5538 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5538 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5538 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5539 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5540 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5540 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5540 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5541 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5541 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5541 SIERRA VISTA AVE	2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5541 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5541-5543 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5542 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5542 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5542 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5542 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5542 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5543 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5543 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5543 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5543 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5544 SANTA MONICA BLVD	2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5544 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5545 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5546 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5546 SANTA MONICA FWY	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5546 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5547 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5547 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5547 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5547 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5548 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5548 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5548 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5550 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5550 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5550 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5550 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5552 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5552 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5553 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5554 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5554 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5554 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5554 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5556 1/2 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5556 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5556 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5556 SIERRA VISTA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5556 SIERRA VISTA AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5558 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5558 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5558 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5560 SANTA MONICA	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5560 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5560 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5562 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5562 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5563 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5566 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5572 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5582 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5587 SIERRA VISTA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5600 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5600 SANTA MONICA BLVD	2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5601 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5601 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5601 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5602 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5602 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5603 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5603 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5603 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5604 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5606 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5606 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5607 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5607 VIRGINA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5607 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5607 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5608 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5609 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5609 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5610 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5611 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5612 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5612 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5612 VIRGINIA AV EMBRO SPNTR	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5612 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5613 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5613 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5614 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5616 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5616 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5616 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5617 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5617 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5617 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5617 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5618 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5619 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5619 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5619 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5620 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5620 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5622 1/2 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5622 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5622 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5622 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5623 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5623 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5623 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5624 1/2 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5624 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5624 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5624 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5625 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5626 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5626 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5626 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5627 VIRGINA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5627 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5627 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5628 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5628 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5628 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5629 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5629 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5629 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5630 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5630 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5630 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5632 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5632 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5633 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5633 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5634 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5634 SANTA MONICA BLVD	2015, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5636 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5637 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5637 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5637 W VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5638 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5638 SANTA MONICA BLVD	2015, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5640 SANTA MONICA	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5640 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5640 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5640 SANTO MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5642 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5642 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5642 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5643 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5644 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5644 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5645 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5645 SANTA MONICA BLVD	2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5646 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5646 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5647 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5647 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5647 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5648 SANTA MONICA BLVD	2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5648 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5648 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5649 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5650 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5651 VIRGINIA AVE	2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5652 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5653 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5653 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5653 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5654 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5655 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5655 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5656 SANTA MONICA BLVD	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5656 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5656 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5657 SANTA MNNICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5657 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5657 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5657 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5657 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5658 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5659 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5659 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5660 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5661 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5661 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5662 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5663 1/2 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5663 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5663 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5663 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5663 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5664 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5665 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5665 SANTA MONICA BLVD	2015, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5665 SANTA MONICA FWY	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5665 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5665 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5666 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5667 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5667 SANTA MONICA BLVD	2015, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5667 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5667 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5672 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
5673 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5674 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5683 VIRGINIA AVE	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5700 SANTA MONICA BLVD	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5700 SANTA MONICA BLVD	2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5701 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
5701 VIRGINIA AVE	2015, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5701 VIRGINIA AVE	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5702 SANTA MONICA BLVD	2015, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Ave	2003, 2001, 1996, 1992, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1955, 1952, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1894 Source Sheets



Los Angeles
1894
15-minute, 62500

1896 Source Sheets



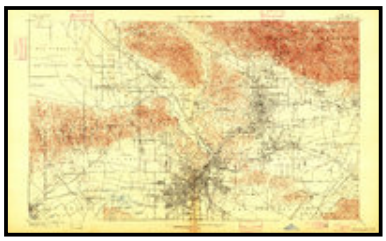
Santa Monica
1896
15-minute, 62500

1898 Source Sheets



Santa Monica
1898
15-minute, 62500

1900 Source Sheets



Los Angeles
1900
15-minute, 62500

Topo Sheet Key

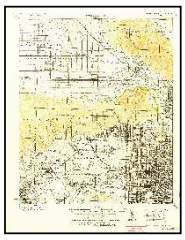
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1902 Source Sheets



Santa Monica
1902
15-minute, 62500

1920 Source Sheets



SANTA MONICA
1920
15-minute, 62500

1921 Source Sheets



Santa Monica
1921
15-minute, 62500

1924 Source Sheets

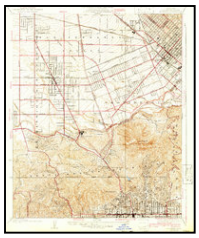


Hollywood
1924
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1926, 1928 Source Sheets



Burbank
1926
7.5-minute, 24000



Hollywood
1926
7.5-minute, 24000

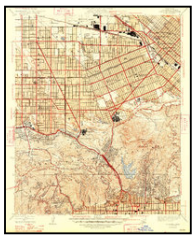


Glendale
1928
7.5-minute, 24000



Los Angeles
1928
7.5-minute, 24000

1948 Source Sheets



Burbank
1948
7.5-minute, 24000

1953 Source Sheets



Hollywood
1953
7.5-minute, 24000
Aerial Photo Revised 1952

1966 Source Sheets



Hollywood
1966
7.5-minute, 24000
Aerial Photo Revised 1964

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1972 Source Sheets



Hollywood
1972
7.5-minute, 24000
Aerial Photo Revised 1972

1981 Source Sheets



Hollywood
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1991 Source Sheets

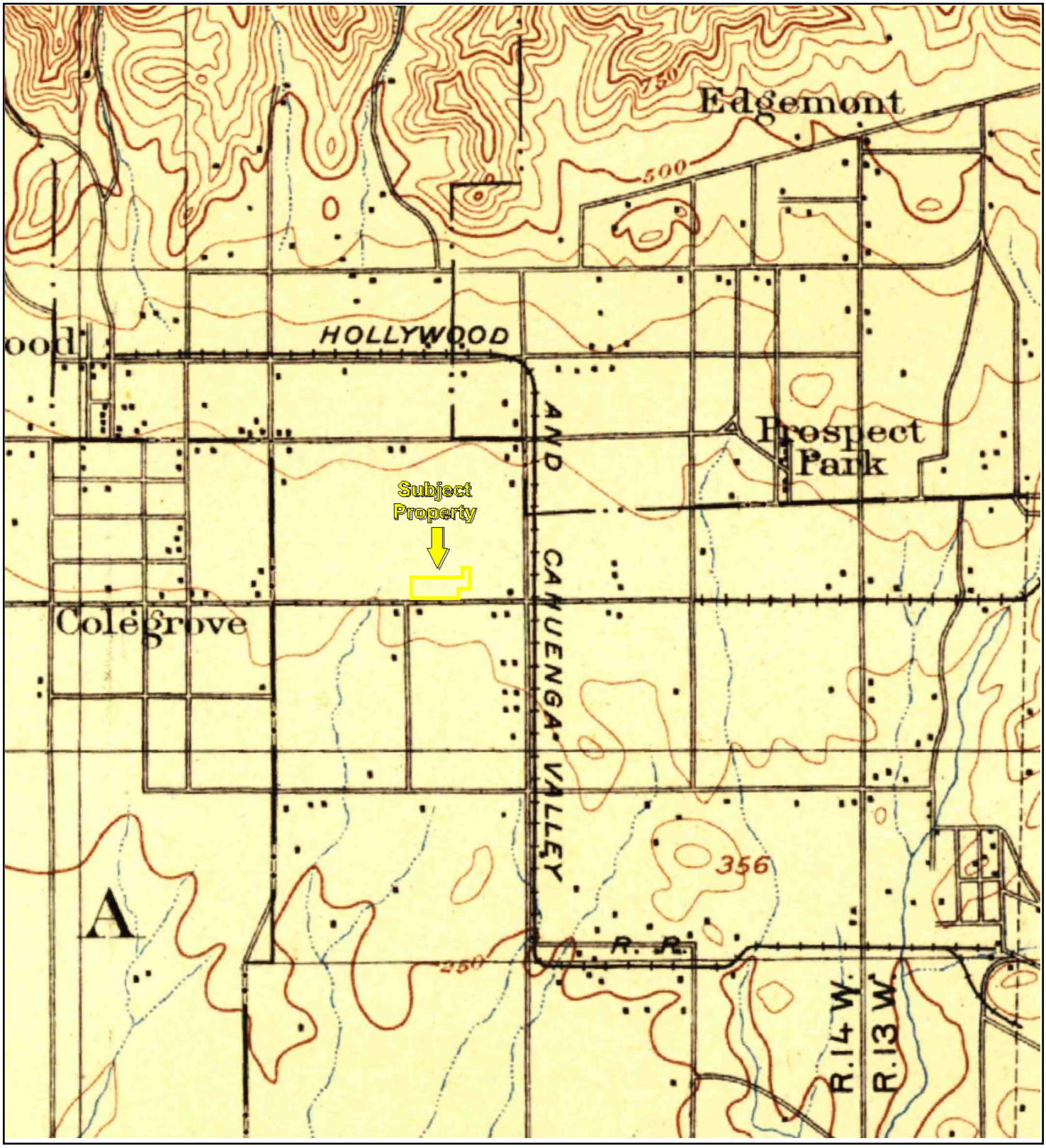


Hollywood
1991
7.5-minute, 24000
Aerial Photo Revised 1978

2012 Source Sheets



Hollywood
2012
7.5-minute, 24000

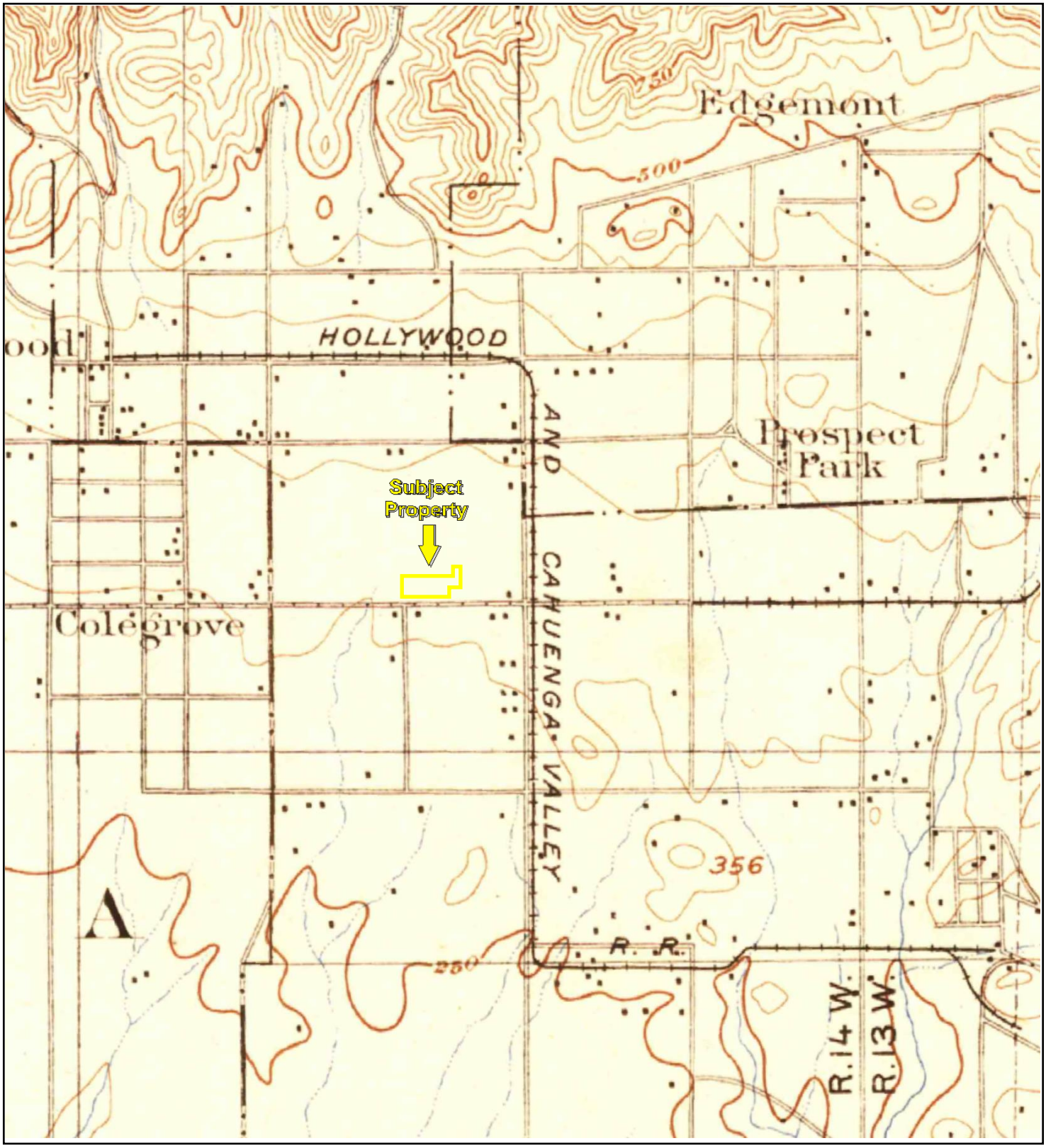


TP, Los Angeles, 1894, 15-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property

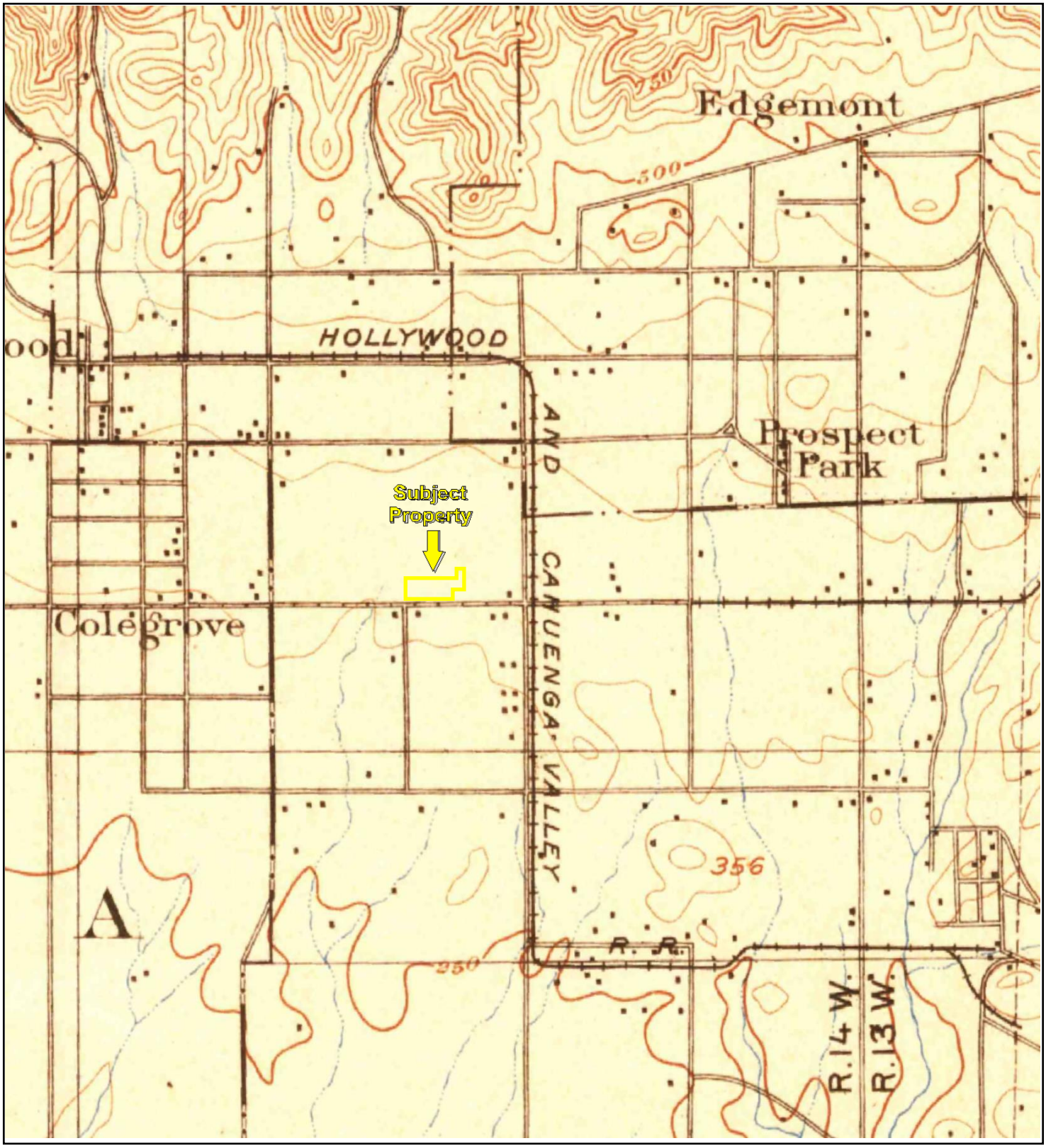


TP, Santa Monica, 1896, 15-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property

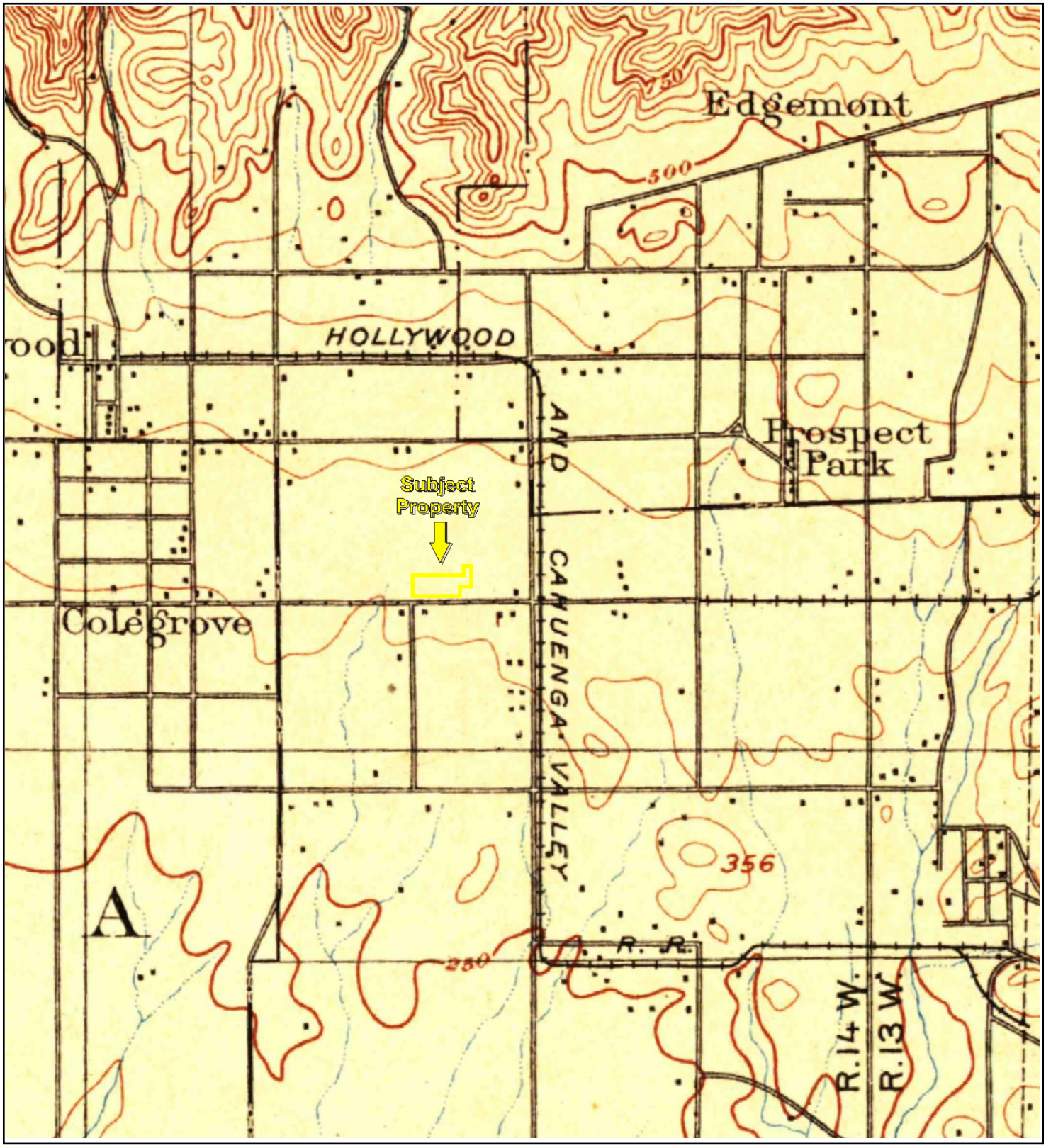


TP, Santa Monica, 1898, 15-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property



TP, Los Angeles, 1900, 15-minute

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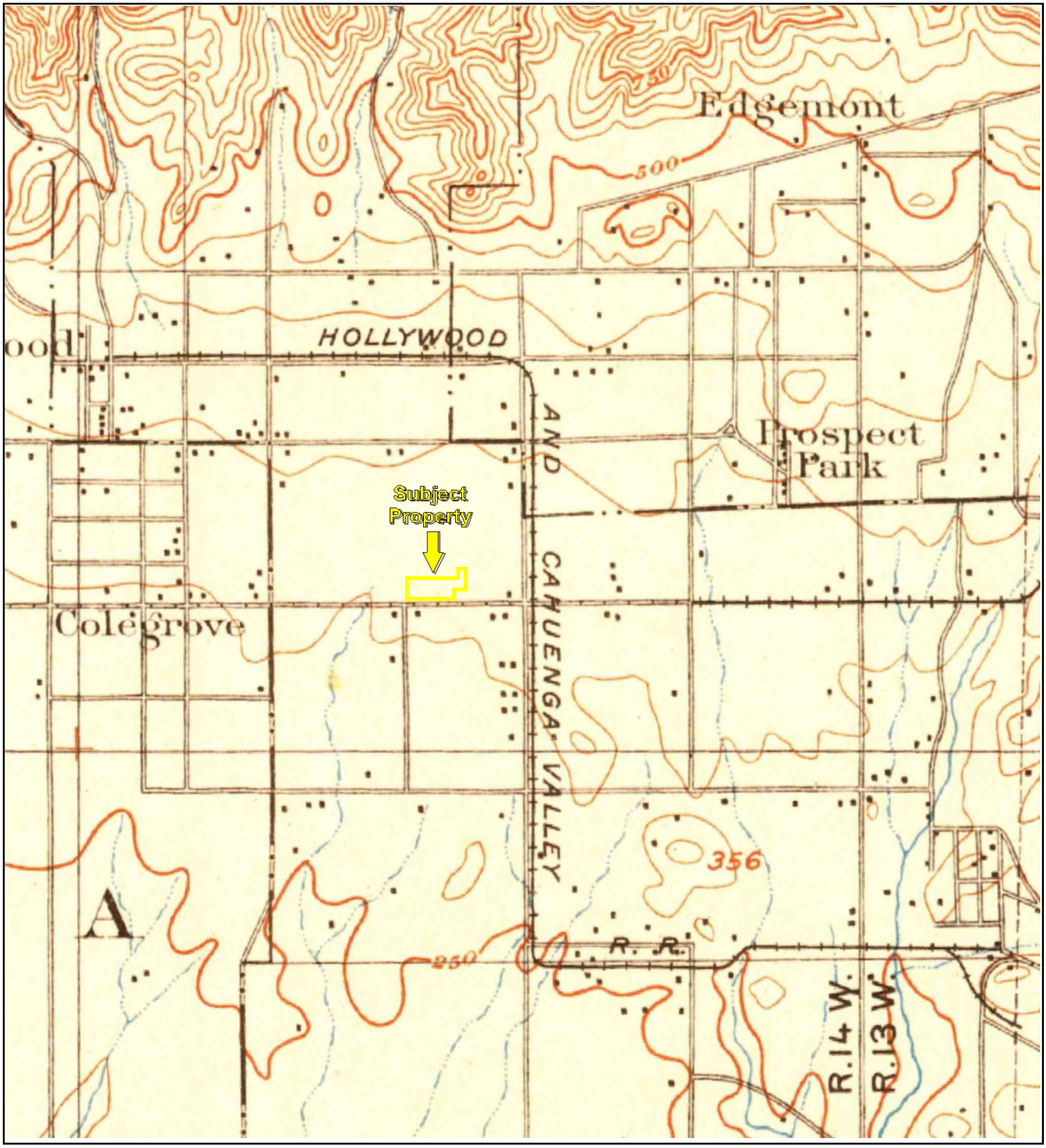

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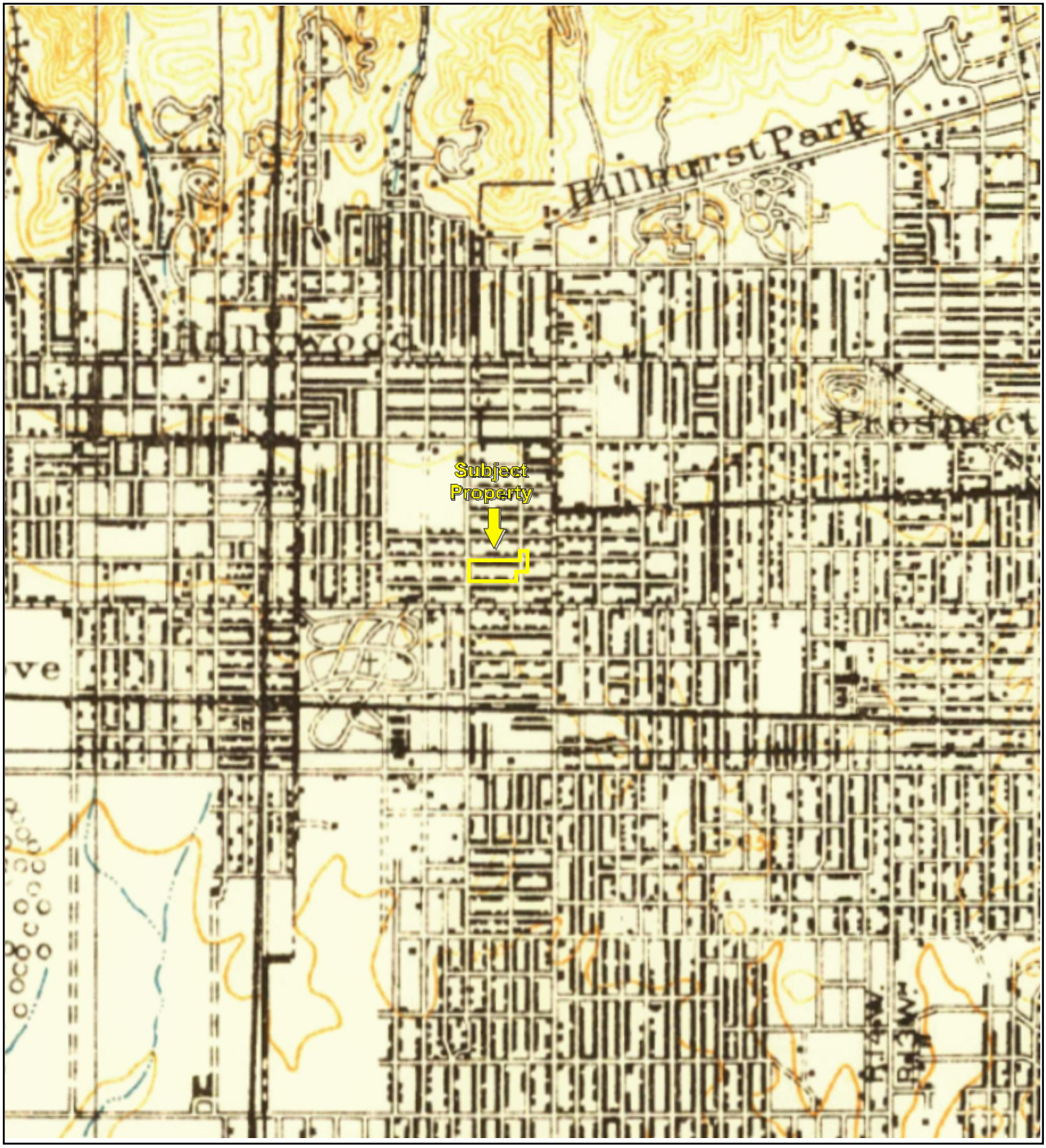

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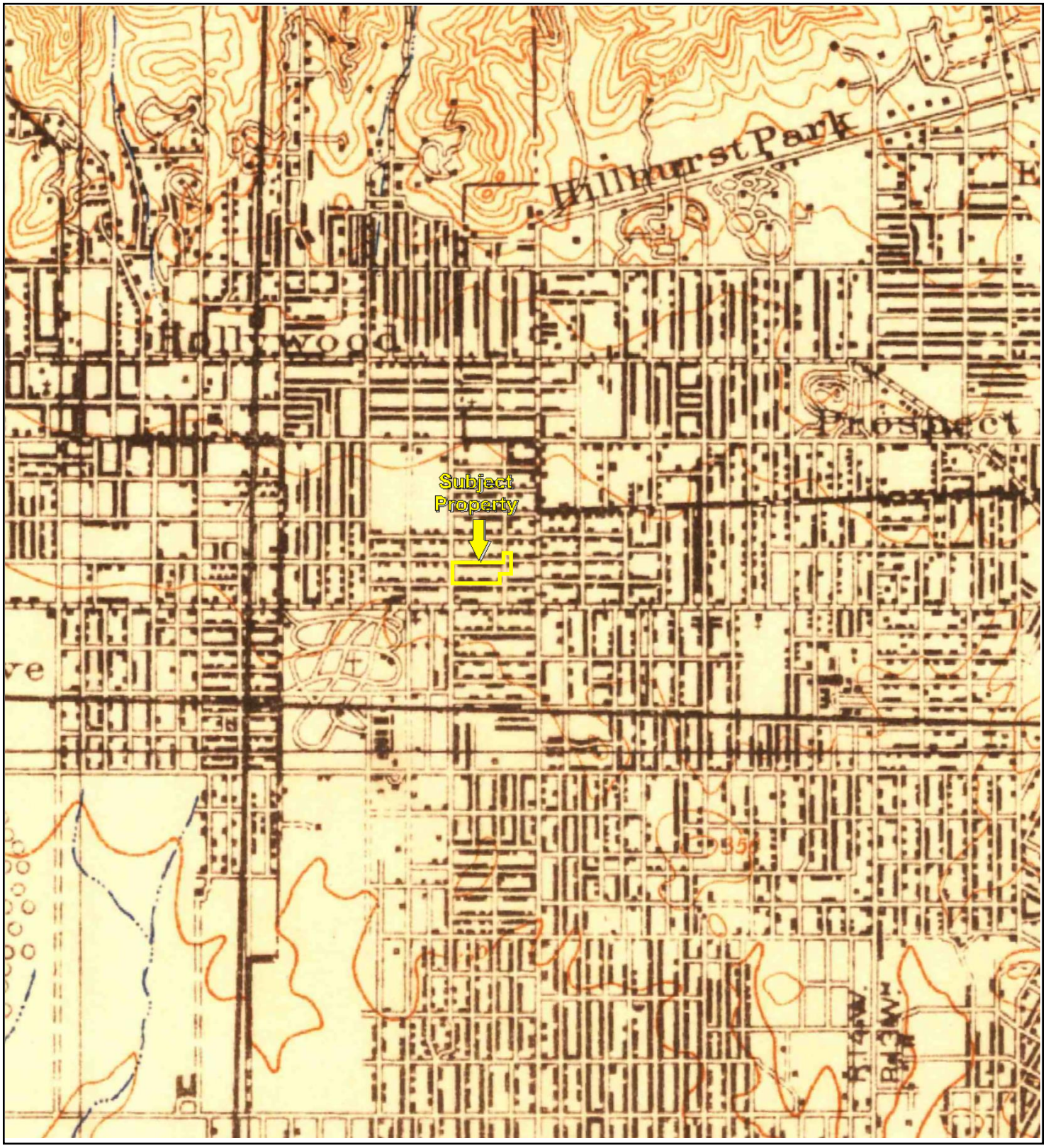

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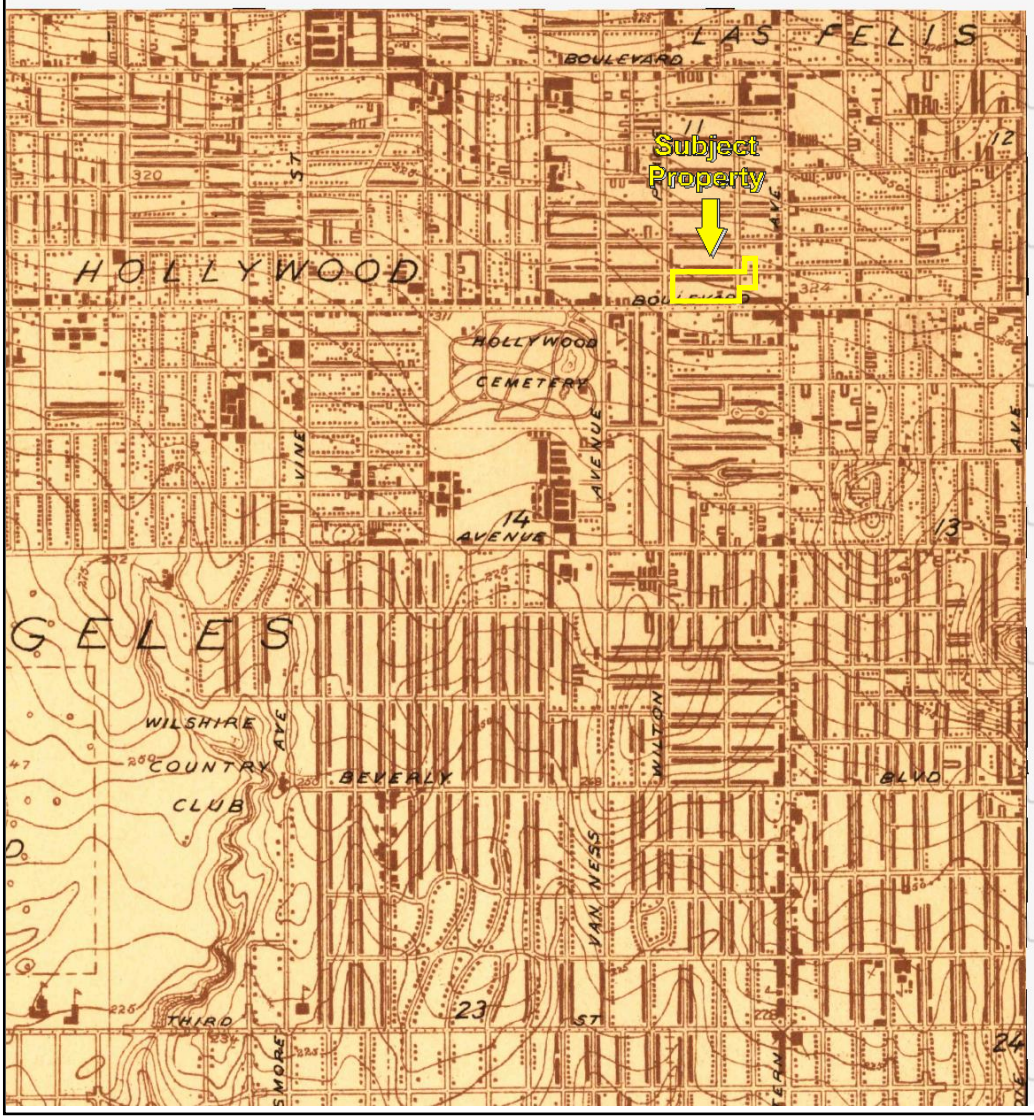

TP, Hollywood, 1924, 7.5-minute

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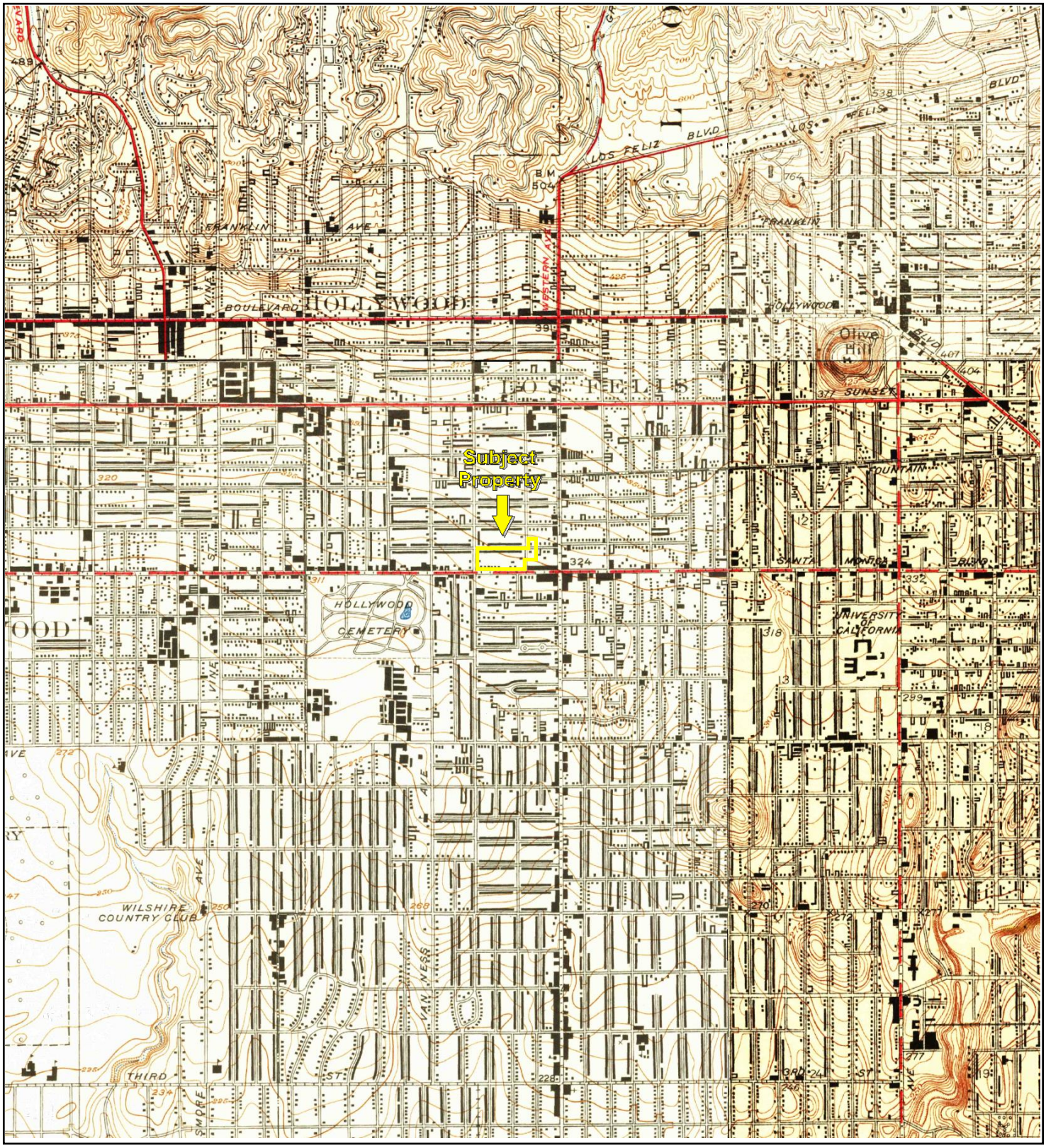
Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 20-295088.1

PARTNER



TP, Hollywood, 1926, 7.5-minute
NE, Glendale, 1928, 7.5-minute
SE, Los Angeles, 1928, 7.5-minute
NW, Burbank, 1926, 7.5-minute

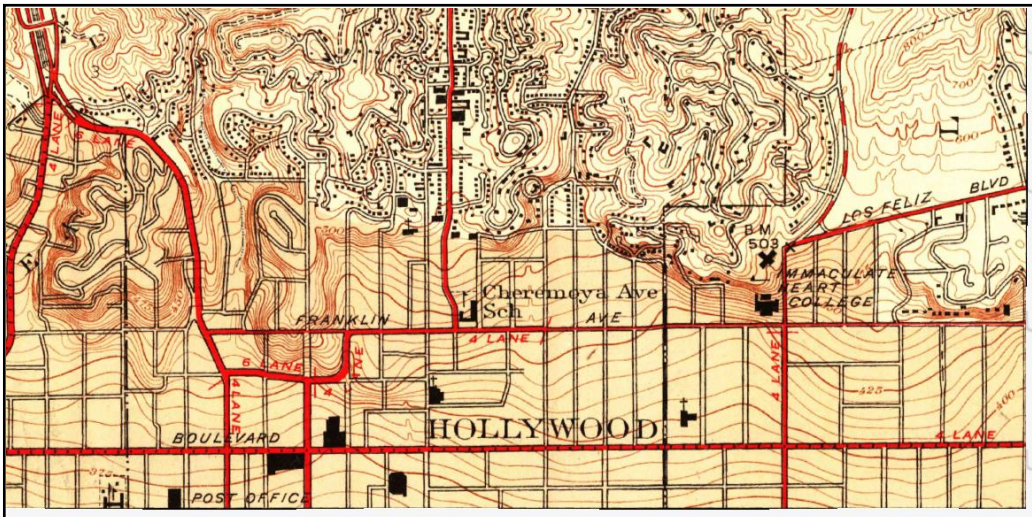
0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 20-295088.1



Subject Property

NW, Burbank, 1948, 7.5-minute

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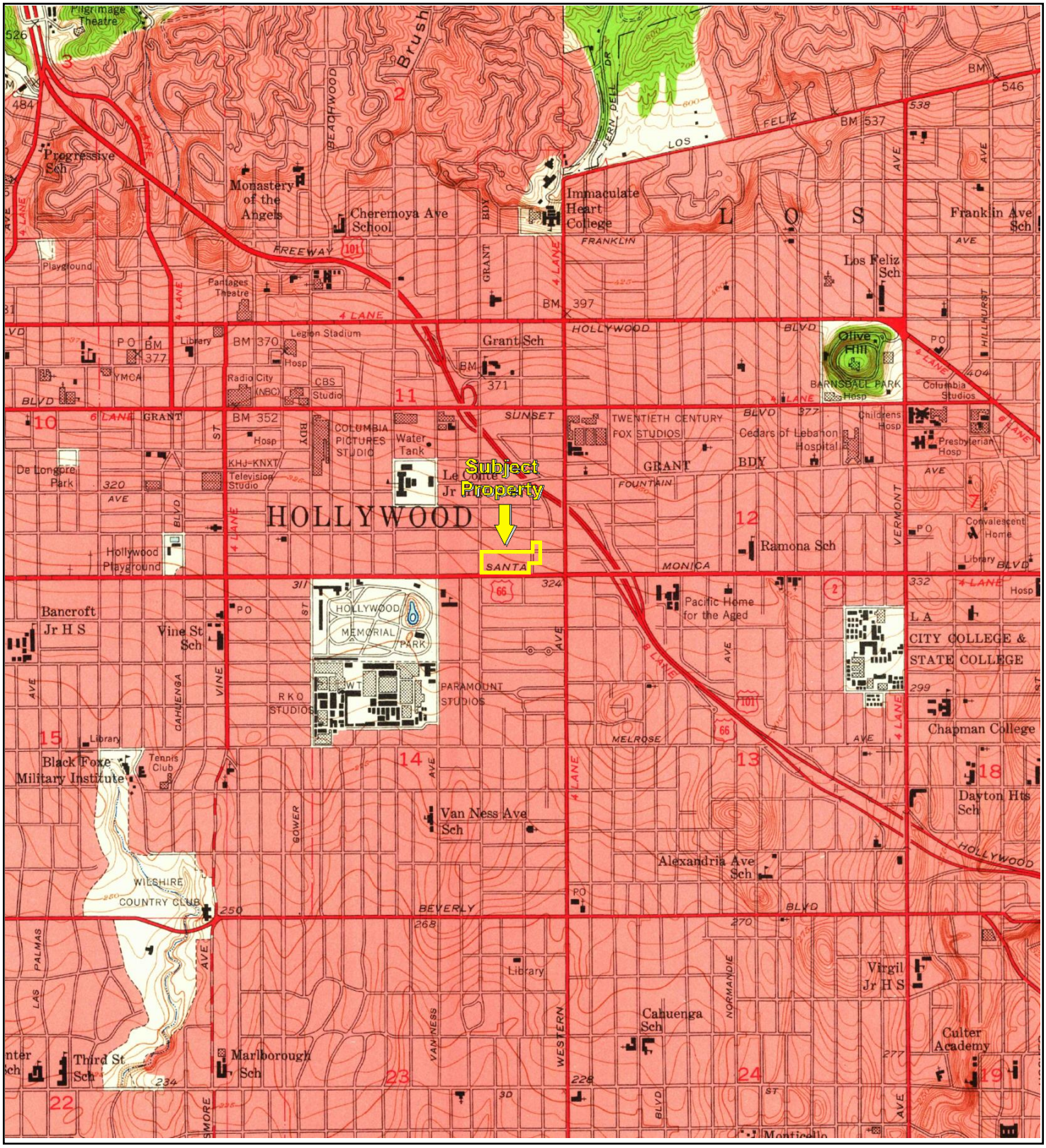
Key: Subject Property



TP, Hollywood, 1953, 7.5-minute

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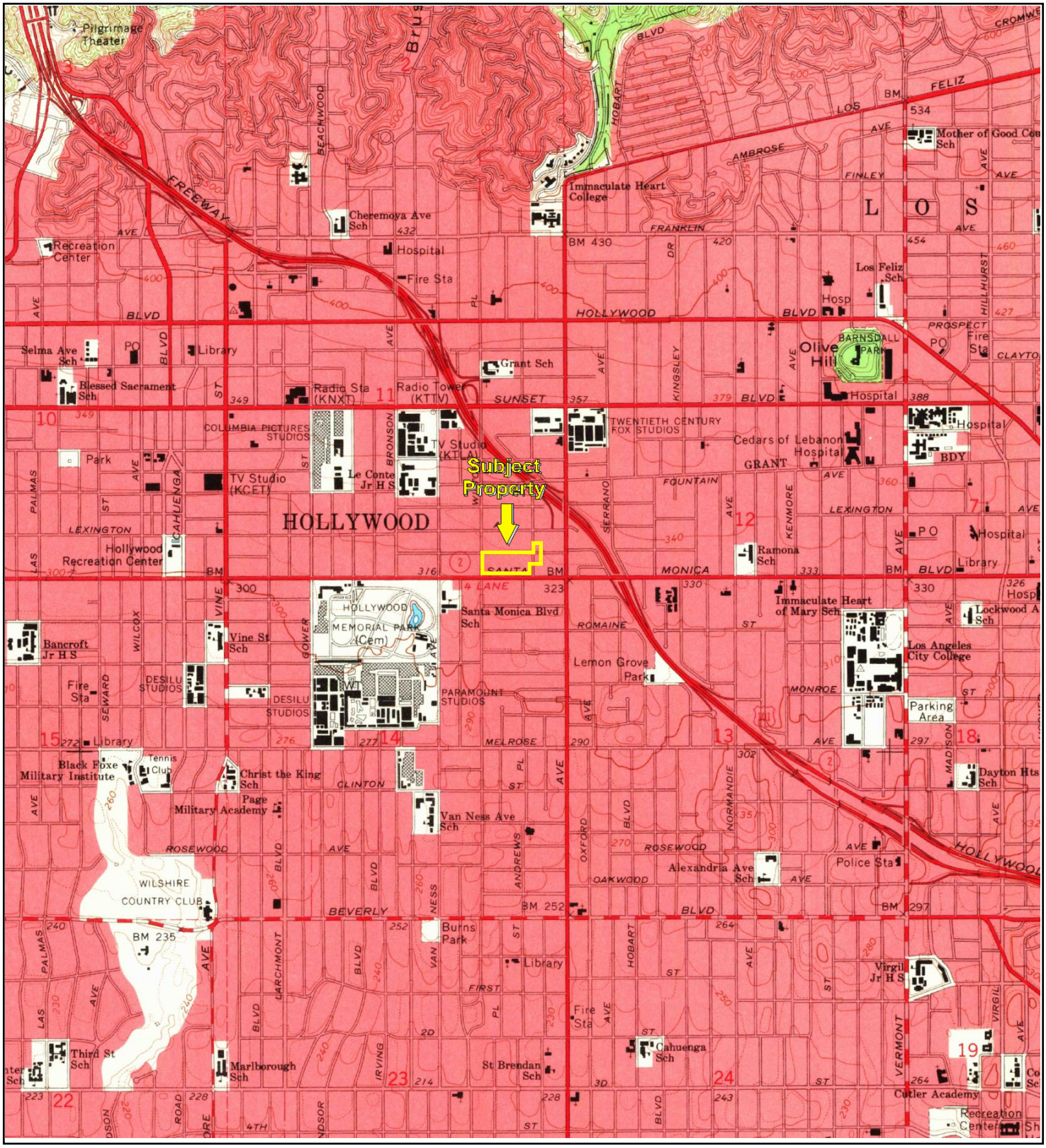

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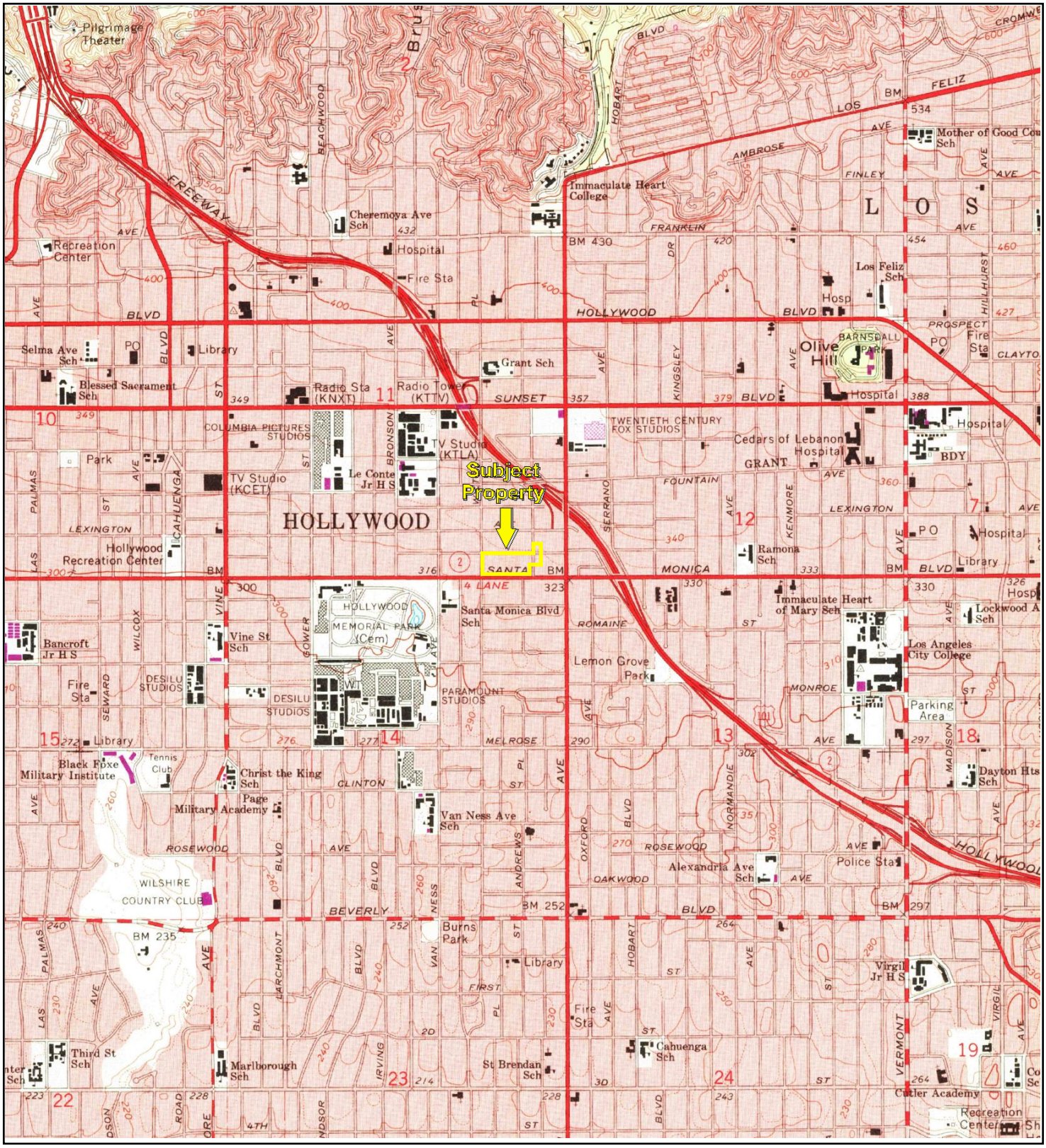
Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 20-295088.1

PARTNER



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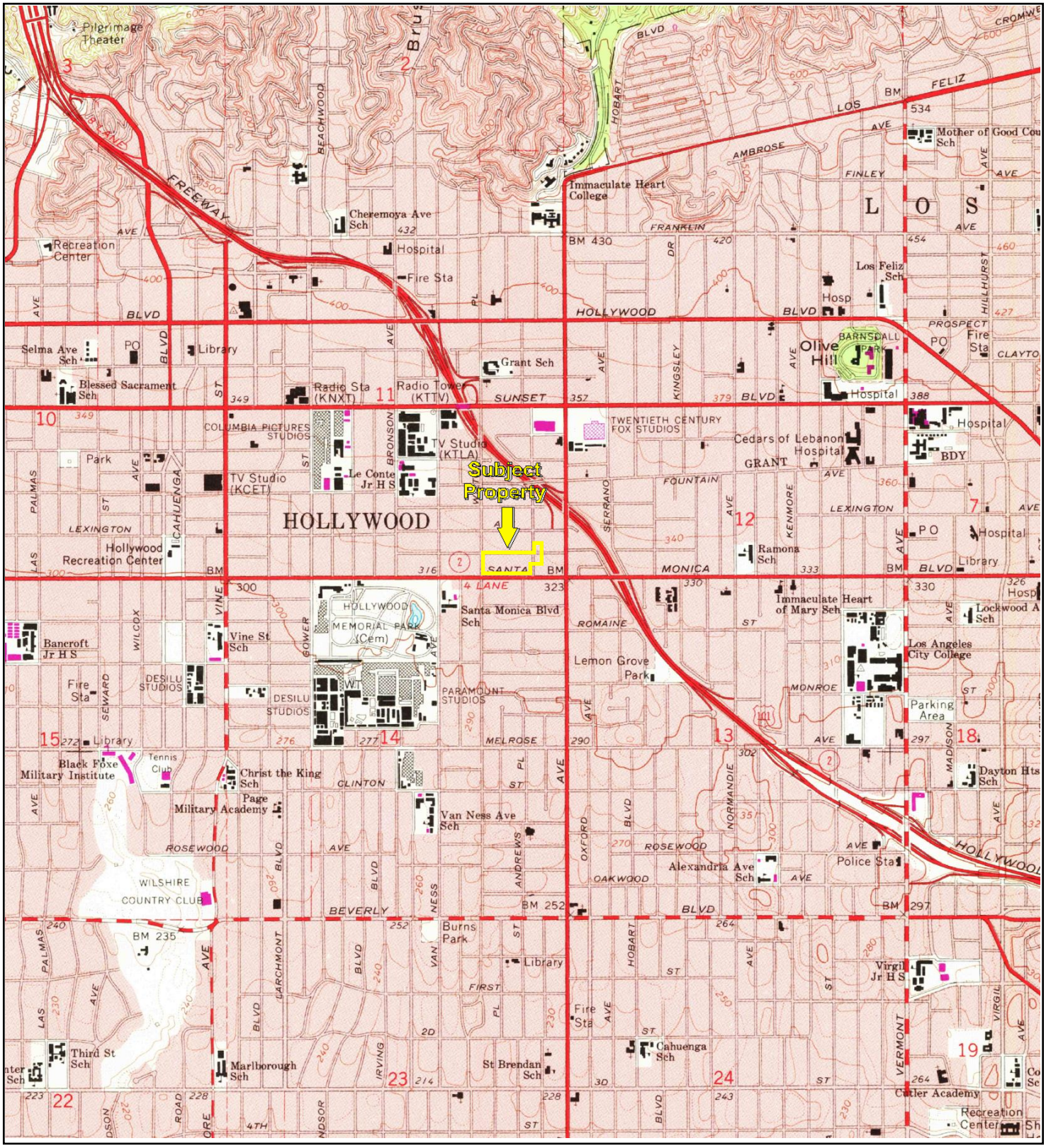
Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 20-295088.1

PARTNER



TP, Hollywood, 1981, 7.5-minute

0 Miles 0.25 0.5 1 1.5

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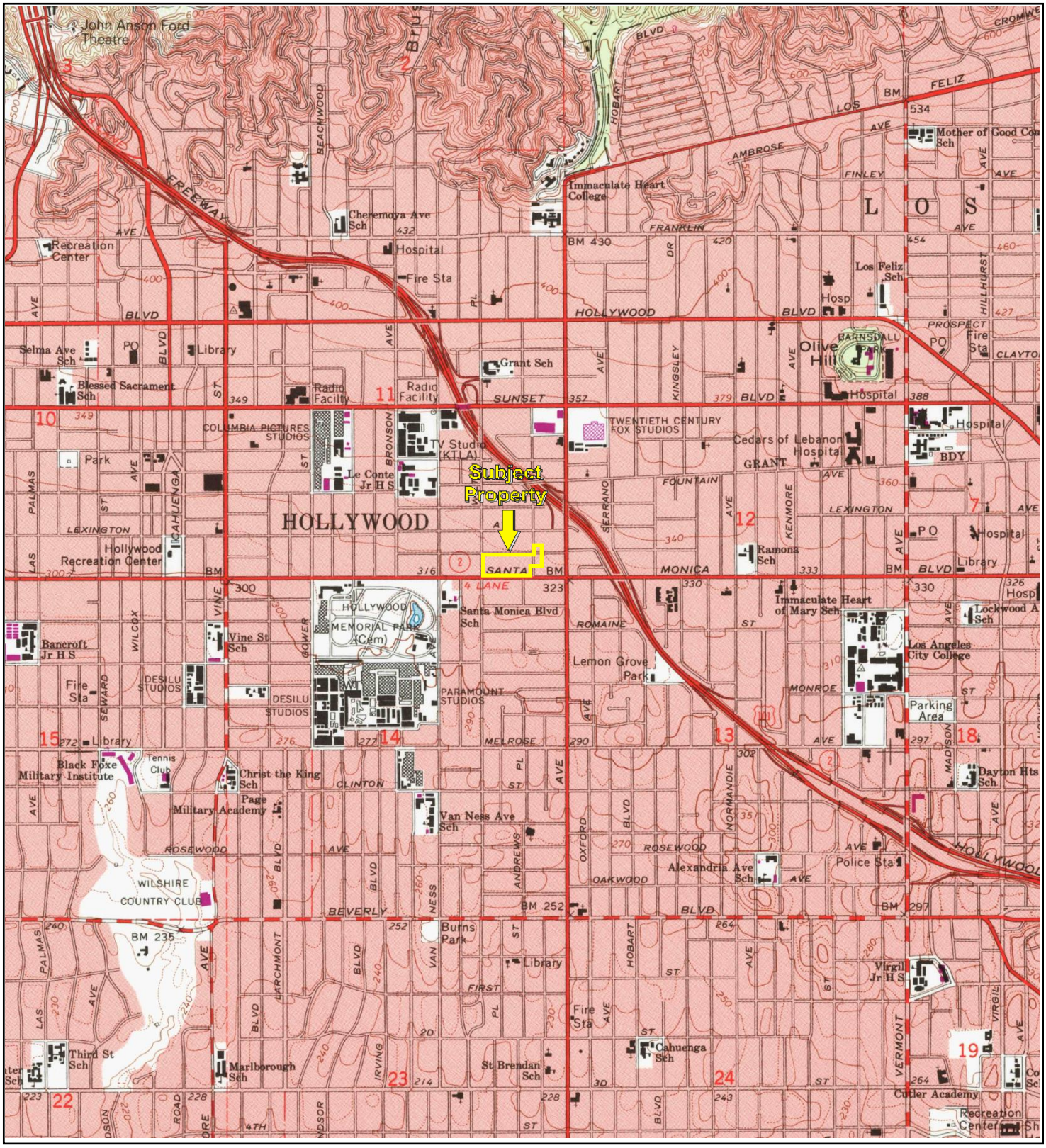
Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 20-295088.1

PARTNER



TP, Hollywood, 1991, 7.5-minute

0 Miles 0.25 0.5 1 1.5

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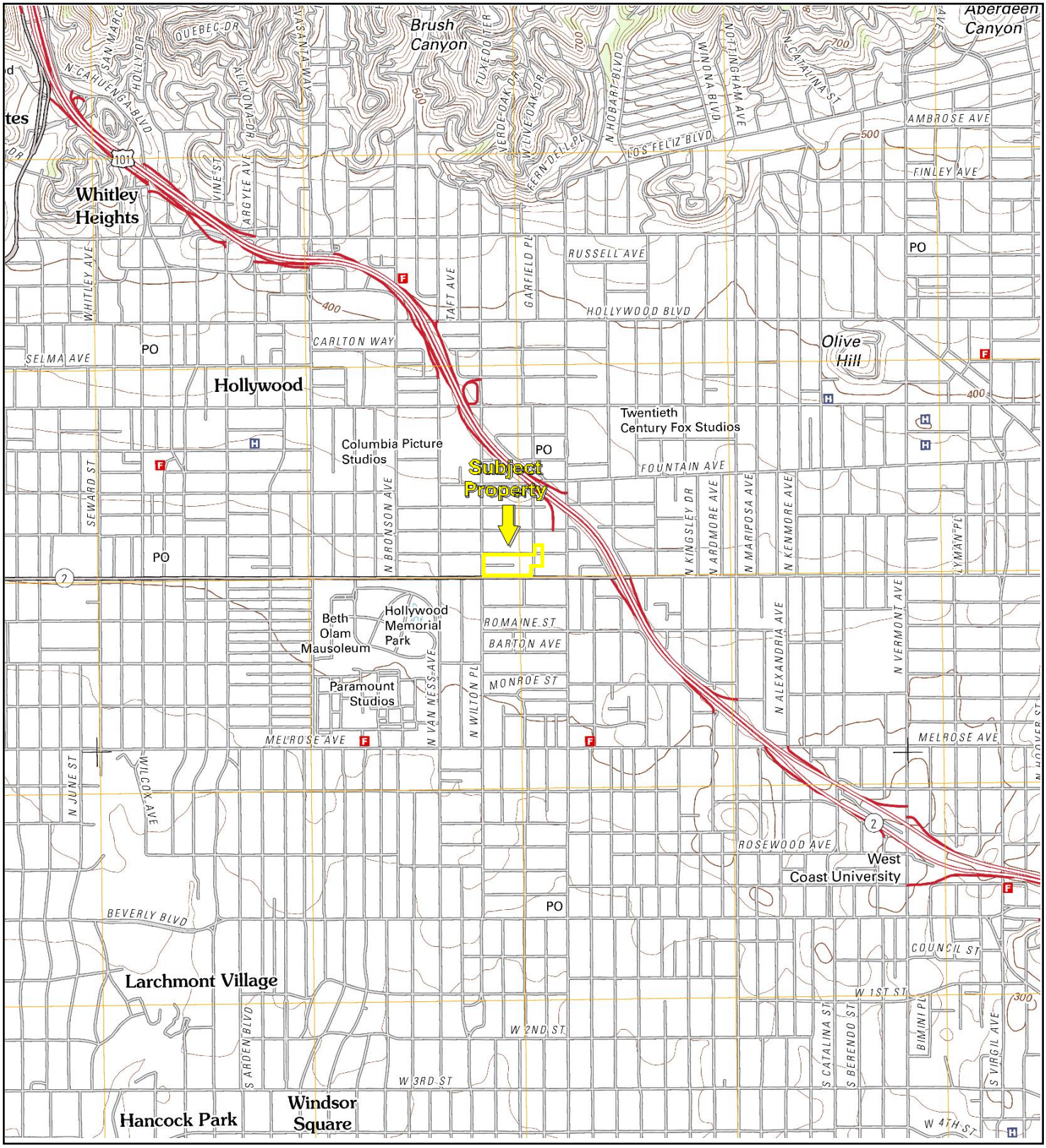
Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 20-295088.1

PARTNER



TP, Hollywood, 2012, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Key: Subject Property

F-350

Granted 07-19-88

Expires 07-19-89

Fire Department
City of Los Angeles
PERMIT

Reg No. 60454

Fee Paid $214.00

PERMIT GRANTED

In accordance with terms of the application on file in the Fire Prevention Bureau, permission is granted to:

Name

SEARS, ROEBUCK, AND CO

Mail to

HALLMARK PETROLEUM
19113 SOUTH HAMILTON AVE.
GARDENA, CA 90248

Permit to: INSTALL 1 ATMOSPHERIC TANK, SHOP BUILT AS PER PLANS AND SPECIFICATIONS SUBMITTED TO THE FIRE PREVENTION BUREAU.

Location

5603 SANTA MONICA BLVD.

BY ORDER OF CHIEF ENGINEER

By C. V. Drummond
Fire Marshal

F-280

N. Industry

FIRE DEPARTMENT — CITY OF LOS ANGELES

APPLICATION FOR PERMIT

Reg. No. 60454

Date 7-19-88

Name of Owner	Doing Business As
Sears, Roebuck, and Co.	

Address of Owner	Owner's Phone
13330 E. Telegraph Rd. Dept. 8508, Santa Fe Springs, CA 90670	(213) 903-2210

Address of Installation	Phone at Installation
5603 Santa Monica Blvd., Hollywood, CA	(213) 469-5941

Mail Permit to: Hallmark Petroleum, 19113 S. Hamilton Ave., Gardena, CA

Signature of Applicant	Title	Contractor's Phone
Wm Hall	President	(213) 323-1301

Do Not Write Below This Line

NO.	ITEM	FEE
	Install (1) Aboveground waste oil Tank	$214.00

Total Fee	Approved	Disapproved	Date	Inspector
$214.00	☒	☐	7-19-88	E Spencer

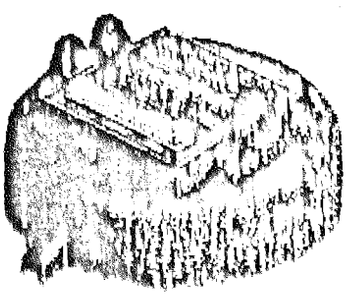
MAGNETROL introduces the

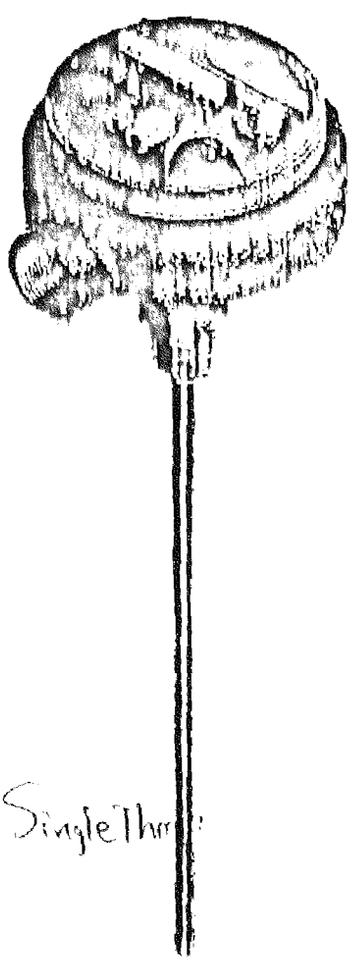
KOTRON™

TIP SENSITIVE LEVEL CONTROL

THE KOTRON TIP SENSITIVE LEVEL CONTROL:

- Is an economical answer for an integral point sensor in liquids, slurries, and dry/bulk material applications.
- Can be field modified from the 14" standard length to a minimum of 4".
- Functions in operating pressures up to 5000 PSI.
- Features circuitry which reduces effect of material build-up on the sensing probe. For questionable applications, consult factory.





PRINCIPLE OF OPERATION

The Kotron Tip Sensitive Level Control detects the presence of materials on the sensing probe and actuates a control relay.

STANDARD FEATURES

- Explosion proof (NEMA 7/9) epoxy painted enclosure.
- Choice of three input voltages:
  - 115 VAC
  - 230 VAC
  - 24 VDC
- 14" 316 Stainless Steel probe, adjustable to 4".
- Operating pressure/temperature:
  5000 PSI @ −40°F to 160°F (−40°C to 71°C).
- Dielectric constant as low as 2.0.
- 5 amp SPST relay. (Reversible w/ jumper wire) Single Pulse Single Thr
- Field selectable failsafe jumper wire.

The *real* level control is a MAGNETROL.

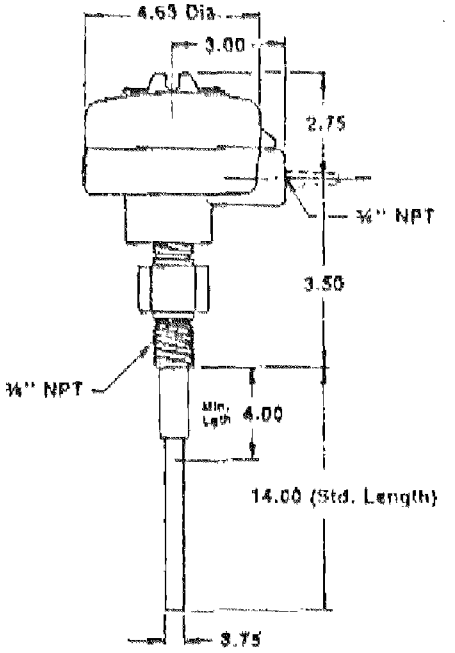
JUN 28 '88 15:42 FROM MAGNETROL IL PAGE.002

SPECIFICATIONS

ELECTRICAL SPECIFICATIONS

Description		Specification
Supply Voltage		102 to 132 VAC, 50/60 Hz 204 to 264 VAC, 50/60 Hz 22 to 26 VDC
Power Consumption		120 VAC - Less than 5 Volt-amps 240 VAC - Less than 5 Volt-amps 24 VDC - 1 Watt Max.
Zero Range		1000 pf (Max.) 0 pf (Min.)
Response Time		Less than 0.1 sec.
Repeatability		Better than ±1.0%
Output Relay	AC	(1) SPST 120/240 VAC, 5A Resistive
	DC	(1) SPST 24 VDC, 5A Resistive
Hysteresis		0.5 — 1.5 pf
Ambient Temperature		-40°F to 160°F
Operating Pressure/ Temperature		5000 PSI @ -40°F to 160°F
Temperature Coefficient of Output, 0°F to 160°F		.05 pf per °F

DIMENSIONAL SPECIFICATIONS (Inches)



Probe: 316 stainless steel

Important

OUR SERVICE POLICY

Owners of Magnetrol units may request to return a control or any part of a control for complete rebuilding or replacement. It will be rebuilt or replaced promptly. If, once returned, the underlying cause of the trouble is found to be defective material or workmanship (within the warranty period), the item will be either rebuilt, or replaced completely, without charge on an F.O.B. factory basis. If the trouble is the result of conditions beyond our control or is not covered by our warranty there will be a charge for labor and a charge for parts required to rebuild or replace the item.

In some cases it may be expedient to ship new parts or in extreme cases, a complete new control to replace the original before it is returned. If this is desired, inform us as to what parts are needed, the model number and the serial number of the control and repair part number. Credit for materials returned in such cases will be determined on the basis of the applicability of our warranty.

No claims for labor or consequential damage will be allowed.

RETURN MATERIAL PROCEDURE

So that we may efficiently process any materials that are returned, it is essential that a "Return Material Authorization" tag be obtained from the factory for attachment to the goods. This is available through Magnetrol's local representative or by writing directly to the factory supplying the following information:

1. Installation Name
2. Description of Material
3. Production Number
4. Serial Number
5. Reason for Return
6. Desired Action

All shipments returned to the factory must be by Prepaid transportation.

All replacements will be shipped F.O.B. factory.

MAGNETROL INTERNATIONAL

5300 Belmont Road • Downers Grove, Illinois 60515-4499 • (312) 969-4000 • Telex 25-3085 • Fax 312-969-9489
6391 Dorman Road • Mississauga, Ontario L4V-1H2 • (416) 678-2720 • Telex 06-989502 • Fax 416-678-2807
Heikenrastraat 6 • B 9140 Zele, Belgium • Tel. 32 52 45.59.01 • Telex 25544 B • Fax 32-448923
Medway St. • Maidstone, Kent ME14 1JT England • Phone: 622-671629 • Telex 965020 • Fax 44-622-58406

Bulletin 50-606.0 Supersedes New, 12/86

Printed In U.S.A.

PAGE.007

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SELECTION DATA

Model Number	Voltage	Current
80-7032-302	115 VAC	Less Than .055 Amp.
80-7032-312	230 VAC	Less Than .035 Amp.
80-7032-322	24 VDC	Less Than .030 Amp.

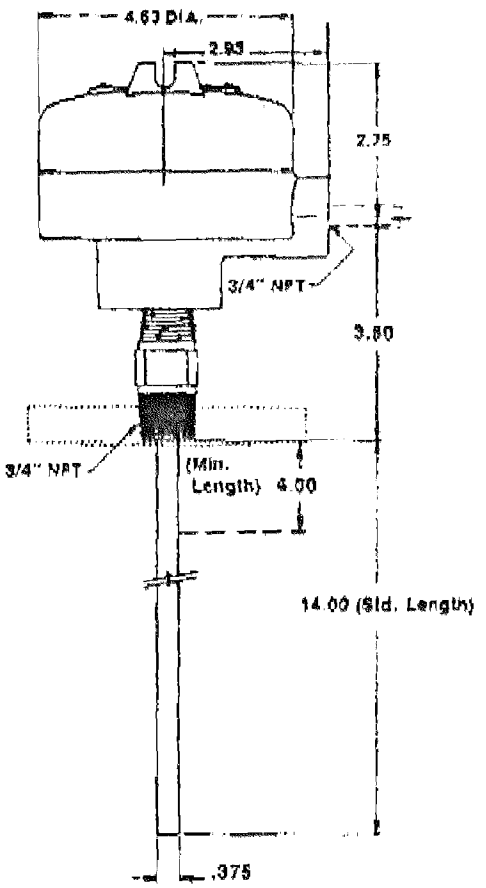
Specifications subject to change without notice.

VARIABLE PROBE LENGTH

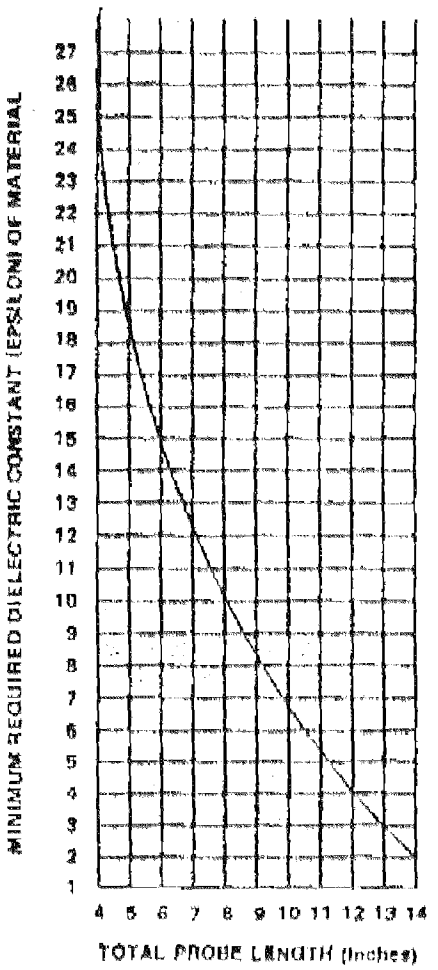
At the 14" standard length, the probe will operate in any material with a dielectric constant above 2.0. If necessary, the probe length may be shortened to as little as 4". Care must be taken to insure that the probe is not shortened beyond the minimum required for a particular dielectric constant. Refer to the chart below for these minimums.

DIMENSIONAL DATA (INCHES)

RIGID PROBE ASSEMBLY



PROBE LENGTH VS. DIELECTRIC CONSTANT



PRODUCT WARRANTY

All Magnetrol level and flow controls are warranted free of defects in materials or workmanship for five full years from the date of original factory shipment. Printed circuit boards utilized in electronic controls are warranted for a period of two years from the date of shipment.

Magnetrol International will repair or replace the [illegible]fective material after factory inspection of the control at no cost to the purchaser (or owner) other than transportation of the control.

Magnetrol shall not be liable for labor claims, direct or consequential damage or expense arising from the installation or use of the equipment.

MORE SOLID VALUE . . . AT THE LOWEST COST OF OWNERSHIP.

MAGNETROL INTERNATIONAL

BULLETIN: 80-136.1

EFFECTIVE: April 1986

SUPERSEDES: October 1985

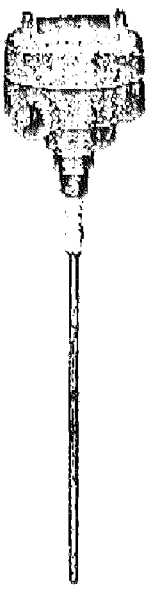
5300 Belmont Road • Downers Grove, Illinois 60515-4499 • (312)[illegible]-4000 • Telex 25-2094
8391 Dermen Road • Mississauga, Ontario L4V-1H2 • (416)676-2720 • Telex [illegible]
Heikensstraat 6 • B 9140 Zele, Belgium • Tel. INT. • 32 52 44.59.01 • Telex [illegible]
[illegible]

JUN 28 '88 15:43 FROM MAGNETROL IL PAGE.003

MAGNETROL INTERNATIONAL

BULLETIN: 50-605.0
EFFECTIVE: December 1986
SUPERSEDES: New

INSTRUCTION MANUAL and PARTS LIST FOR KOTRON™ TIP SENSITIVE LEVEL CONTROL



DESCRIPTION

Kotron Tip Sensitive level controls can be utilized in liquid or bulk material applications. There are no moving parts in contact with the medium. These units are integral systems with the sensing probe mounted with the electronics.

OPERATING PRINCIPLE

As the medium covers the sensing probe, a pulse waveform generated by the electronics is altered, changing the relay contact position. As the medium drains from the sensing probe, the relay reverses.

MODEL IDENTIFICATION

80-7032-3□2

80 = Point Sensor
70 = NEMA 7/9 Housing, Cast Aluminum, Epoxy Painted
3 = Kotron Circuitry
Voltage
0 = 120 VAC
1 = 240 VAC
2 = 24 VDC

INSTALLATION

UNPACKING

Unpack the instrument carefully. Make sure all components have been removed from the foam protection. Inspect all components for damage. Report any concealed damage to the carrier within 24 hours. Check the contents of the packing slip and report any discrepancies to Magnetrol.® Check the nameplate model number to be sure it agrees with the packing slip and purchase order. Check and record the serial number for future reference when ordering parts.

PRELIMINARY OPERATIONAL CHECK

After unpacking and before installation, perform the following operational check on the unit in a non-hazardous area.

1. Fill a suitable grounded container with water.
2. In a non-hazardous area, power the unit with proper voltage.
3. Dip the probe in the water. The relay should actuate.
4. Withdraw the probe from the water. The relay should deactivate.

If the unit performs as described above, it is operating properly. In case of malfunction, consult Calibration procedure or Troubleshooting sections on page 3 of this manual.

INSTALLATION LOCATION

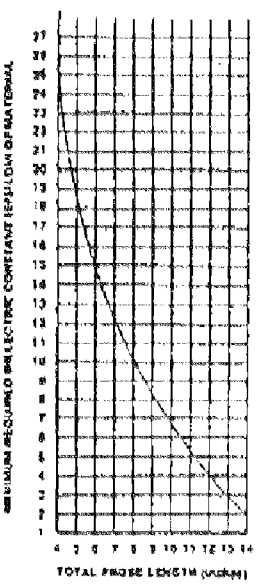
Kotron point sensors should be located to allow for easy access for service, calibration and monitoring. Units should not be exposed to ambient temperatures above 160°F or below −40°F. Special precaution should be taken to prevent exposure to corrosive atmosphere, excessive vibration, shock or physical damage.

Sensing probes should be located close to the tank wall for greatest sensitivity. Probes should be isolated from severe motion in the tank; because, surface turbulence may cause signal deviation. Contact Magnetrol for stilling well design or other means to prevent deviation.

CAUTION: This unit contains CMOS electronics which may be damaged by static electricity. Do not touch any semiconductor devices unless you are properly grounded.

PROBE LENGTH

If the geometry of your application requires a probe shorter than 14", consult Figure 1.



PROBE LENGTH VS. DIELECTRIC CONSTANT

Figure 1

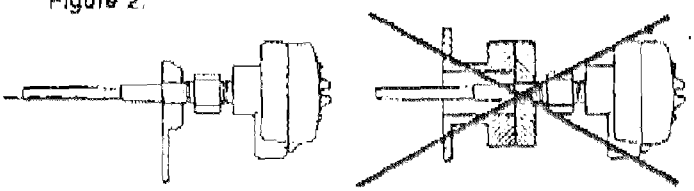
A minimum probe length of 4" is permissible in a conductive liquid (dielectric of 24 or greater). The full length should be maintained in a non-conductive liquid or bulk material.

INSTALLATION CONT.

MOUNTING

Tip Sensitive Point Sensors are shipped assembled to the probe. They may be installed in a:

a. **Horizontal Mounting:** Unit will signal at probe level. See Figure 2.



Correct Horizontal Mounting — Incorrect Horizontal Mounting

Figure 2

CAUTION: Do NOT horizontally mount the unit in a nozzle. See Figure 2. The medium may build up in the nozzle and cause false actuation.

b. **Vertical Mounting:** As medium rises on the probe, unit will signal at a point determined by the calibration of the unit and the dielectric constant of the medium. In most conductive media, the actuation point will be at the tip of the probe over a wide range of zero calibrations. See Figure 3.

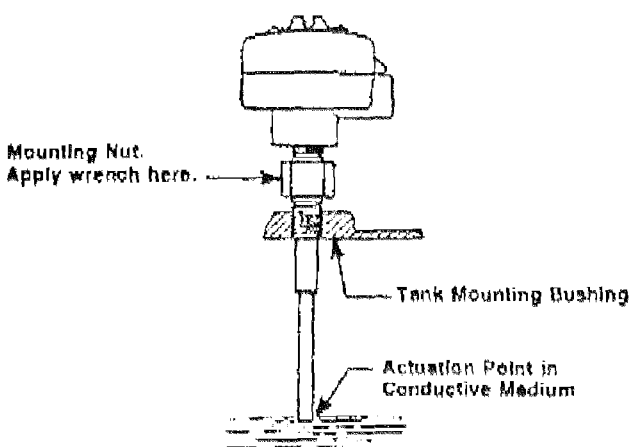


Figure 3

INSTALLATION INSTRUCTIONS

1. Thread amplifier assembly into mounting bushing on tank using suitable pipe compound or thread tape. Assembly may also be bolted to a flange with a suitable gasket.
2. Tighten securely, being certain that the wrench is applied **ONLY** to the mounting nut. See Figure 3.

WIRING

All power and control connections are made at the terminal strip within the amplifier enclosure. 18 AWG wire is recommended for power and control circuits.

NOTE: Observe all local electrical codes and proper wiring procedures.

1. Make sure the power source is turned off.
2. Unscrew and remove housing cover.
3. Pull power supply and control wires through conduit connection.
4. Connect power leads to applicable AC or DC terminals as marked. See Figure 4.

WIRING cont.

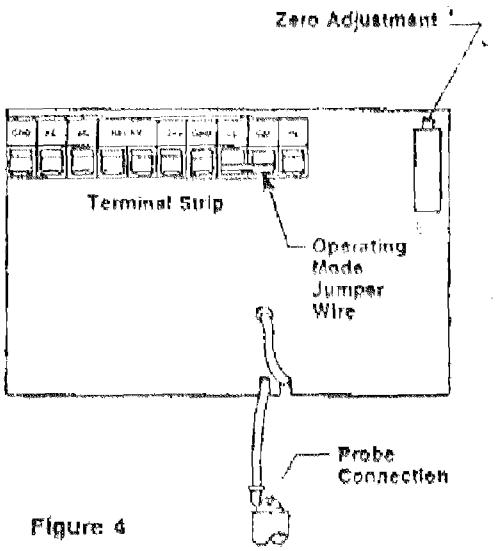


Figure 4

5a. Connect control circuit leads to relay terminals. See Figure 4. Make sure the load to be controlled is within the relay's rated capacity.

b. Dress wiring to guard against interference or contact with cover or circuit board components.

6. Prevent moisture seepage into the housing by installing an approved seal-drain fitting in the conduit run leading to the unit.

7. Select operating mode. (Refer to Operating Mode Selection below for detailed information.) Make sure that the operating mode jumper wire is in the correct position for your selection. See Figure 4.

   NOTE: This unit is factory supplied with the jumper wire connecting LL and CM.

8. *CAUTION: In hazardous areas, do not power the unit until the conduit is sealed and enclosure cover is screwed down securely.*

9. Installation is complete. Replace housing cover.

OPERATING MODE SELECTION

Low Level (LL) - means tank material below the set point.
High Level (HL) - means tank material above the set point.
Loss of power - The relay contact will open in all mode selections. Relay contact will remain open until power is restored. It will then assume a condition in accordance with the selection table below.

CAUTION: Connecting terminals LL and HL will damage the unit.

Line Power	Material Level	Operating Mode Jumper Wire	
		CM to LL	CM to HL
On	Below Set Pt.	Contacts Closed	Contacts Open
	Above Set Pt.	Contacts Open	Contacts Closed
Fail	Below Set Pt.	Contacts Open	Contacts Open
	Above Set Pt.	Contacts Open	Contacts Open

Example: Application requires relay contacts open on level rise for Hi Level alarm. Connect relay mode jumper wire to terminals CM and LL.

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CALIBRATION

CAUTION: **For Hazardous Locations** - *Extra precautions must be taken during instrument calibration. Before ousing cover is removed, power* **MUST** *be turned off.*

1. Turn on power to the instrument.
2. Remove housing cover.
3. Set point location:
   a. **Conductive media:** The set point is located at the tip of the probe. Calibration is not required for most conductive liquids. If the unit does not switch on alarm test, then proceed to Step 4.
   b. **Non-conductive media:** The set point is located on the probe at a point determined by media conductivity. See Figure 1. Calibration is required. Proceed to Step 4.

NOTE: An Ohm meter, or other indicating device, connected across the relay terminals will indicate switch change with level change simplifying the calibration procedure.

4. Calibration Procedure:
   a. **High level alarm** (See Operating Mode Selection Chart for proper jumper wire connection).
      - With no material on probe, turn zero adjustment control fully counterclockwise (CCW) 20 turns. See Figure 4.
      - Slowly turn clockwise (CW) until relay contact changes.
      - The unit is now calibrated. The relay contact will change state when the material rises on the probe.
   b. **Low level alarm** (See Operating Mode Selection Chart for proper jumper wire connection).
      - With material covering the probe, turn zero adjustment control fully clockwise (CW) 20 turns. See Figure 4.
      - Slowly turn counterclockwise (CCW) until relay contact changes.

        NOTE: The calibration adjustment is more critical in low dielectric media than in high dielectric media. Care must be taken to turn the zero adjustment control just enough to deactivate the alarm. If it is adjusted even ¼ turn beyond the set point, the zero adjustment band will be out of the operational range.
      - The unit is now calibrated. The relay contact will change state when the material falls below the probe.
5. Replace housing cover.
6. Bring material to alarm condition and check for relay contact change.

TROUBLESHOOTING

CAUTION: In hazardous areas do not remove housing until power is disconnected and atmosphere is determined to be safe.

NO SIGNAL WITH LEVEL CHANGE

1. Check power and control circuit wiring.
2. Check calibration.
3. Check jumper wire position.
4. Check length of probe against chart in Figure 1 on Page 1.
5. Check ground system. Unit must be grounded to calibrate properly. If mounted in non-metal tank, run grounding strap from mounting nut to earth ground.

NOTE: If remedies above are unsuccessful, consult factory.

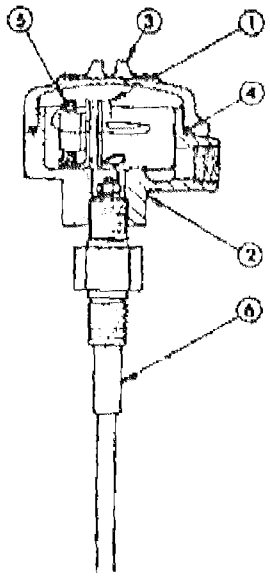
SWITCH CHATTER

1. Check for low voltage.
2. Check ground system.
3. Check for turbulence. Relocate probe or isolate from turbulence.

RELAY WILL NOT RESET

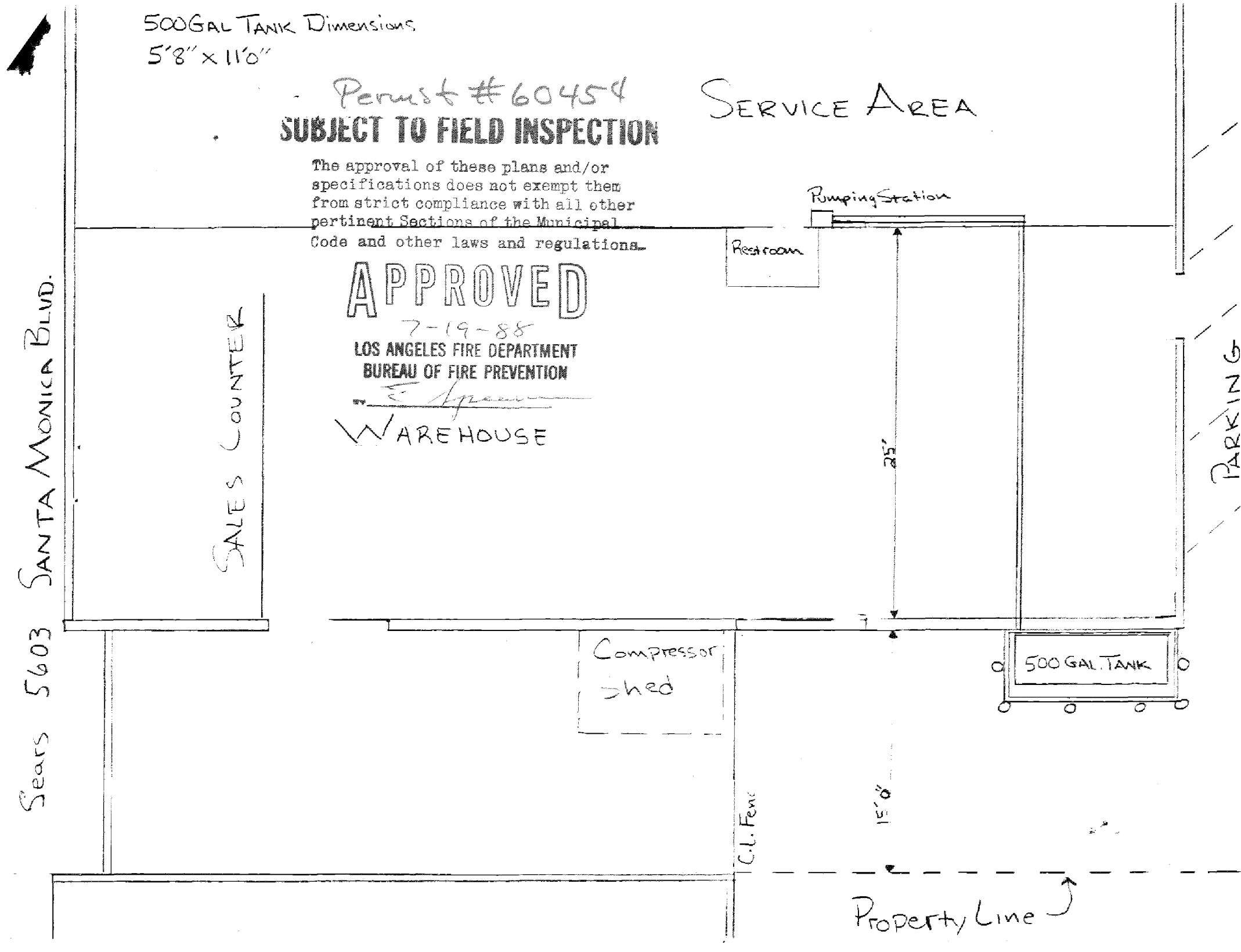
1. Check probe for build-up or fouling. Clean and recalibrate.

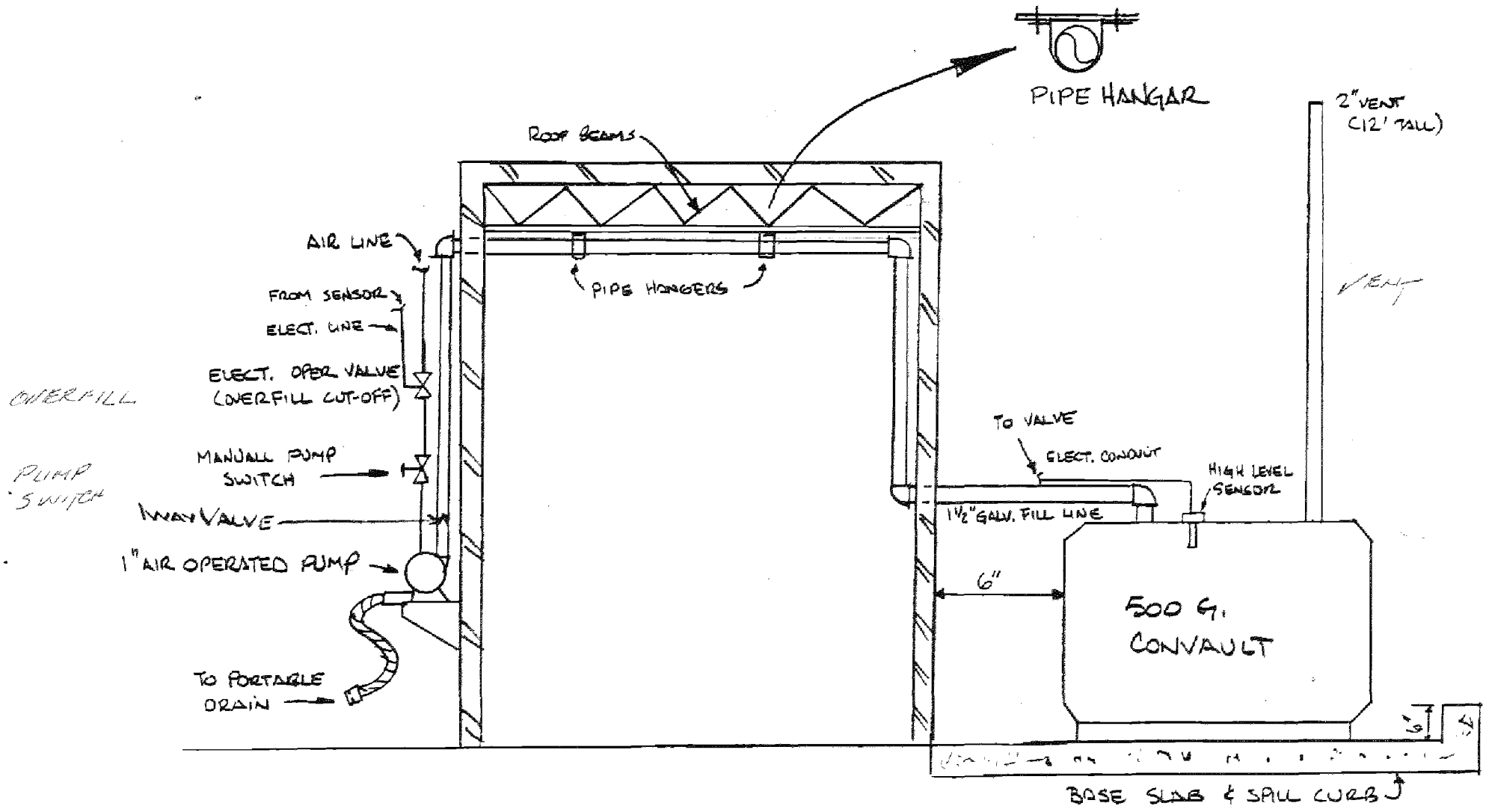
REPLACEMENT PARTS



No.	Description		Part Number
1	PC Board		30-2034-001
2	Base		04-9104-001
3	Cover		04-9105-001
4	O-Ring		12-2101-345
5	Transformer	120 VAC	09-6223-001
		240 VAC	09-6224-001
6	Probe		31-5035-001

JUN 28 '88 15:45 FROM MAGNETROL IL


500 Gal Tank Dimensions
5'8" x 11'0"
Permit #60454
SUBJECT TO FIELD INSPECTION
The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent Sections of the Municipal Code and other laws and regulations.
APPROVED
7-19-88
LOS ANGELES FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
WAREHOUSE
SERVICE AREA
Pumping Station
Restroom
Sales Counter
25'
Compressor shed
500 Gal. Tank
C.L. Fence
15'-0"
Property Line
Santa Monica Blvd.
5603
Sears
Parking



HALLMARK PETROLEUM
19113 S. HAMILTON, GARDENA CA

REMOTE FILL DETAILS

Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control
Meredith Williams, Ph.D., Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Gavin Newsom
Governor

Facility Search Results

Selection Criteria:

Facility:
Search on: Physical Address
Street: santa monica
Zip: 90038
Status: Active and Inactive
Sort Direction: asc
Sorted By: Address
Records Found: 236

EPA ID Number	Name	Address	City	Zip
CAC002930895	TREJOS DONUTS	6785 SANTA MONICA BLVD	LOS ANGELES	90038
CAL000127404	LOAD-LOCK & ROLL	1025 SANTA MONICA BLVD	HOLLYWOOD	900380000
CAD982466963	FIRST 45 MINUTE PHOTO & VIDEO	5520 SANTA MONICA BLVD #102	LOS ANGELES	900380000
CAL000212466	SEON ROH'S DENTAL OFFICE	5520 SANTA MONICA BLVD #104	LOS ANGELES	900380000
CAL000043836	VIVA ONE HOUR PHOTO	5520 SANTA MONICA BLVD #111	LOS ANGELES	900380000
CAL000386292	SEON ROH'S DENTAL OFFICE	5520 SANTA MONICA BLVD STE 104	LOS ANGELES	90038
CAD982468563	1X FIRST 45 MINUTE PHOTO VIDEO	5520 SANTA MONICA BLVD. #102	LOS ANGELES	900380000
CAL922953663	VIVA 1 HOUR PHOTO	5520 WEST SANTA MONICA BLVD	LOS ANGELES	900380000
CAL000044390	7 DAY GIFT & PHOTO	5541 SANTA MONICA BLVD #1	LOS ANGELES	900380000
CAL000174885	7 DAYS PHOTO	5541 SANTA MONICA BLVD, #1	LOS ANGELES	900380000
CAC001259960	OMEGA CINEMA PROPS	5575 SANTA MONICA	LOS ANGELES	900380000
CAL000347204	AKZO NOBEL PAINTS LLC	5600 SANTA MONICA BLVD	LOS ANGELES	900382904
CAR000112243	THE GLIDDEN CO. DBA ICI PAINTS	5600 SANTA MONICA BLVD	LOS ANGELES	900382904
CAL912735362	SEARS ROEBUCK AND CO	5601 SANTA MONICA BLVD	HOLLYWOOD	900380000
CAC002665335	ST ANDREWS-SANTA MONICA LLC	5601 SANTA MONICA BLVD	LOS ANGELES	90038
CAC002918191	5601-5667 SANTA MONICA BLVD (LA) OWNER, LLC	5601 SANTA MONICA BLVD	LOS ANGELES	90038
CAD980892285	SEARS, ROEBUCK & CO.	5601 SANTA MONICA BLVD	HOLLYWOOD	900380000
CAC002852859	5601-5667 SANTA MONICA BLVD (LA) OWNER, LLC	5601 SANTA MONICA BLVD # 5667	LOS ANGELES	900382903
CAD981572704	1X CHEVRON STATION #95025	5656 SANTA MONICA	LOS ANGELES	900380000
CAC003082957	PARAMOUNT PICTURES	5667 SANTA MONICA BLVD	LOS ANGELES	90038
CAC002901893	5601-5667 SANTA MONICA BLVD (LA) OWNER, LLC	5667 SANTA MONICA BLVD	LOS ANGELES	90038
CAD981575731	PHOTODUC	5704 SANTA MONICA	LOS ANGELES	900380000
CAL000307889	EXPO CLEANERS	5705 SANTA MONICA BLVD	LOS ANGELES	900383201
CAD981988595	THRIFTY CLEAN	5707 SANTA MONICA BLV C	LOS ANGELES	900380000
CAL000167664	EXPO CLEANERS	5707 SANTA MONICA BLVD	LOS ANGELES	900380000
CAL000104549	YATIN SHAH DDS	5707 SANTA MONICA BLVD #B	LOS ANGELES	900380000
CAD057352916	SUPERIOR DATA/GRAPHICS CORP	5717 SANTA MONICA BLVD	LOS ANGELES	900380000
CAD008257958	SUPERIOR DATA/GRAPHICS CORP	5717 SANTA MONICA BLVD	LOS ANGELES	900380000
CAC003060215	OMEGA CINEMA PROPS	5755 SANTA MONICA BLVD	LOS ANGELES	900383201
CAL000411931	SALLY BEAUTY SUPPLIES #2857	5806 SANTA MONICA BLVD	LOS ANGELES	90038
CAL000141463	SANTA MONICA FAM DENTAL CTR	5828 SANTA MONICA	LOS ANGELES	900380000

City of Los Angeles
Department of City Planning

10/23/2020
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5601 W SANTA MONICA BLVD
5609 W SANTA MONICA BLVD
5612 W VIRGINIA AVE

ZIP CODES

90038

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2016-1450-CPU
CPC-2014-669-CPU
CPC-2013-3169
CPC-2006-4401-GPA-ZC-ZV-HD-ZAA-ZAI-SPR
CPC-2006-4392-GPA-ZC-ZV-HD-ZAA-ZAI-SPR
CPC-2005-6082
CPC-2003-2115-CRA
CPC-2002-1128-CA
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1997-43-CPU
CPC-1986-835-GPC
CASE-6292
CASE-5565
CASE-3002
ORD-179284
ORD-179167
ORD-175038
ORD-173562
ORD-165666-SA410
ORD-165666-SA395
DIR-2017-2401-CLQ
ZA-19XX-9266
ZA-19XX-7094
ZA-19XX-7044
ZA-1972-20845
ZA-1958-15172
VTT-66044
VTT-66814
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2016-1451-EIR
ENV-2014-670-SE

Address/Legal Information	
PIN Number	144B193 593
Lot/Parcel Area (Calculated)	53,107.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID H5
Assessor Parcel No. (APN)	5536012017
Tract	TR 9834
Map Reference	M B 169-7/8
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	144B193
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Studio District
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1909.01
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	(T)(Q)RAS4-2D
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2277 Redevelopment Project Area: Hollywood (Billboard)
	ZI-2488 Redevelopment Project Area: Hollywood
General Plan Land Use	Neighborhood Office Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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ENV-2013-3170-CE	Streetscape	No
ENV-2005-7720-EIR	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
ENV-2002-1131-ND	Affordable Housing Linkage Fee	
ENV-2002-1130-ND	Residential Market Area	Medium-High
	Non-Residential Market Area	High
	Transit Oriented Communities (TOC)	Tier 3
	RPA: Redevelopment Project Area	Hollywood
	Central City Parking	No
	Downtown Parking	No
	Building Line	None
	500 Ft School Zone	No
	500 Ft Park Zone	Active: Lexington Pocket Park
	Assessor Information	
	Assessor Parcel No. (APN)	5536012017
	APN Area (Co. Public Works)*	4.700 (ac)
	Use Code	1100 - Commercial - Store - One Story
	Assessed Land Val.	$44,366,728
	Assessed Improvement Val.	$1,104,080
	Last Owner Change	11/05/2015
	Last Sale Amount	$0
	Tax Rate Area	200
	Deed Ref No. (City Clerk)	None
	Building 1	
	Year Built	1928
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	98,352.0 (sq ft)
	Building 2	No data for building 2
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for building 5
	Rent Stabilization Ordinance (RSO)	No [APN: 5536012017]
	Additional Information	
	Airport Hazard	None
	Coastal Zone	None
	Farmland	Area Not Mapped
	Urban Agriculture Incentive Zone	YES
	Very High Fire Hazard Severity Zone	No
	Fire District No. 1	No
	Flood Zone	Outside Flood Zone
	Watercourse	No
	Hazardous Waste / Border Zone Properties	No
	Methane Hazard Site	None
	High Wind Velocity Areas	No
	Special Grading Area (BOE Basic Grid Map A-13372)	No
	Wells	None
	Seismic Hazards	
	Active Fault Near-Source Zone	
	Nearest Fault (Distance in km)	2.10275424
	Nearest Fault (Name)	Upper Elysian Park
	Region	Los Angeles Blind Thrusts
	Fault Type	B
	Slip Rate (mm/year)	1.30000000

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Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	Yes
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5536012017]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	668
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	52
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2006-4401-GPA-ZC-ZV-HD-ZAA-ZAI-SPR
Required Action(s):	GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT SPR-SITE PLAN REVIEW ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZAI-ZA INTERPRETATIONS ZC-ZONE CHANGE ZV-ZONE VARIANCE
Project Descriptions(s):	GENERAL PLAN AMENDMENT TO ADD FOOTNOTE TO ALLOW HIGHER FAR OF 3.84:1 OR 4.04:1 FAR PROPOSED ZONE CHANGE FROM C4-1VL AND R4-1VL TO RAS4-2D. PROPOSED HEIGHT DISTRICT CHANGE FROM -1VL TO -2D. PROPOSED VARIANCE TO ALLOW CONSTRUCTION BELOW AND ABOVE GROUND FLOOR; TO ALLOW EXISTING ALLEYS TO BE ADDED TO BUILDABLE AREA TO CALCULATE ALLOWABLE FLOOR AREA; AND TO PERMIT CONSTRUCTION TO COMMENCE EARLY. PROPOSED ZONING ADMINISTRATOR ADJUSTMENT TO ALLOW REDUCED FRONT YARDS, AND REDUCED SIDE YARDS. PROPOSED ZONING ADMINISTRATOR INTERPRETATION (USE DETERMINATION) TO PERMIT DEPARTMENT STORE USE BELOW GROUND. PROPOSED SITE PLAN REVIEW.
Case Number:	CPC-2006-4392-GPA-ZC-ZV-HD-ZAA-ZAI-SPR
Required Action(s):	GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT SPR-SITE PLAN REVIEW ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZAI-ZA INTERPRETATIONS ZC-ZONE CHANGE ZV-ZONE VARIANCE
Project Descriptions(s):	PROPOSED ZONE CHANGE FROM C4-1VL AND R4-1VL TO RAS4-2D. PROPOSED HEIGHT DISTRICT CHANGE FROM -1VL TO -2D. PROPOSED VARIANCE TO ALLOW CONSTRUCTION BELOW AND ABOVE GROUND FLOOR; TO ALLOW EXISTING ALLEYS TO BE ADDED TO BUILDABLE AREA TO CALCULATE ALLOWABLE FLOOR AREA; AND TO PERMIT CONSTRUCTION TO COMMENCE EARLY. PROPOSED ZONING ADMINISTRATOR ADJUSTMENT TO PERMIT REDUCED FRONT YARDS. PROPOSED ZONING ADMINISTRATOR INTERPRETATION (USE DETERMINATION) TO PERMIT DEPARTMENT STORE USE BELOW GROUND. PROPOSED SITE PLAN REVIEW.
Case Number:	CPC-2005-6082
Required Action(s):	Data Not Available
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	

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Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	DIR-2017-2401-CLQ
Required Action(s):	CLQ-CLARIFICATION OF 'Q' CONDITIONS
Project Descriptions(s):	PROPOSED ZONE CHANGE FROM C4-1VL AND R4-1VL TO RAS4-2D. PROPOSED HEIGHT DISTRICT CHANGE FROM -1VL TO -2D. PROPOSED VARIANCE TO ALLOW CONSTRUCTION BELOW AND ABOVE GROUND FLOOR; TO ALLOW EXISTING ALLEYS TO BE ADDED TO BUILDABLE AREA TO CALCULATE ALLOWABLE FLOOR AREA; AND TO PERMIT CONSTRUCTION TO COMMENCE EARLY. PROPOSED ZONING ADMINISTRATOR ADJUSTMENT TO PERMIT REDUCED FRONT YARDS. PROPOSED ZONING ADMINISTRATOR INTERPRETATION (USE DETERMINATION) TO PERMIT DEPARTMENT STORE USE BELOW GROUND. PROPOSED SITE PLAN REVIEW.
Case Number:	ZA-19XX-9266
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-7094
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-7044
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1972-20845
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1958-15172
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	VTT-66044
Required Action(s):	Data Not Available
Project Descriptions(s):	VESTING TENTATIVE MAP FOR 437 RESIDENTIAL CONDOMINIUM UNITS WITH 263,780 SF OF COMMERCIAL SPACE ON 05.44 ACRES OF LAND WITHIN THE R4-1VL, C4-1VL ZONES.
Case Number:	VTT-66814
Required Action(s):	Data Not Available
Project Descriptions(s):	VESTING TENTATIVE TACT MAP FOR 437 RESIDENTIAL CONDOMINIUM UNITS WITH 239,180 SF OF COMMERCIAL SPACE ON 4.98 ACRES OF LAND WITHIN THE R4-1VL, C4-1VL ZONES.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

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Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2005-7720-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL ASSESSMENT FOR VESTING TRACT MAP, ZONE CHANGE, HEIGHT DISTRICT CHANGE, VARIANCE, AND SITE PLAN REVIEW
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

CASE-6292

CASE-5565

CASE-3002

ORD-179284

ORD-179167

ORD-175038

ORD-173562

ORD-165666-SA410

ORD-165666-SA395

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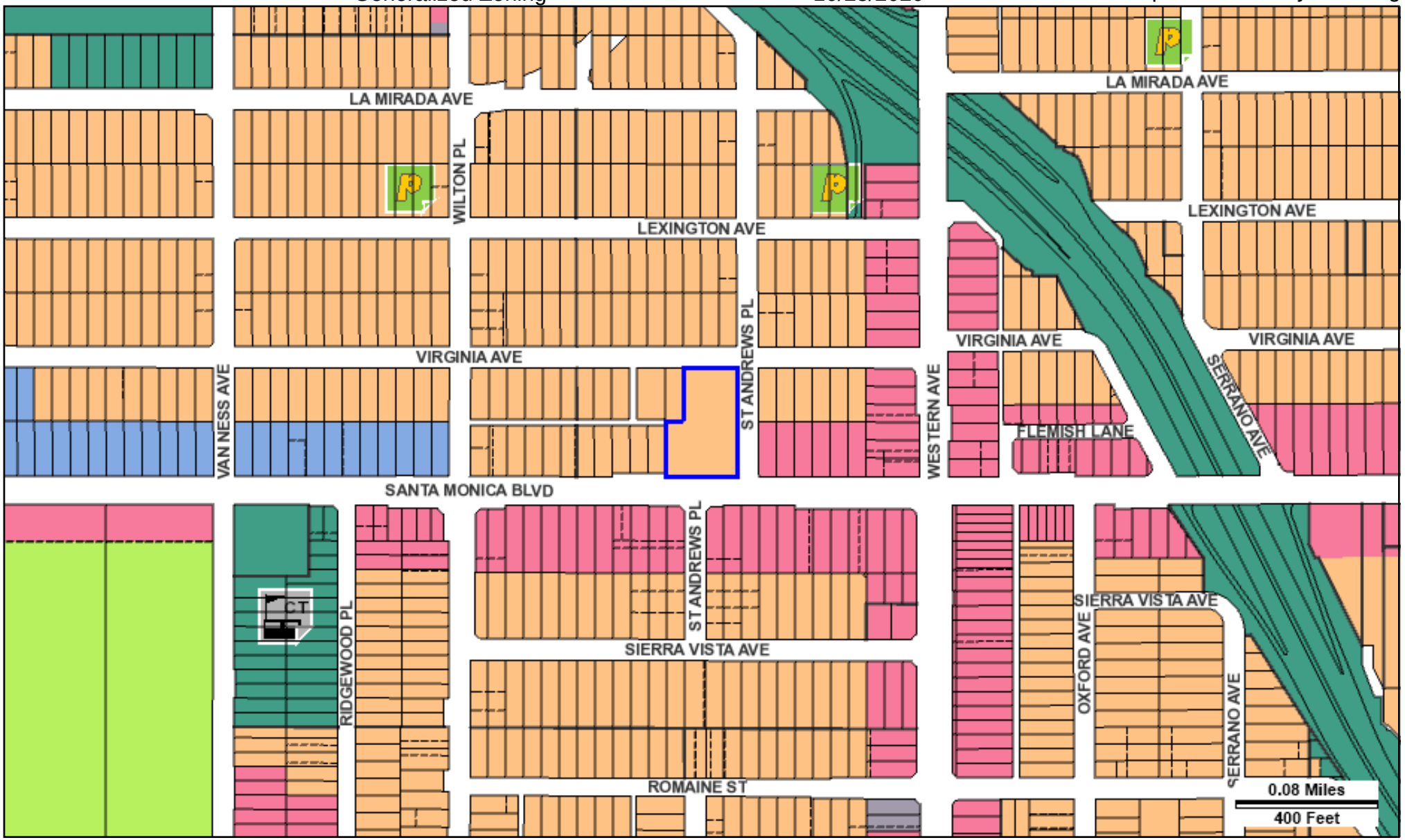
ZIMAS PUBLIC

Generalized Zoning

10/23/2020

City of Los Angeles
Department of City Planning



Address: 5601 W SANTA MONICA BLVD
APN: 5536012017
PIN #: 144B193 593

Tract: TR 9834
Block: None
Lot: 1
Arb: None

Zoning: (T)(Q)RAS4-2D
General Plan: Neighborhood Office Commercial

N
W
E
S

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

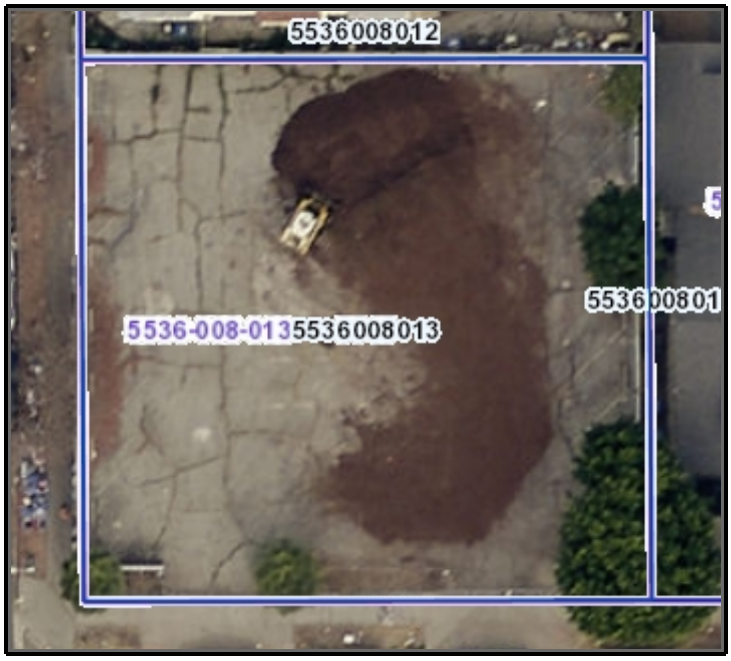
- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells

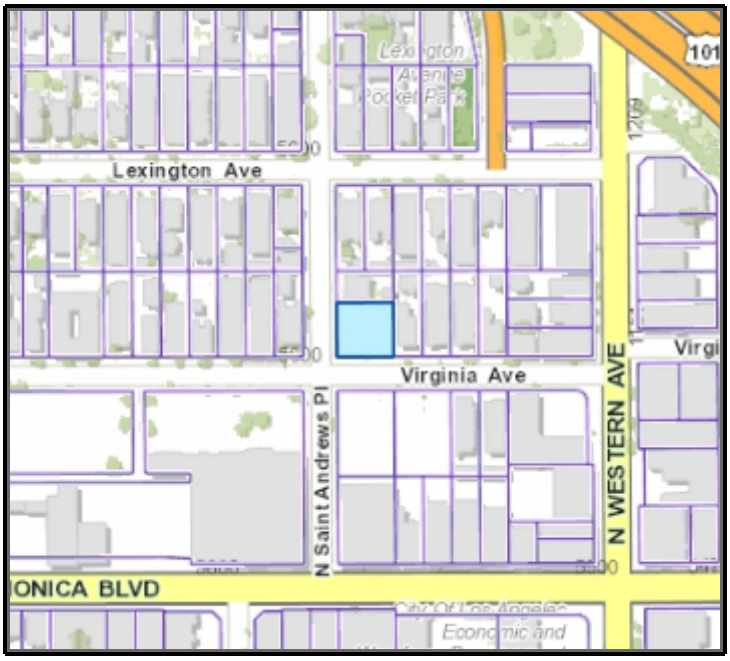
Parcel Profile Report

Report date: 10/23/2020 9:11:37 AM

APN: 5536-008-013

Address: 5545 VIRGINIA AVE LOS ANGELES CA 90038





Address: 5545 VIRGINIA AVE

City: LOS ANGELES CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 9492

Lot Size Acres: 0.22

Legal Description:

LA PALOMA TRACT S 95 FT OF LOTS 13 AND LOT 14 BLK 7

Use Code: 2700

Use Description: Parking Lots (Commercial Use Properties)

Tax Rate Area: 00200

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type:	**Bedrooms:**
Quality Class Shape:	**Baths:**
Year Built:	**Bldg Sq Ft:**
Units:	**Effective Yr:**

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 5536-008-013

Address: 5545 VIRGINIA AVE LOS ANGELES CA 90038

General

Census Tract 2010

TRACT: 190901

TOT_POP: 4742

City and Community

City Name: LOS ANGELES

Type:

Community Name:

Jurisdiction: INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

Name: SERVICE AREA B (WEST)

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 3RD SUP. DISTRICT

Supervisor Name: 3RD DISTRICT:

District: 3

Transit Oriented District

No Results Found

Watershed

Name: BALLONA CREEK

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

Zoning Map Grid

No Results Found

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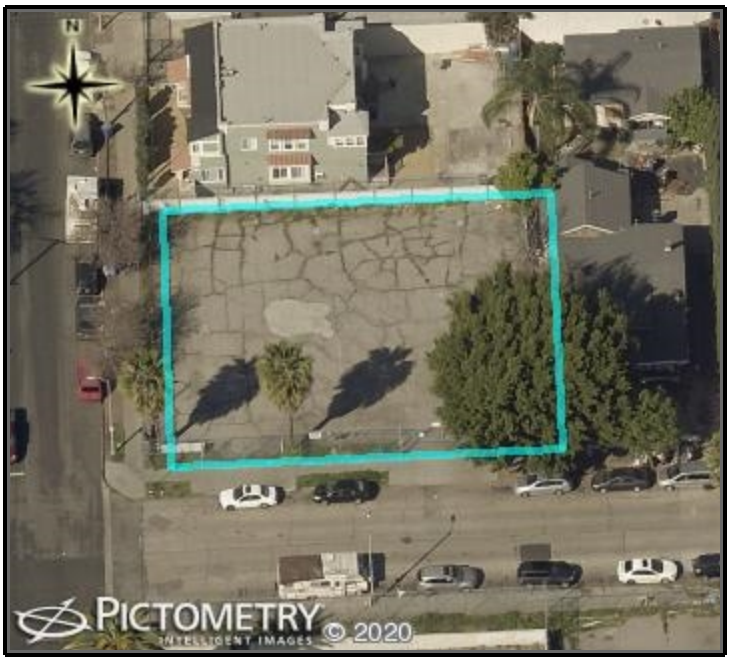
APN: 5536-008-013

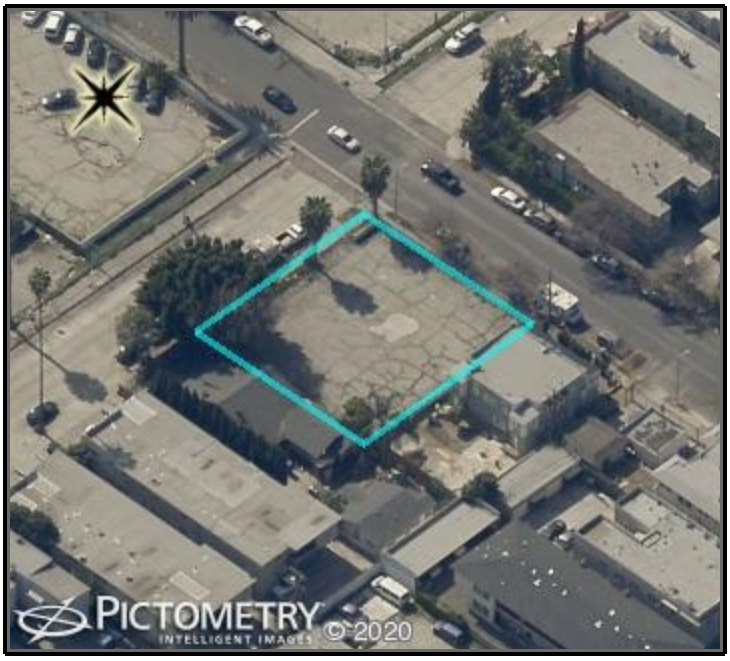
Address: 5545 VIRGINIA AVE LOS ANGELES CA 90038



View Looking North



View Looking South



View Looking West



View Looking East

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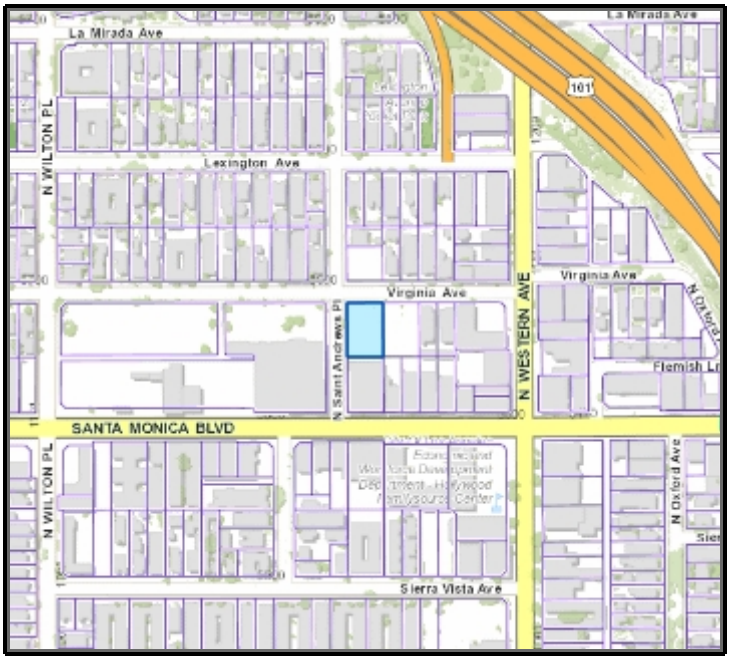
Parcel Profile Report

Report date: 10/23/2020 9:10:51 AM

APN: 5536-011-010

Address: 5544 VIRGINIA AVE LOS ANGELES CA 90038





Address: 5544 VIRGINIA AVE

City: LOS ANGELES CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 14987

Lot Size Acres: 0.34

Legal Description:

LA PALOMA TRACT LOTS 11 AND LOT 12 BLK 9

Use Code: 2700

Use Description: Parking Lots (Commercial Use Properties)

Tax Rate Area: 00200

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type:	**Bedrooms:**
Quality Class Shape:	**Baths:**
Year Built:	**Bldg Sq Ft:**
Units:	**Effective Yr:**

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APN: 5536-011-010

Address: 5544 VIRGINIA AVE LOS ANGELES CA 90038

General

Census Tract 2010

TRACT: 190901

TOT_POP: 4742

City and Community

City Name: LOS ANGELES

Type:

Community Name:

Jurisdiction: INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

Name: SERVICE AREA B (WEST)

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 3RD SUP. DISTRICT

Supervisor Name: 3RD DISTRICT:

District: 3

Transit Oriented District

No Results Found

Watershed

Name: BALLONA CREEK

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

Zoning Map Grid

No Results Found

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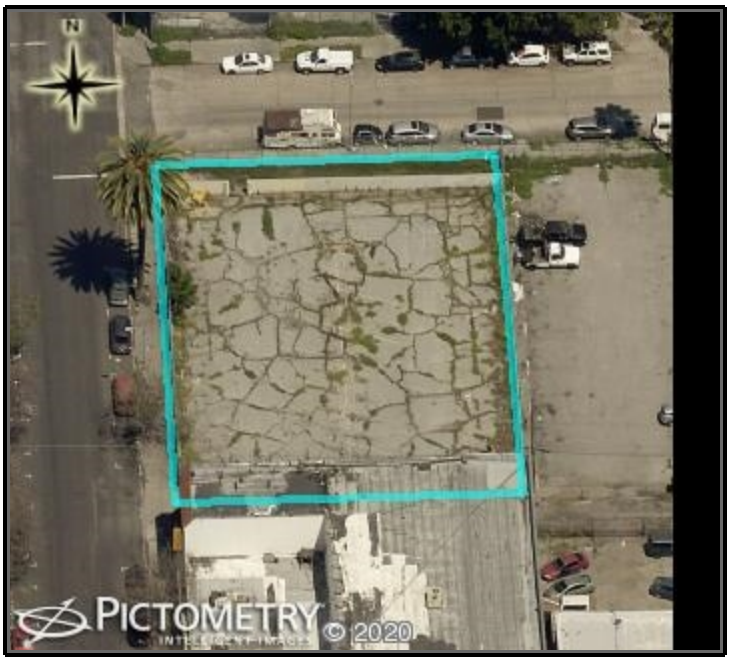
APN: 5536-011-010

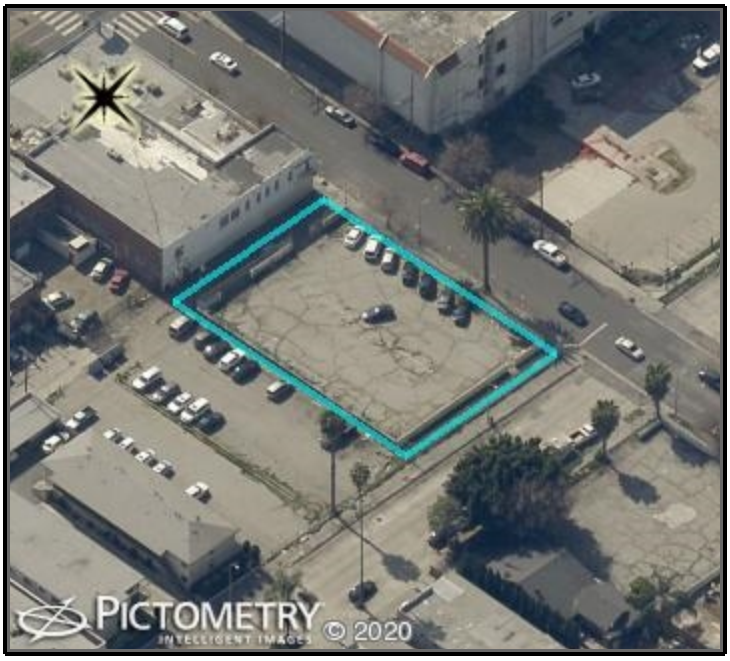
Address: 5544 VIRGINIA AVE LOS ANGELES CA 90038



View Looking North



View Looking South



View Looking West



View Looking East

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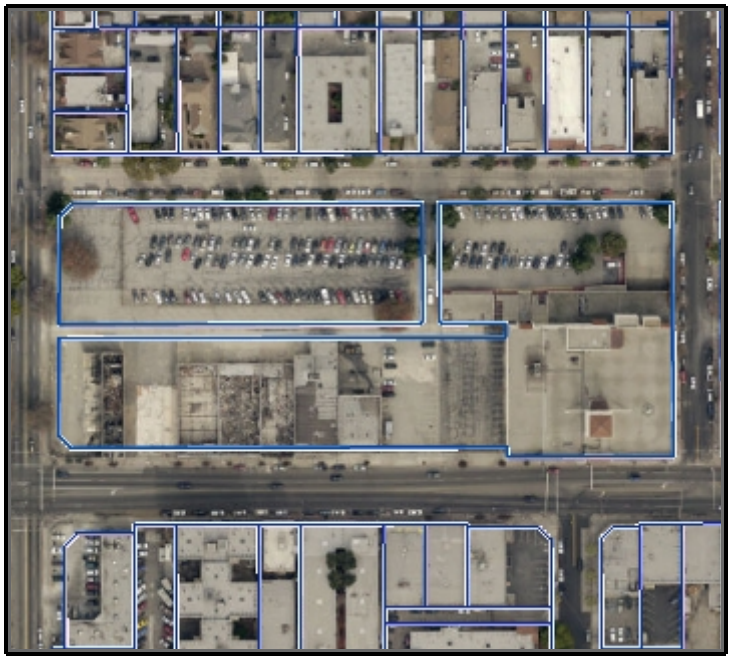
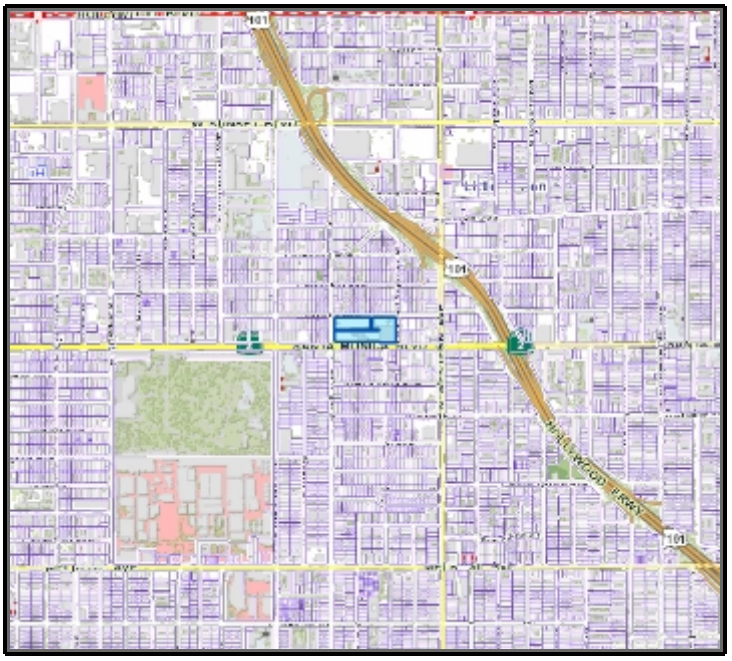
Parcel Profile Report

Report date: 10/23/2020 9:09:12 AM

APN: 5536-012-017

Address: 5643 SANTA MONICA BLVD LOS ANGELES CA 90038





Address: 5643 SANTA MONICA BLVD

City: LOS ANGELES CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 205100

Lot Size Acres: 4.71

Legal Description:

POR LOTS 1-12 BLK 9 LEMONA TR POR LOTS 7-14 BLK 8 MB 5-80,LOTS 1-3 TR=9834

Use Code: 1100

Use Description: Stores

Tax Rate Area: 00200

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 1300

Bedrooms: 0

Quality Class Shape:

Baths: 0

Year Built: 1928

Bldg Sq Ft: 98352

Units: 0

Effective Yr: 1940

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APN: 5536-012-017

Address: 5643 SANTA MONICA BLVD LOS ANGELES CA 90038

General

Census Tract 2010

TRACT: 190901

TOT_POP: 4742

City and Community

City Name: LOS ANGELES

Type:

Community Name:

Jurisdiction: INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

Name: SERVICE AREA B (WEST)

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 3RD SUP. DISTRICT

Supervisor Name: 3RD DISTRICT:

District: 3

Transit Oriented District

No Results Found

Watershed

Name: BALLONA CREEK

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

Zoning Map Grid

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 5536-012-017

Address: 5643 SANTA MONICA BLVD LOS ANGELES CA 90038

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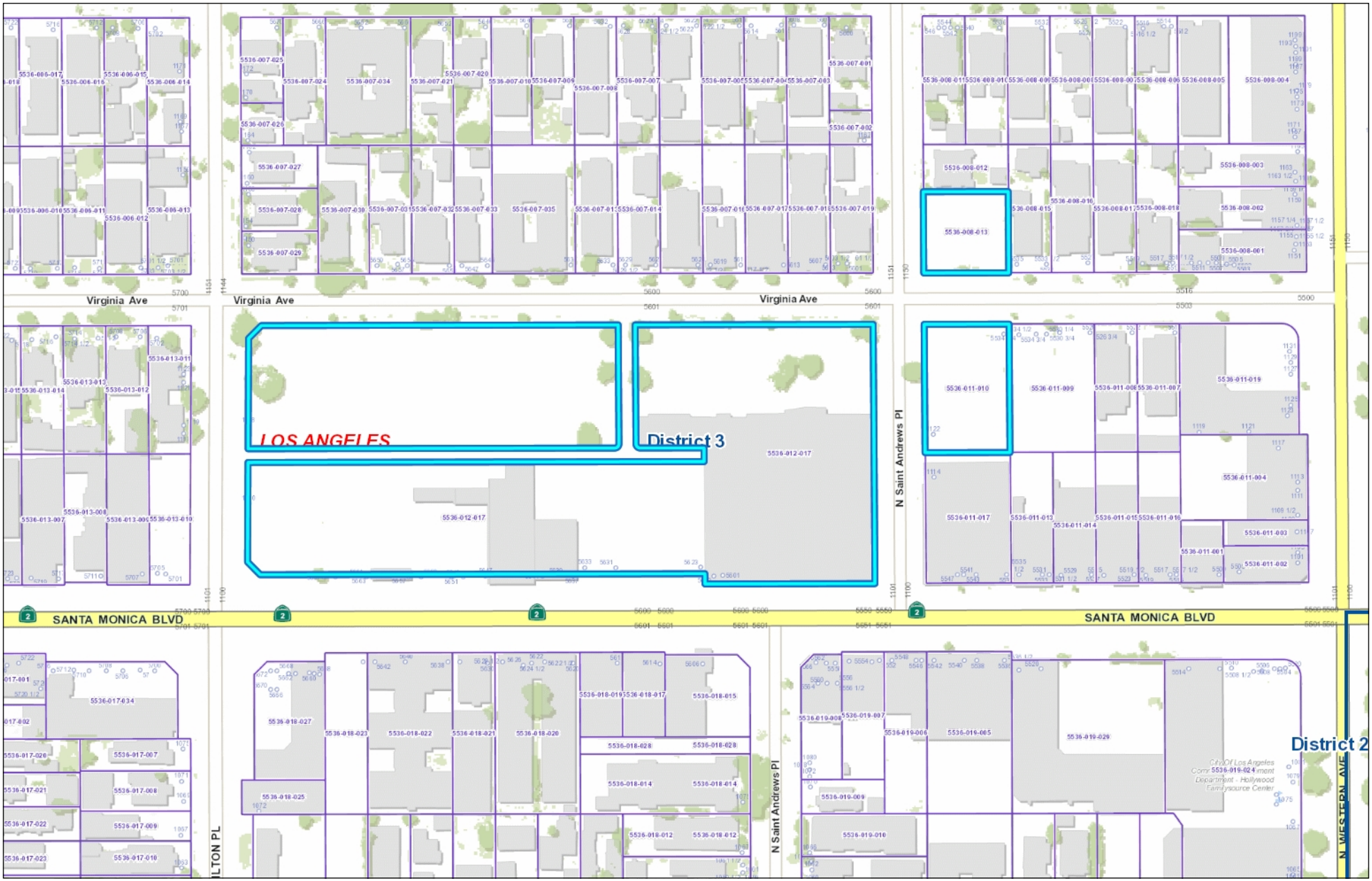


0 94 188 Feet

Printed: 10/23/20

Created in GIS-NET Public

Disclaimer:This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the GIS-NET Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

FEMA
(//www.fema.gov/)

Navigation

Search

Languages

In this Section

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates:

5601 santa monica blvd los angeles ca

Search

Whether you are in a high risk zone or not, you may need flood insurance (https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take (https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for **LOS ANGELES, CITY OF**

Show ALL Products » (https://msc.fema.gov/portal/availabilitySearch?addcommunity=060137&communityName=LOS A

The flood map for the selected area is number **06037C1610F**, effective on **09/26/2008**

DYNAMIC MAP

PRINT MAP/ FIRMette

MAP IMAGE

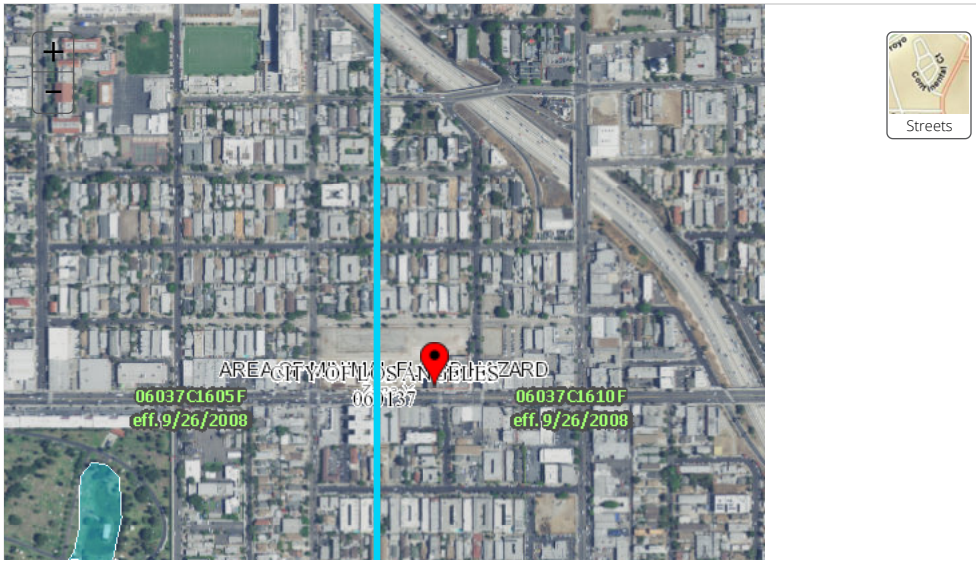
DOWNLOAD FIRM PANEL (https://msc.fema.gov/portal/downloadProduct?filepath=/06/P/Firm/06037C1610F.png&productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&

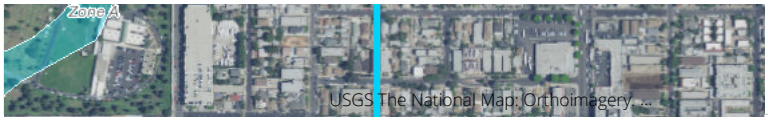
Changes to this FIRM

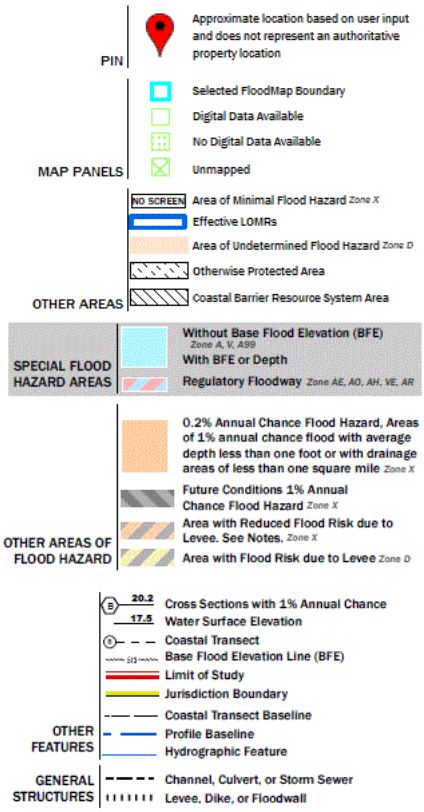
Revisions (1)
Amendments (61)
Revalidations (2)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (https://msc.fema.gov/portal/resources/contact).

Go To NFHL Viewer » (https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d







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(https://www.oig.dhs.gov/hotline)

Official website of the Department of Homeland Security

ALTA/ACSM LAND TITLE SURVEY

5609, 5637, 5643, 5649, 5653, 5657, 5661 AND 5667 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA

SURVEY NOTES:

–THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
–THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
–THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
–THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
–ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
–AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
–NO RECENT CHANGES IN STREET RIGHTS–OF–WAY WERE OBSERVED AT THE TIME OF SURVEY.
–THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
–THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/– 0.1' OF THEIR ACTUAL LOCATIONS.
–UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
–COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
–JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
–AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

SITE RESTRICTIONS:

SETBACKS:

FRONT	–	PER APPROVED PLAN
STREET SIDE	–	PER APPROVED PLAN
SIDE	–	PER APPROVED PLAN
REAR	–	PER APPROVED PLAN
HEIGHT	–	PER APPROVED PLAN
ZONE	–	RAS4–2D (HOLLYWOOD REDEVELOPMENT PROJECT)

FLOOR AREA RATIO – N/A
PARKING REQUIREMENT – PER APPROVED PLAN

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S); THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF LOS ANGELES (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

PHONE NUMBER – (213) 978–1275

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION MUST CONTACT THE LOCAL AGENCY DIRECTLY. THIS INFORMATION IS NOT PROVIDED FOR DESIGN PURPOSES.

LEGEND:

AC	– ASPHALTIC CONCRETE	P.L.	– PROPERTY LINE
APN	– ASSESSORS PARCEL NUMBER	P.M.	– PARCEL MAPS
BK.	– BOOK	PP	– POWER POLE
BLD	– BUILDING	PS	– PARKING STALLS
BW	– BLOCK WALL	R	– RADIUS
CHKD.	– CHECKED	R.C.E.	– REGISTERED CIVIL ENGINEER
C.L.	– CENTER LINE	REF.	– REFERENCE
CLF	– CHAIN LINK FENCE	S.	– SOUTH
CONC.	– CONCRETE	SCO	– SEWER CLEAN OUT
DI	– DRAIN INLET	SE.	– SOUTHEAST
D/W	– DRIVEWAY	S.F.	– SQUARE FEET
E.	– EAST	SL	– STREET LIGHT
ET	– ELECTRIC TRANSFORMER	SN	– SIGN
FD.	– FOUND	SW.	– SOUTHWEST
FT.	– FOOT	SLB	– STREET LIGHT BOX
HC	– HANDICAP STALL	TPP	– TEMPORARY POWER POLE
L	– LENGTH	T.R.	– TITLE REPORT
LP	– LIGHT POST	UMH	– UTILITY MANHOLE
L.S.	– LICENSED SURVEYOR	W.	– WEST
N.	– NORTH	W/	– WITH
NE.	– NORTHEAST	WF	– WROUGHT IRON FENCE
NO.	– NUMBER	WV	– WATER VALVE
NW.	– NORTHWEST	(R1)	– RECORD DATA PER LA PALOMA TRACT, M.B. 5/80
OH	– OVERHANG	(R2)	– RECORD DATA PER TRACT NO. 9834, M.B. 169/7–8
O.R.	– OFFICIAL RECORDS	(R3)	– RECORD DATA PER LEGAL DESCRIPTION
PG.	– PAGE		

BUILDING NOTE:

BUILDING
A — (FOOTPRINT AREA = 3,145 SQUARE FEET) 1 STORY CONCRETE (HEIGHT = 18'±)

BUILDING
B — (FOOTPRINT AREA = 22,666 SQUARE FEET) 1 STORY BRICK (HEIGHT = 18'±)

BUILDING
C — (FOOTPRINT AREA = 3,477 SQUARE FEET) 1 STORY BRICK (HEIGHT = 17'±)

BUILDING
D — (FOOTPRINT AREA = 2,129 SQUARE FEET) 1 STORY BLOCK (HEIGHT = 14'±)

BUILDING
E — (FOOTPRINT AREA = 35,886 SQUARE FEET) MULTIPLE STORY CONCRETE/BRICK (HEIGHT = 63'±)

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A) — OVERHANG LIES 2.7' EASTERLY AND 1.0' SOUTHERLY OF PROPERTY LINE.

(B) — CHAIN LINK FENCE LIES 1.6' NORTHERLY OF PROPERTY LINE.

SURVEYOR'S CERTIFICATE:

TO: CIM GROUP ACQUISITIONS, LLC AND FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2015.

DRAFT

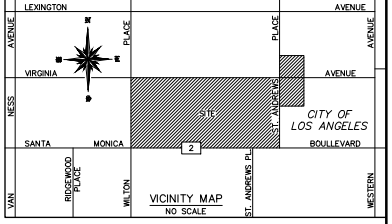
MIGUEL A. MARTINEZ L.S. 7443



LAND AREA:

250,245 SQUARE FEET
5.74 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°18'41"W	30.00'
L2	N89°59'41"W	30.00'



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7, 8 AND 9 IN BLOCK 8 AND LOTS 11 AND 12 IN BLOCK 9 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 1 TO 6 INCLUSIVE OF BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 1, 2 AND 3 OF TRACT NO. 9834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 169, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOTS 13 AND 14 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

LOT 12 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

THE SOUTHERLY 95 FEET OF LOTS 13 AND 14 IN BLOCK 7 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

LOT 7 AND THE WEST 10 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:

THE EAST 40 FEET OF THE SOUTH 142.84 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9:

LOT 9 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBONS AND MINERALS IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND WITH ALL RIGHTS INCIDENTAL THERETO, BUT NOT INCLUDING ANY RIGHT OF ENTRY UPON OR UNDER THE SURFACE OR SUBSURFACE OR ANY PART OF THE LAND TO A DEPTH OF 500 FEET BELOW THE EXISTING SURFACE THEREOF.

PARCEL 10:

LOT 10 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT 12 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 12, THE WESTERLY 40.00 FEET THEREOF.

PARCEL 11:

LOT 11 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 12:

THE WESTERLY 40.00 FEET OF LOT 12 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

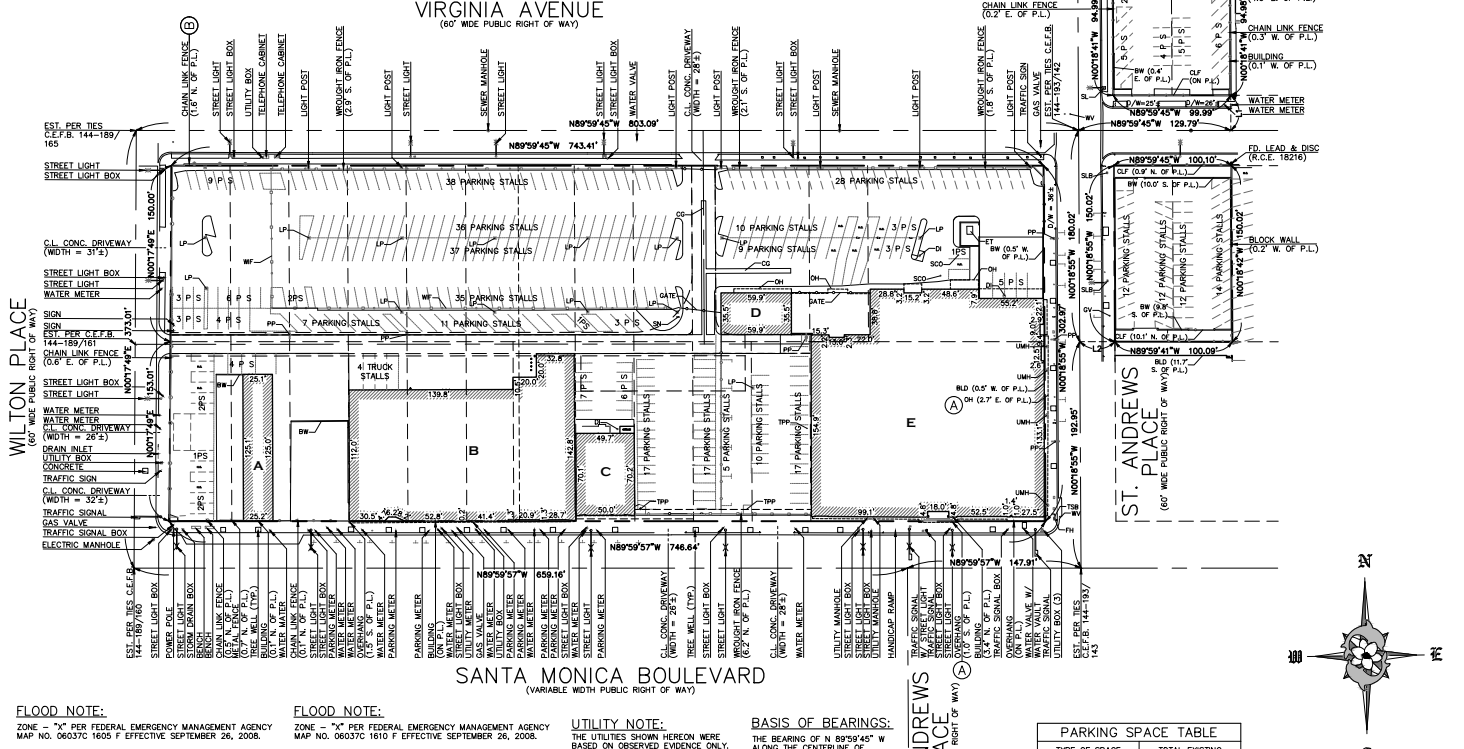
PARCEL 13:

LOT 10 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 14:

LOT 11 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:
5536–008–013 (PARCEL 6);
5536–011–010 (AFFECTS: LOTS 11 AND 12 OF PARCEL 1);
5536–012–004 (PARCEL 10);
5536–012–005 (PARCEL 11);
5536–012–006 (AFFECTS: PARCEL 5);
5536–012–007 (AFFECTS: PARCEL 4);
5536–012–009 (AFFECTS: PARCELS 7 AND 8);
5536–012–010 (AFFECTS: PARCEL 9);
5536–012–011 (AFFECTS: PARCEL 13);
5536–012–012 (AFFECTS: PARCEL 14);
5536–012–013 (PARCEL 12);
5536–012–014 (AFFECTS: PARCEL 3) AND
5536–012–015 (AFFECTS: LOTS 7, 8 AND 9 OF PARCEL 1 AND ALL OF PARCEL 2)



FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1605 F EFFECTIVE SEPTEMBER 26, 2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1610 F EFFECTIVE SEPTEMBER 26, 2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY NOTE:

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE. THE SUBJECT PROPERTY APPEARS TO CONTAIN THE NECCESSARY UTILITIES TO PERFORM NORMAL OPERATION.

BASIS OF BEARINGS:

THE BEARING OF N 89°59'45" W ALONG THE CENTERLINE OF VIRGINIA AVENUE PER TRACT NO. 9834 IN BOOK 169, PAGES 7 AND 8 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	414
HANDICAP	11
TOTAL	4
TOTAL	429

REVISIONS

JRN CIVIL ENGINEERS
2 32 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248–4685 FAX (949) 248–4687

ALTA/ACSM LAND TITLE SURVEY
5609, 5637, 5643, 5649, 5653, 5657, 5661 AND 5667 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA

ADDRESS:

CLIENT: CIM GROUP ACQUISITIONS, LLC

SCALE: 1" = 50'
DATE: 09/14/15
DRAWN BY: JFC
CHKD. BY: JRN

SHEET 1 OF 3
FILE NO. 14999

ALTA/ACSM LAND TITLE SURVEY

5609, 5637, 5643, 5649, 5653, 5657, 5661 AND 5667 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE COMPANY
3281 E. GUASTI ROAD, SUITE 440
ONTARIO, CA 91761
(909) 510-6225

COMMITMENT NO.: NCS-678657-LA2
TITLE OFFICER: WENDY HAGEN BOWEN
DATED: JULY 30, 2015

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

(3) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 4044, PAGE 227 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(4) AN EASEMENT FOR POWER LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 2489, PAGE 231 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CAN NOT BE DETERMINED DUE TO SUPPORTIVE TRACT MAP NOT BEING AVAILABLE AT TIME OF SURVEY.

(5) AN EASEMENT FOR ALLEY RECORDED IN BOOK 4800, PAGE 341 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(6) AN EASEMENT FOR ALLEY AND INCIDENTAL PURPOSES RECORDED IN BOOK 9578, PAGE 358 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(7) AN OIL AND GAS LEASE RECORDED OCTOBER 19, 1956 AS INSTRUMENT NO. 3090 IN BOOK 52627, PAGE 273 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(8) AN EASEMENT FOR POWER LINES AND INCIDENTAL PURPOSES RECORDED JUNE 29, 1961 AS INSTRUMENT NO. 3460 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(9) AN OIL AND GAS LEASE RECORDED APRIL 2, 1969 AS INSTRUMENT NO. 2706 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE OVER PARCEL 13 PER T.R. AND IS NOT PLOTTED HEREON.

(10) AN OIL AND GAS LEASE RECORDED JUNE 3, 1969 AS INSTRUMENT NO. 3077 IN BOOK M3225, PAGE 786 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE OVER PARCEL 10 PER T.R. AND IS NOT PLOTTED HEREON.

(11) AN OFFER OF DEDICATION FOR PUBLIC STREET, ROAD AND HIGHWAY RECORDED MARCH 21, 1972 AS INSTRUMENT NO. 2936 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(12) MATTERS CONTAINED IN DOCUMENT ENTITLED "RELEASE OF INTEREST", RECORDED MARCH 23, 1972 AS INSTRUMENT NO. 2961 OF OFFICIAL RECORDS. THIS ITEM AFFECTS PARCELS 2 AND 3 PER T.R.

(13) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED APRIL 14, 1972 AS INSTRUMENT NO. 4346 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE OVER PARCEL 6 PER T.R. AND IS NOT PLOTTED HEREON.

(14) AN EASEMENT FOR POWER LINES AND CONDUITS AND INCIDENTAL PURPOSES RECORDED JUNE 2, 1972 AS INSTRUMENT NO. 2882 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CAN NOT BE DETERMINED DUE TO DOCUMENT BEING ILLEGIBLE AND IS NOT PLOTTED HEREON.

(15) A WAIVER OF CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY RECORDED DECEMBER 13, 1972 AS INSTRUMENT NO. 2362 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE OVER PARCEL 2 PER T.R. AND IS NOT PLOTTED HEREON.

(16) THE FACT THAT THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE HOLLYWOOD REDEVELOPMENT PROJECT AREA RECORDED MAY 9, 1986 AS INSTRUMENT NO. 86-581562 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(17) TERMS,PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT ENTITLED "CONSTRUCTION AND EASEMENT AGREEMENT", RECORDED OCTOBER 16, 2006 AS INSTRUMENT NO. 06-2291139 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(18) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED DECEMBER 6, 2006 AS INSTRUMENT NO. 06-2706305 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(19) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED JULY 5, 2007 AS INSTRUMENT NO. 071603149 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(20) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED JULY 5, 2007 AS INSTRUMENT NO. 071603150 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(21) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED JULY 5, 2007 AS INSTRUMENT NO. 071603151 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(22) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED JULY 5, 2007 AS INSTRUMENT NO. 071603152 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(23) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED JULY 5, 2007 AS INSTRUMENT NO. 071603153 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

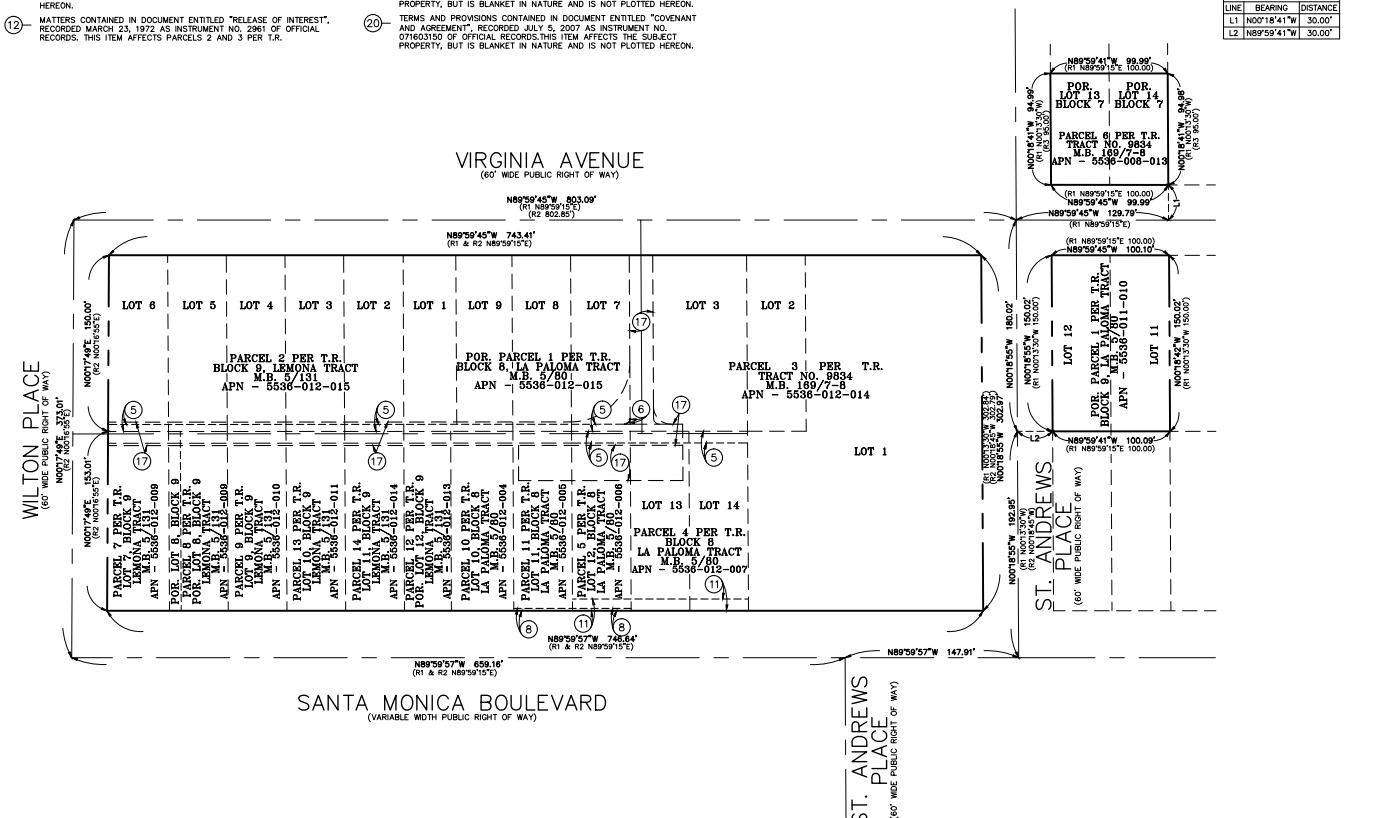
(24) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED JULY 5, 2007 AS INSTRUMENT NO. 071603154 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(25) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF SETTLEMENT AND CONDITIONAL LEASE SURRENDER AND MODIFICATION AGREEMENT", RECORDED JULY 12, 2007 AS INSTRUMENT NO. 20071660230 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(26) TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF ENVIRONMENTAL CONDITIONS AGREEMENT", RECORDED JULY 12, 2007 AS INSTRUMENT NO. 07166231 OF OFFICIAL RECORDS.THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°18'41"W	30.00'
L2	N89°59'41"W	30.00'



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7, 8 AND 9 IN BLOCK 8 AND LOTS 11 AND 12 IN BLOCK 9 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 1 TO 6 INCLUSIVE OF BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 1, 2 AND 3 OF TRACT NO. 9834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 169, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOTS 13 AND 14 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

LOT 12 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

THE SOUTHERLY 95 FEET OF LOTS 13 AND 14 IN BLOCK 7 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

LOT 7 AND THE WEST 10 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:

THE EAST 40 FEET OF THE SOUTH 142.84 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9:

LOT 9 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBONS AND MINERALS IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND WITH ALL RIGHTS INCIDENTAL THERETO, BUT NOT INCLUDING ANY RIGHT OF ENTRY UPON OR UNDER THE SURFACE OR SUBSURFACE OR ANY PART OF THE LAND TO A DEPTH OF 500 FEET BELOW THE EXISTING SURFACE THEREOF.

PARCEL 10:

LOT 10 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT 12 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 12, THE WESTERLY 40.00 FEET THEREOF.

PARCEL 11:

LOT 11 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 12:

THE WESTERLY 40.00 FEET OF LOT 12 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13:

LOT 10 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 14:

LOT 11 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:
5536-008-013 (PARCEL 6);
5536-011-010 (AFFECTS: LOTS 11 AND 12 OF PARCEL 1);
5536-012-004 (PARCEL 10);
5536-012-005 (PARCEL 11);
5536-012-006 (AFFECTS: PARCEL 5);
5536-012-007 (AFFECTS: PARCEL 4);
5536-012-009 (AFFECTS: PARCELS 7 AND 8);
5536-012-010 (AFFECTS: PARCEL 9);
5536-012-011 (AFFECTS: PARCEL 13);
5536-012-012 (AFFECTS: PARCEL 14);
5536-012-013 (PARCEL 12);
5536-012-014 (AFFECTS: PARCEL 3) AND
5536-012-015 (AFFECTS: LOTS 7, 8 AND 9 OF PARCEL 1 AND ALL OF PARCEL 2)

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685 FAX (949) 248-4687

ALTA/ACSM LAND TITLE SURVEY
5609, 5637, 5643, 5649, 5653, 5657, 5661 AND 5667 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA

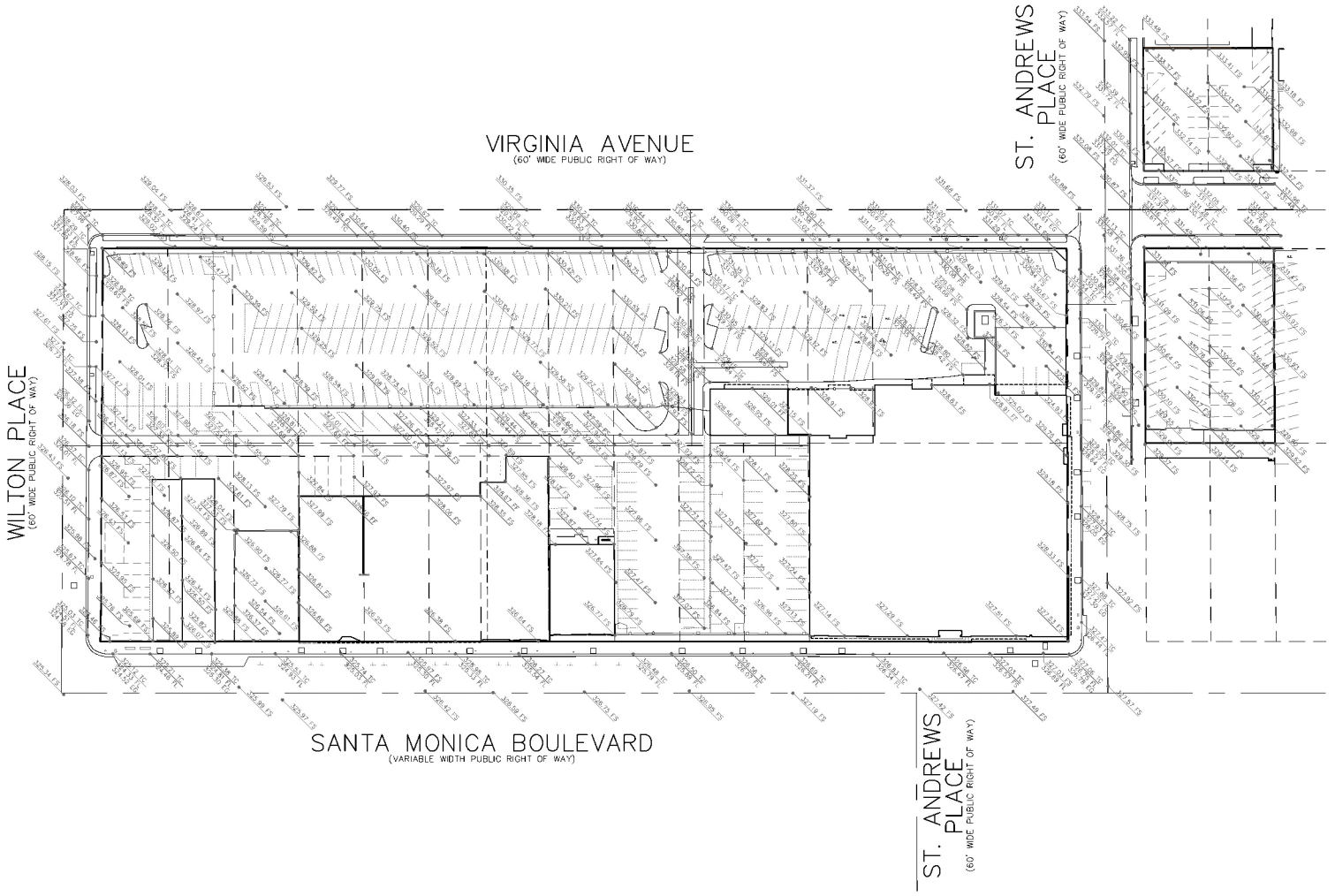
ADDRESS:
CLIENT: CIM GROUP ACQUISITIONS, LLC

SCALE: 1" = 50'
DATE: 09/14/15
DRAWN BY: JFC
CHKD. BY: JRN

SHEET 2 OF 3
FILE NO. 14999

TOPOGRAPHIC SURVEY

5609, 5637, 5643, 5649, 5653, 5657, 5661 AND 5667 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA



LEGEND:

EG	– EDGE OF GUTTER
FF	– FINISHED FLOOR
FL	– FLOW LINE
FS	– FINISHED SURFACE
TC	– TOP OF CURB

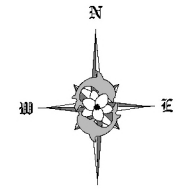
DATUM STATEMENT

BENCHMARK: 12–18850

DESCRIPTION: A CUT SPIKE IN THE WEST CURB OF ST. ANDREWS PLACE, 2 FEET NORTH OF SANTA MONICA BLVD. @ THE SOUTH END OF CURB PER CITY OF LOS ANGELES SURVEY BENCHMARKS.

ELEVATION: 327.352

DATUM: NGVD88



40' 0' 40' 80'

SCALE: 1" = 40'

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248–4685 FAX (949) 248–4687

TOPOGRAPHIC SURVEY
5609, 5637, 5643, 5649, 5653, 5657, 5661 AND 5667 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA

ADDRESS:

CLIENT: CIM GROUP ACQUISITIONS, LLC

SCALE: 1" = 40'
DATE: 09/14/15
DRAWN BY: JFC
CHKD. BY: JRN

SHEET 3 OF 3
FILE NO. 14999

January 15, 2020
Update

First American Title Insurance Company
National Commercial Services

777 South Figueroa Street, Suite 400
Los Angeles, CA 90017

January 15, 2020

CIM Group, LP
4700 Wilshire Boulevard
Los Angeles, CA 90010

Customer Reference:	5544 Virginia Avenue, Los Angeles
Title Officer: Phone:	Anthony Rivera (213)271-1700
Order Number:	NCS-779571-LA2
Property:	Vacant, Los Angeles, CA

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

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Schedule A		
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3.	Interest in the Land and Owner	4
4.	Description of the Land	4
Schedule B-1 - Requirements		
Schedule B-2 - Exceptions		
Conditions		

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.
If you have any questions about the Commitment,
please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

SCHEDULE A

1. Commitment Date: January 08, 2020 at 7:30 A.M.

2. Policy or Policies to be issued: Amount

   (A) ALTA Loan Policy $To Be Determined
   ALTA Extended Loan Policy

   Proposed Insured:

   To Be Determined

3. (A) The estate or interest in the land described in this Commitment is:

   FEE

   (B) Title to said estate or interest at the date hereof is vested in:

   5544 Virginia Ave Owner, LLC, a Delaware Limited Liability Company

4. The land referred to in this Commitment is situated in the City of Los Angeles, County of Los Angeles, State of California, and is described as follows:

   LOTS 11 AND 12 IN BLOCK 9 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

   APN: 5536-011-010

SCHEDULE B

SECTION ONE

REQUIREMENTS

The following requirements must be met:

(A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

(B) Pay us the premiums, fees and charges for the policy.

(C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

(D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(E) Releases(s) or Reconveyance(s) of Item(s): None

(F) Other: None

(G) You must give us the following information:
1. Any off record leases, surveys, etc.
2. Statement(s) of Identity, all parties.
3. Other: None

The following additional requirements, as indicated by "X", must be met:

[X] (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (as provided by company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] (I) An ALTA/ACSM survey of recent date, which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[X] (J) The following LLC documentation is required:
(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] (K) The following partnership documentation is required **:**
(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[] (L) The following corporation documentation is required:
(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[**X**] (M) Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

[X] (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

[] (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] (Q) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

[] (R) Financial statements from the appropriate parties must be submitted to the Company for review.

[] (S) A copy of the construction contract must be submitted to the Company for review.

[] (T) An inspection of the land must be performed by the Company for verification of the phase of construction.

[] (U) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.

1A General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	$10,067.86, PAID
Penalty:	$0.00
Second Installment:	$10,067.86, OPEN
Penalty:	$0.00
Tax Rate Area:	00200
A. P. No.:	5536-011-010

2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. An easement for power lines and incidental purposes in the document recorded as Book 2489, Page 231 of Official Records.

4. An easement for power lines and incidental purposes in the document recorded June 29, 1961 as Instrument No. 3460 of Official Records.

5. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded December 06, 2006 as Instrument No. 06-2706305 of Official Records.

6. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603149 of Official Records.

7. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603150 of Official Records.

8. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603151 of Official Records.

9. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603152 of Official Records.

10. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603153 of Official Records.

11. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603154 of Official Records.

12. Water rights, claims or title to water, whether or not shown by the public records.

13. Rights of parties in possession.

14. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376292 of Official Records.

15. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376403 of Official Records.

16. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 09, 2016 as Instrument No. 20161400998 of Official Records.

17. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468535 of Official Records.

18. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468537 of Official Records.

19. An agreement or covenant to hold land as one parcel recorded September 08, 2017 as Instrument No. 2017-1019915 of Official Records.

20. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. The property covered by this report is vacant land.

2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

*****To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.******

CONDITIONS

1. **DEFINITIONS**
(a)"Mortgage" means mortgage, deed of trust or other security instrument.
(b)"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. **LATER DEFECTS**
The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

3. **EXISTING DEFECTS**
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. **LIMITATION OF OUR LIABILITY**
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One
or
eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

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EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:
Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:
Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
(ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
(iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
(a) to timely record the instrument of transfer; or
(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
(a) created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or

(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
(ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
(a) to timely record the instrument of transfer; or
(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
   (a) and use
   (b) improvements on the land
   (c) and division
   (d) environmental protection

   This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
   This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
   (a) a notice of exercising the right appears in the public records on the Policy Date
   (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
   (a) that are created, allowed, or agreed to by you
   (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
   (c) that result in no loss to you
   (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
   (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
   (b) in streets, alleys, or waterways that touch your land
   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation). 15 (Building Permit). 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
   a. building
   b. zoning
   c. land use
   d. improvements on the land
   e. land division
   f. environmental protection

   This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
   This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
   a. a notice of exercising the right appears in the Public Records at the Policy Date; or
   b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. THIRD GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (1/01/08)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or(iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b)Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or

expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;

   (ii) the character, dimensions, or location of any improvement erected on the Land;

   (iii) the subdivision of land; or

   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

   (c) resulting in no loss or damage to the Insured Claimant;

   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is

   (a) a fraudulent conveyance or fraudulent transfer, or

   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

14. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 13 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

15. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;

   (ii) the character, dimensions, or location of any improvement erected on the Land;

   (iii) the subdivision of land; or

   (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors rights laws, that the transaction vesting the Title as shown in Schedule A, is

(a) a fraudulent conveyance or fraudulent transfer; or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

16. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 2006 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 15 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

January 20, 2020
Update

First American Title Insurance Company
National Commercial Services

777 South Figueroa Street, Suite 400
Los Angeles, CA 90017

January 20, 2020

CIM Group, LP
4700 Wilshire Boulevard
Los Angeles, CA 90010

Customer Reference:	5667 Santa Monica Boulevard
Title Officer:	Anthony Rivera
Phone:	(213)271-1700
Fax No.:	(877)461-2081
E-Mail:	arivera@firstam.com
Borrower:	
Property:	5643 Santa Monica Boulevard, Los Angeles, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of January 09, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

5601-5667 SANTA MONICA BLVD. (LA) OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 1 THROUGH 13;

5544 VIRGINIA AVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL 14; AND

5545 VIRGINIA AVE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL 15

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.

1A. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	$270,393.87, PAID
Penalty:	$0.00
Second Installment:	$270,393.87, OPEN
Penalty:	$0.00
Tax Rate Area:	00200
A. P. No.:	5536-012-017

(Affects Parcels 1 through 13)

1B. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	$10,067.86, PAID
Penalty:	$0.00
Second Installment:	$10,067.86, OPEN

Penalty:	$0.00
Tax Rate Area:	00200
A. P. No.:	5536-011-010

(Affects Parcel 14)

1C. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	$6,352.84, PAID
Penalty:	$0.00
Second Installment:	$6,352.83, OPEN
Penalty:	$0.00
Tax Rate Area:	00200
A. P. No.:	5536-008-013

(Affects Parcel 15)

2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect Parcels 1 and 2:

3. An easement for power lines and incidental purposes in the document recorded as Book 2489, Page 231 of Official Records.

4. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, condemned by final decree.
Purpose: Alley
Case No.: 160427, Superior Court
Recorded: In Book 4800, Page 341, Official Records

5. The fact that the land lies within the boundaries of the Hollywood Redevelopment Project Area, as disclosed by the document recorded May 09, 1986 as Instrument No. 86-581562 of Official Records.

6. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded December 06, 2006 as Instrument No. 06-2706305 of Official Records.

7. The terms and provisions contained in the document entitled "Memorandum of Environmental Conditions Agreement" recorded July 12, 2007 as Instrument No. 20071660231 of Official Records.

8. Rights of parties in possession.

The Following Matters Affect Parcels 3 through 13:

9. An easement for power lines and incidental purposes in the document recorded as Book 2489, Page 231 of Official Records.

10. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, condemned by final decree.

Purpose: Alley
Case No.: 160427, Superior Court
Recorded: In Book 4800, Page 341, Official Records
Affects: Parcels 3 and 4 and Parcels 6, 7, 8, 9, 10, 11, 12 and 13

11. An easement for alley and incidental purposes in the document recorded as Book 9578, Page 358 of Official Records.

(Affects Lot 7 of Parcel 3)

12. A subsurface oil and gas lease, executed by Frank D. Rosenberg and Beatrice Rosenberg, husband and wife as joint tenants as lessor and Union Oil Company of California, a California corporation as lessee, recorded October 19, 1956 as Instrument No. 3090 in Book 52627, Page 273 to 278 inclusive and Page 408 of Official Records, affecting the land lying below a depth of 500 feet from the surface thereof, without the right of surface entry.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

(Affects Parcel 11)

13. This item has been intentionally deleted.

14. A subsurface oil and gas lease, executed by William F. Stifter and Gerladine S. Stifter, husband and wife as lessor and Texaco, Inc., a Delaware corporation as lessee, recorded April 02, 1969 as Instrument No. 2706 of Official Records, affecting the land lying below a depth of 500 feet from the surface thereof, without the right of surface entry.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

(Affects Parcel 12)

15. A subsurface oil and gas lease, executed by Connecticut Mutual Life Insurance Company, a corporation as lessor and Texaco Inc., a Delaware corporation as lessee, recorded June 03, 1969 as Instrument No. 3077 in Book M3225, Page 786 of Official Records, affecting the land lying below a depth of 500 feet from the surface thereof, without the right of surface entry.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

(Affects Parcel 11)

16. An offer of dedication for public street, road and highway and incidental purposes, recorded March 21, 1972 as Instrument No. 2936 of Official Records.
To: City of Los Angeles

(Affects Parcels 6 and 7)

Said offer was accepted for public use by a resolution
Executed by: City of Los Angeles
Recorded: July 27, 1972, as Instrument No. 2927, Official Records

17. The matters contained in a document entitled "Release of Interest" recorded March 23, 1972, as Instrument No. 2961, of Official Records.

(Affects Parcels 4 and 5)

18. An easement for power lines and conduits and incidental purposes in the document recorded June 02, 1972 as Instrument No. 2882 of Official Records.

(Affects Lot 1 of Parcel 5)

19. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded December 13, 1972 as Instrument No. 2362 of Official Records.

(Affects Parcel 4)

20. The fact that the land lies within the boundaries of the Hollywood Redevelopment Project Area, as disclosed by the document recorded May 09, 1986 as Instrument No. 86-581562 of Official Records.

21. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded December 06, 2006 as Instrument No. 06-2706305 of Official Records.

22. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603149 of Official Records.

(Affects Parcels 3 and 8)

23. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603150 of Official Records.

(Affects Parcels 3 and 8)

24. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603151 of Official Records.

(Affects Parcels 3 and 8)

25. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603152 of Official Records.

(Affects Parcels 3 and 8)

26. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603153 of Official Records.

(Affects Parcels 3 and 8)

27. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603154 of Official Records.

(Affects Parcels 3 and 8)

28. The terms and provisions contained in the document entitled "Memorandum of Environmental Conditions Agreement" recorded July 12, 2007 as Instrument No. 20071660231 of Official Records.

29. This item has been intentionally deleted.

30. This item has been intentionally deleted.

31. This item has been intentionally deleted.

32. This item has been intentionally deleted.

33. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by JRN Civil Engineers on September 14, 2015, designated Job Number 14999:
a. overhang lies 2.7' easterly and 1.0' southerly of property line
b. chain link fence lies 1.6' northerly of property line

34. This item has been intentionally deleted.

35. Rights of parties in possession.

The Following Matters Affect Parcels 14 and 15:

36. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded April 14, 1972 as Instrument No. 4346 of Official Records.

(Affects Parcel 15)

37. The fact that the land lies within the boundaries of the Hollywood Redevelopment Project Area, as disclosed by the document recorded May 09, 1986 as Instrument No. 86-581562 of Official Records.

38. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603149 of Official Records.

39. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603150 of Official Records.

40. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603151 of Official Records.

41. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603152 of Official Records.

42. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603153 of Official Records.

43. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded July 05, 2007 as Instrument No. 20071603154 of Official Records.

44. The terms and provisions contained in the document entitled "Memorandum of Environmental Conditions Agreement" recorded July 12, 2007 as Instrument No. 20071660231 of Official Records.

(Affects Parcel 15)

45. This item has been intentionally deleted.

46. Rights of parties in possession.

The Following Matters Affect Parcels All:

47. Covenants, conditions, restrictions and easements in the document recorded in Book 4044 of Deeds, Page 227, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

(Affects Parcel 13)

48. An easement for public Street and incidental purposes in the document recorded as Book 23915 Page 38 of Official Records.

(Affects Parcel 13)

49. An easement for power lines and incidental purposes in the document recorded June 29, 1961 as Instrument No. 3460 of Official Records.

(Affects Parcel 14)

50. The terms, provisions and easement(s) contained in the document entitled "Construction and Easement Agreement" recorded October 16, 2006 as Instrument No. 06-2291139 of Official Records.

(Affects Parcels 1 through 13)

51. An agreement or covenant to hold land as one parcel recorded October 25, 2016 as Instrument No. 20161310788 of Official Records.

(Affects Parcels 1 through 13)

52. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376290 of Official Records.

(Affects Parcel 15)

53. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376291 of Official Records.

(Affects Parcels 1 through 13)

54. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376292 of Official Records.

(Affects Parcel 14)

55. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376293 of Official Records.

(Affects Lots 1 and 2 of Parcel 5)

56. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376403 of Official Records.

(Affects Parcel 14)

57. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376404 of Official Records.

(Affects Lots 1 and 2 of Parcel 5)

58. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376405 of Official Records.

(Affects Parcels 1 through 13)

59. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 04, 2016 as Instrument No. 20161376406 of Official Records.

(Affects Parcel 15)

60. The terms and provisions contained in the document entitled "Covenant and Agreement Regarding Maintenance of Building Support" recorded November 09, 2016 as Instrument No. 20161399797 of Official Records.

(Affects Parcels 1 through 13)

61. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 09, 2016 as Instrument No. 20161399798 of Official Records.

(Affects Lots 1 and 2 of Parcel 5)

62. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 09, 2016 as Instrument No. 20161399799 of Official Records.

(Affects Lots 1 and 2 of Parcel 5)

63. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 09, 2016 as Instrument No. 20161400997 of Official Records.

(Affects Parcel 15)

64. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 09, 2016 as Instrument No. 20161400998 of Official Records.

(Affects Parcel 14)

65. The terms and provisions contained in the document entitled "Covenant and Agreement to Provide Parking Attendant" recorded November 09, 2016 as Instrument No. 20161400999 of Official Records.

(Affects Parcels 1 through 13)

66. The terms and provisions contained in the document entitled "Covenant and Agreement Regarding Maintenance of Building (Graffiti Removal)" recorded November 09, 2016 as Instrument No. 20161401000 of Official Records.

(Affects Parcels 1 through 13)

67. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 09, 2016 as Instrument No. 20161401001 of Official Records.

(Affects Parcels 1 through 13)

68. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468389 of Official Records.

(Affects Lots 1 and 2 of Parcel 5)

69. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468390 of Official Records.

(Affects Parcels 1 through 13)

70. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468391 of Official Records.

(Affects Parcel 15)

71. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468535 of Official Records.

(Affects Parcel 14)

72. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468536 of Official Records.

(Affects Lots 1 and 2 of Parcel 5)

73. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468537 of Official Records.

(Affects Parcel 14)

74. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468538 of Official Records.

(Affects Parcels 1 through 13)

75. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded November 22, 2016 as Instrument No. 20161468539 of Official Records.

(Affects Parcel 15)

76. The terms and provisions contained in the document entitled "Covenant and Agreement Regarding Maintenance of Building on Air Space Lots [Lamc 98.0403.1(A)9" recorded January 17, 2017 as Instrument No. 20170061307 of Official Records.

(Affects Parcels 1 through 13)

77. An offer of dedication for public street and incidental purposes, recorded February 16, 2017 as Instrument No. 20170192496 of Official Records.
To: The City of Los Angeles

(Affects Parcels 1, 2 6, 7, 8, 9 10, 11, 12 13 and Lot 6 of Parcel 4)

The terms and provisions contained in the document entitled "Resolution" recorded April 17, 2017 as Instrument No. 20170387692 of Official Records.

78. The terms and provisions contained in the document entitled "Waiver of Damages, Indemnification Agreement and Right of Ingress and Egress - Covenant to Run with The Land" recorded May 18, 2017 as Instrument No. 20170551747 of Official Records.

(Affects Parcels 1 through 13)

79. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded May 18, 2017 as Instrument No. 20170551747 of Official Records.

(Affects Parcels 1 through 13)

80. An agreement or covenant to hold land as one parcel recorded September 08, 2017 as Instrument No. 20171019915 of Official Records.

(Affects Parcel 14)

81. An agreement or covenant to hold land as one parcel recorded September 08, 2017 as Instrument No. 20171019916 of Official Records.

(Affects Parcel 15)

82. Water rights, claims or title to water, whether or not shown by the public records.

83. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

84. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 5643 Santa Monica Boulevard, Los Angeles, CA.

   (Affects Parcels 1 through 13)

2. The property covered by this report is vacant land.

   (Affects Parcels 14 and 15)

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

5. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:

   A. WITH RESPECT TO A CORPORATION:
      1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
      2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
      3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
      4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
   B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
      1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
      2. A full copy of the partnership agreement and any amendments;
      3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;

4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:

1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
2. A full copy of the partnership agreement and any amendment;
3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

D. WITH RESPECT TO A GENERAL PARTNERSHIP:

1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
2. A full copy of the partnership agreement and any amendments;
3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.

E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:

1. A copy of its operating agreement and any amendments thereto;
2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
   (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
   (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

F. WITH RESPECT TO A TRUST:

1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
2. Copies of those excerpts from the original trust documents and amendments thereto which

designate the trustee and confer upon the trustee the power to act in the pending transaction.

3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.

G. WITH RESPECT TO INDIVIDUALS:

1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

*****To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.******

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1:

LOT 7 AND THE WEST 10 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE EAST 40 FEET OF THE SOUTH 142.84 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 7, 8 AND 9 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOTS 1 TO 6 INCLUSIVE OF BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

LOTS 1, 2 AND 3 OF TRACT NO. 9834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 169, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

LOTS 13 AND 14 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

LOT 12 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:

LOT 9 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBONS AND MINERALS IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND WITH ALL RIGHTS INCIDENTAL THERETO, BUT NOT INCLUDING ANY RIGHT OF ENTRY UPON OR UNDER THE SURFACE OR SUBSURFACE OR ANY PART OF THE LAND TO A DEPTH OF 500 FEET BELOW THE EXISTING SURFACE THEREOF.

PARCEL 9:

LOT 10 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT 12 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 12, THE WESTERLY 40.00 FEET THEREOF.

PARCEL 10:

LOT 11 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11:

THE WESTERLY 40.00 FEET OF LOT 12 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 12:

LOT 10 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13:

LOT 11 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 14:

LOTS 11 AND 12 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 15:

THE SOUTHERLY 95 FEET OF LOTS 13 AND 14 IN BLOCK 7 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5536-012-017 (Affects Parcels 1 through 13)
5536-011-010 (Affects Parcel 14)
5536-008-013 (Affects Parcel 15)

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   (a) building; (d) improvements on the Land;
   (b) zoning; (e) land division; and
   (c) land use; (f) environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   (c) that result in no loss to You; or
   (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   (b) in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

Your Deductible Amount	**Our Maximum Dollar Limit of Liability**
Covered Risk 16: 1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18: 1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19: 1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21: 1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
   (a) and use
   (b) improvements on the land
   (c) and division
   (d) environmental protection

   This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
   This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
   (a) a notice of exercising the right appears in the public records on the Policy Date
   (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:
   (a) that are created, allowed, or agreed to by you
   (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
   (c) that result in no loss to you
   (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
   (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
   (b) in streets, alleys, or waterways that touch your land
   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement erected on the Land;
      iii. the subdivision of land; or
      iv. environmental protection;

      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   a. a fraudulent conveyance or fraudulent transfer, or
   b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement erected on the Land;
   iii. the subdivision of land; or
   iv. environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   b.Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   a. a fraudulent conveyance or fraudulent transfer, or
   b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement erected on the Land;
   iii. the subdivision of land; or
   iv. environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

   b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   a. a fraudulent conveyance or fraudulent transfer, or
   b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

northgate
environmental management, inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue
Los Angeles, California 90038

Prepared For:

CIM Group
4700 Wilshire Boulevard
Santa Monica, California 90010

Prepared By:

Northgate Environmental Management, Inc.
24411 Ridge Route Drive, Suite 130
Laguna Hills, California 92653

September 25, 2015

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Phase I Environmental Site Assessment
5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue, Los Angeles, California 90038

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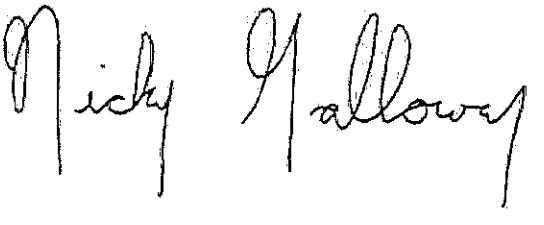

Derrick S. Willis
Principal

Nicky E. Galloway
Project Engineer

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1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) performed by Northgate Environmental Management, Inc. (Northgate) for CIM Group ("the Client") at 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in the City of Los Angeles, California (the Site). The Site consists of approximately 5.43 acres of land currently developed with vacant commercial buildings, including a former department store, several former retail shops, a former automobile repair facility, and asphalt paved parking lots. The Site is divided into three separate lots, Lot 1, Lot 2, and Lot 3 as shown in Figure 3 with inspection details of the former Sears auto center shown in Figure 4.

Our review indicates that the Site was initially developed in the early 1900s for residential development. By 1928, Lot 1 was developed with residential and commercial development, including a gasoline service station located on the southwest corner of the Lot. Commercial development expanded from the 1930s through the 1960s across the southern half of Lot 1 to include a Sears department store, restaurants, a bakery, an automobile repair facility, a beauty school, and other retail shops. The northern half of Lot 1 was developed as a parking lot. The gasoline service station was no longer present at the Site by the 1940s. Lot 1 remained relatively unchanged until about 2009 when fire appears to have damaged the western portion of the Site. By 2010, the commercial buildings on Lot 1 appear to have been abandoned.

Lot 1 is currently occupied by the remnant retail buildings and associated paved parking lot. The retail buildings, including a Sears retail store, four former retail spaces, and a former Sears Auto Center automotive service garage containing eight in-grade hydraulic lifts, are currently vacant and unoccupied.

Lots 2 and 3 remained developed with residences until the late 1940s when Lot 3 was developed as a paved parking. Lot 2 became a paved parking lot in the 1950s. Lots 2 and 3 are presently occupied by asphalt paved lots with no structures.

Addresses historically associated with Lot 1 (odd-numbered addresses on the 5600 block of Santa Monica Boulevard) are listed on the Resource Conservation and Recovery Act – Small Quantity Generator (RCRA-SQG), Historic Underground Storage Tank (HIST UST), Facility Inventory Database Underground storage tank (FID UST), Statewide Environmental Evaluation and Planning System Underground Storage Tank (SWEEPS UST) databases, the US Environmental Protection Agency (US EPA) Facility Index System (FINDS) database, and the Environmental Data Resources (EDR) Historical Auto Station database. The SQG, underground storage tank (UST), and FINDS listings relate to a UST for waste oil and other chemical storage associated

with automobile repair performed by Sears. The database listings indicate that a waste oil UST was present at 5601 Santa Monica Boulevard in 2004. It should be noted that 5601 Santa Monica Boulevard is the main Sears department store building, and it is not known if the UST was located at this address.

Site listings on the EDR Historical Auto Stations database include listings from 1924 for an automobile service station at 5615 Santa Monica Boulevard and an automobile repair facility located at 5617 Santa Monica Boulevard, a 2002 listing for auto-body parts at 5643 Santa Monica Boulevard, and a 2009 listing for the Sears Auto Center at 5667 Santa Monica Boulevard. No further information was provided for these listings.

Various reports were previously prepared for the Site. An asbestos survey conducted in 1998 at the Sears commercial building located at 5601 Santa Monica Boulevard indicated the presence of asbestos containing materials (ACMs) in both the interior and exterior materials of the structure. A Phase I ESA completed in 2001 for the commercial property at 5637 Santa Monica Boulevard did not identify USTs or other chemical storage at the Site, other than one 55-gallon drum of apparent glue material. A geotechnical investigation was performed in 2005 for the Site with subsequent revisions. These reports identified artificial fill material present in the upper 8 feet of soil that underlies the Site. The final report reviewed was for a soil and groundwater assessment conducted in 2006. This investigation was performed to evaluate potential impacts to the subsurface related to the presence of the USTs previously presumed to be present north of the Sears building at 5601 Santa Monica Boulevard. Total petroleum hydrocarbons as gasoline (TPH-g) or other hydrocarbons were not detected in any of the soil samples collected during the investigation. However, two groundwater samples contained TPH-g of 924 micrograms per liter (µg/L) in a boring advanced upgradient of the presumed location of the former USTs and 99 µg/L in one boring advanced downgradient of this location. The report concluded that no apparent impacts as a result of the former USTs was observed on the Site and the groundwater impacts are likely the result of an upgradient, off-Site source.

In summary, we have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in Los Angeles, California. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property except for the following:

- A former automobile repair facility is present on the southwest corner of Lot 1 at 5667 Santa Monica Boulevard. The remnants of eight former in-grade hydraulic lifts are

present in the building at that location. In addition, a vent pipe likely associated with a UST is present on the building wall.

Additionally, Northgate identified the following historical REC (HREC):

- The southern portion of Lot 1 was previously identified as automobile repairing and service stations in 1924 and is listed on the EDR US Historical Automobile Stations database. No further information regarding these facilities was available. Given the nature of historic automobile repairing and service stations, Northgate could not rule out the potential for impacts to soil, groundwater, and/or soil vapor as a result of these historic operations.

- Previous investigations indicate the former presence of two 5,000 gallon USTs at the former Sears Department store located on the southeast corner of Lot 1. Soil and groundwater testing previously performed in the vicinity of the reported UST location did not identify significant impact and did not recommend additional investigation.

Our review also identified the following potential environmental concerns:

- A former laundromat facility was identified on Lot 1 at 5663 Santa Monica Boulevard. Although no indications of chemical use, storage, or release was documented, Northgate could not rule out the potential for impacts to the subsurface as a result of these historic operations;

- The subject property has existed in a mixed-use neighborhood since circa the 1920s. Properties in the vicinity of the subject property and topographically upgradient and crossgradient were identified as auto garages and historical auto stations, including the facilities located immediately adjacent to the Site. Although no records of contamination impacting the subject Site were identified as part of the regulatory review, the potential for soil contamination and groundwater contamination cannot be ruled out based on the long-term and historic applications of the Site vicinity; and

- Based on the age of the structure, it is possible that ACMs and lead based paints (LBPs) are potentially present in building materials within the structure. ACMs were identified in the Sears commercial building (5601 Santa Monica Boulevard) in 1998 and it is likely that ACMs and LBPs are present in the other structures on Site.

Northgate recommends the following:

- Conduct a soil, soil vapor, and groundwater investigation in the vicinity of the former Sears automobile repair facilities, and elsewhere across the Site to evaluate potential subsurface impacts related to historic on-Site and off-Site chemical use and operations;

- Develop a soil management plan to address any potentially impacted soil that could be encountered during Site redevelopment; and
- Conduct a survey for ACMs and LBPs and other regulated building materials in all structures on the Site and prepare a demolition plan for managing any identified hazardous materials.

2.0 INTRODUCTION

This report presents the results of a Phase I ESA performed by Northgate for the Client at the Site located at 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in the City of Los Angeles, California. The Site consists of three separate lots comprising approximately 5.43 acres of land. Lot 1 is a commercial development containing the remains of an abandoned department store and other shops along with a large, paved parking lot. Lots 2 and 3 consist of paved parking lots located east of Lot 1. A Site Vicinity Map is shown on Figure 1 and a Site Location Map is shown on Figure 2.

2.1 Purpose

The purpose of this ESA has been to acquire and review information regarding the history of activities on the Site and adjacent areas to evaluate the potential for on-Site soil, groundwater, and/or soil vapor contamination. Northgate has endeavored to perform the ESA in general conformance with the scope and limitations of ASTM E-1527-13, *Standard Practices for Environmental Site Assessments* and 40 CFR Part 312, *Standards and Practices for All Appropriate Inquiry – Final Rule*.

2.2 Scope of Services

This investigation was performed Nicky Galloway, Project Engineer and Derrick Willis, Principal Geologist. The scope of work for the investigation included the following services:

- Review of readily available information regarding the history of the Site, including historic aerial photographs, maps, previous reports, and other information, and discussions with individuals familiar with the Site, if available;
- A reconnaissance of the Site and near vicinity;
- Discussions with regulatory officials and review of regulatory agency publications and files, as applicable;
- A review of historic aerial photographs, city directories, and maps of the Site; and
- Preparation of this report.

2.3 Limitations and Exceptions

2.3.1 Limitations

The purpose of an ESA is to reasonably evaluate the potential for, or actual impact of, past practices on a given site area. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. No investigation is thorough enough to absolutely rule out the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not be construed as a guarantee of the absence of such materials on the Site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

Environmental conditions may exist at the Site that cannot be identified by visual observation. Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at un-sampled locations.

Except where there is express concern of our client, or where specific environmental contaminants have been previously reported by others, naturally occurring toxic substances, potential environmental contaminants inside buildings, or contaminant concentrations that are not of current environmental concern may not be reflected in this document.

Where the scope of services is limited to interview and/or review of readily available reports and literature, any conclusions and/or recommendations are necessarily based largely on information supplied by others, the accuracy or sufficiency of which may not be independently reviewed by Northgate.

Any opinions and/or recommendations presented apply to Site conditions existing at the time of performance of services. We are unable to report on, or accurately predict, generally unforeseeable events that may impact the Site following performance of services, whether occurring naturally or caused by external forces. Therefore, we cannot assume responsibility for such events or their impact. We also cannot assume responsibility for changes in environmental standards, practices, or regulations.

2.3.2 Exceptions

The time intervals between some historical information sources may exceed five (5) years, due to the availability of such records. However, in our opinion, this does not significantly impact our ability to evaluate historic land use conditions at the Site.

At the time this report was prepared, response to request for file reviews were not received from the South Coast Air Quality Management District (SCAQMD) and the Los Angeles Fire Department (LAFD). This represents a data gap that could potentially impact our ability to evaluate environmental conditions at the Site. Northgate will provide an updated addendum or report once the requested have been received and reviewed if the results of the file review change the conclusions and recommendations presented.

2.4 User Reliance

This report has been prepared for the exclusive use of the Client, and its parent corporations, subsidiaries, affiliates, partner, partnerships, and lenders in evaluating environmental conditions at the Site. Others may not use or rely on the information contained in this report without the express written consent of Northgate.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Site consists of approximately 5.43 acres of improved land located at 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in the City of Los Angeles, California. The Site consists of 13 parcels identified as Assessor's Parcel Numbers (APNs) 5536-008-013, 5536-011-010, 5536-012-004, -005, -006, -007, -009, -010, -011, -012, -013, -014, and -015 in Los Angeles County. A Site Vicinity Map is shown on Figure 1. For the purpose of this report, the Site has been divided into three Lots as indicated on the Site Location Map shown on Figure 2.

3.2 Site and Vicinity General Characteristics

The Site consists of approximately 5.43 acres of land. The main portion of the Site (Lot 1) is developed with the remains of an abandoned department store and other retail buildings. An associated paved parking lot covers the northern half of the Lot. A four-story structure formerly occupied by a Sears retail department store is located in the southeastern portion of the Lot. A Sears Auto Center automotive service garage is located on the southwest corner of the Lot. Four abutting single-story former retail buildings are located along Santa Monica Boulevard between the Sears Building and the Auto Center. In addition, a concrete foundation of a fifth building is located adjacent to the Auto Center. The balance of Lot 1consists of a deteriorated paved parking lot for the retail outlets. An electrical transformer is located north of the Sears building in a fenced compound. Lots 2 and 3 consist of asphalt paved parking lots with no structures.

The Site is bordered to the north by Virginia Avenue followed by residential development then the Interstate 101 freeway. The Site is bordered to the south by Santa Monica Boulevard followed by commercial, and then, residential development. Residential development borders the Site to the east. The Site is bordered to the west by North Wilton Place followed by commercial and residential development. The Site vicinity is primarily residential development with some interspersed commercial development along the main thoroughfares.

3.3 Geology and Groundwater

3.3.1 Geology

Regionally, the site is located within the foothills of the Santa Monica Mountains, within the Transverse Ranges of Southern California (Norris, R.M. and Webb, R.W., 1990). The Santa Monica Mountains consist mainly of granitic and metamorphic rocks. Elevation at the Site is

approximately 320 feet above mean sea level within. The site lies near the La Brea High and Hollywood Piedmont physiographic regions (CDWR, 1961). Quaternary alluvium composed of gravel, sand, silt and clay, forms the shallow sediments beneath the Site. Underneath these alluvial sediments lies the upper Pleistocene Lakewood formation. Exposed Upper Mesozoic granitic and mid Miocene marine clastic rocks of the Middle Topanga formation make up the elevated topography north of the Site. Outcrops of the Upper Miocene Monterey Shale make up the Elysian Hills to the east (Dibblee, 1991).

Information contained in a Geotechnical investigation of the property at 5661 Santa Monica Boulevard performed in 2007 (Geocon, 2007) indicates that subsurface soils at the Site consist of artificial fill material to a depth of up to eight feet below ground surface (bgs). The artificial fill is underlain by interbedded layers of poorly to well-graded, fine to coarse-grained sand and silty sand, clay and silt to the total depth explored of 90 feet bgs.

3.3.2 Groundwater

Hydrologically, the subject Site is located in the Los Angeles Groundwater Basin within the Hollywood Sub-basin. The regional groundwater flow direction within the Hollywood Sub-basin is westward toward the Ingelwood Fault (CDWR, 2004). The aforementioned Lakewood Formation includes the Exposition and Gage Aquifers. The Exposition Aquifer is shaped as a wedge that dips to the south and intersects the surface nearly one half mile south of the site. The Gage Aquifer, which underlies the Exposition Aquifer, pinches out approximately 1.25 miles south of the site (CDWR, 1961).

Groundwater was encountered in previous geotechnical borings advanced at the Site at depths between 21 and 28.5 ft bgs. The first encountered groundwater may represent perched zones rather than a true regional groundwater system. Groundwater in the vicinity of the Site is reported to be directed towards the southwest (EDR, 2015b).

3.4 Current Use of the Property

The Site is currently developed with the remains of an abandoned department store and several vacant buildings comprising an abandoned commercial strip. The remainder of the Site consists of paved parking lots.

3.5 Description of Structures, Roads, Sewage, and Potable Water Sources

Lot 1, which occupies the city block bounded by Santa Monica Boulevard, Wilton Place, Virginia Avenue, and St. Andrews Place North, is developed with a four-story structure that was formerly

a Sears retail outlet and five additional retail commercial buildings. The northern half of Lot 1 is an asphalt paved parking to serve the buildings. Lots 2 and 3 are located across St. Andrews Place North to the east, and are developed as paved parking lots. Water and sewage connections to the Site are provided by the city of Los Angeles.

3.6 Current Uses of Adjoining Properties

The Site is bordered to the north by Virginia Avenue followed by residential development, and then the Interstate 101 freeway. The Site is bordered to the south by Santa Monica Boulevard followed by commercial development then residential development. Residential development and St. Andrews Place North border the Site to the east. The Site is bordered to the west by North Wilton Place followed by commercial and residential development. The Site vicinity is primarily residential development with some interspersed commercial development.

4.0 USER PROVIDED INFORMATION

4.1 Environmental Liens or Activity Use Limitations

Northgate reviewed an environmental lien and activity use limitation (AUL) search provided by EDR. The document is attached as Appendix A. No environmental liens or activity and land use limitations were noted in the report (EDR, 2015a).

4.2 Valuation Reduction for Environmental Issues

Northgate was not provided with any information indicating that the property values of the Site had been reduced due to environmental issues.

4.3 Owner, Property Manager, and Occupant Information

The Site is owned by St. Andrew Santa Monica, LLC. There are no current tenants.

4.4 Specialized Knowledge

The Client has not indicated that it possesses any specialized knowledge regarding the Site.

4.5 Reason for Performing the Phase I ESA

The Client intends to purchase the Site for redevelopment.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

To determine if the Site has documented environmental concerns, or if other sites with documented environmental concerns exist within the search radii of the Site prescribed by ASTM 1527-13 and *All Appropriate Inquiry*, Northgate reviewed a summary of regulatory agency databases prepared by EDR.

The EDR report presenting a summary of the agency databases reviewed and a map showing the location of the identified facilities is provided as Appendix B (EDR, 2015b). The results of the database search and internet follow-up agency file review are summarized below.

5.1.1 Site

The Site is listed on the EDR US Historical Automobile Stations database under several entities. The first listing is for an automobile repairing facility located at 5617 Santa Monica Boulevard identified as "Gaylord A S" in 1924. The second listing is for an automobile service station located at 5615 Santa Monica Boulevard. This facility is identified as "Omara Marony" in 1924. An additional listing is for "Sears Auto Center" located at 5667 Santa Monica Boulevard in 2009. The fourth listing identified "Gosen Auto Body Part" in 2002 at 5643 Santa Monica Boulevard. The final listing was for a gasoline and oil service station identified as "Colvin J W" at 5673 Santa Monica Boulevard in 1928.

The Site is additionally listed at as "Green Hornet Santa Monica" and "Sears Roebuck and Co" at 5601 Santa Monica Boulevard on the RCRA-SQG, FINDS, HIST UST, FID UST, and SWEEPS UST databases. The UST listings indicate the presence of a waste oil UST. The Site is additionally listed as a small quantity generator of hazardous waste including ignitable waste and spent nonhalogenated solvents.

5.1.2 Site Sources

The regulatory agency database search prepared by EDR indicates the presence of 169 agency listings for facilities within an approximate one-mile radius of the Site. Facilities with releases impacting groundwater located within 0.25-mile upgradient and/or cross gradient of the Site, or otherwise judged to be of potential impact to soil or groundwater quality at the Site, are summarized in the table on the following pages. Relevant documents pertaining to the reviews are located in Appendix C.

Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
5556 Santa Monica Boulevard	EDR Historic Auto Station	Approximately 40 feet southeast and crossgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1929 as "Bates J E" as a automobile repairing and service station. No other information was provided.
5600 Santa Monica Boulevard	HIST UST, CA FID UST, SWEEPS UST	Approximately 40 feet south-southeast and crossgradient of the Site	This facility was listed on the HIST UST, CA FID UST and SWEEPS UST databases. The listings indicate that one, 5000-gallon inactive UST with unknown chemical product was present at this Site, which was listed as a paint store. No other information was provided.
5608 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 40 feet south and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1937 as "Alevy Solomon" as a clothes presser and cleaner. No other information was provided.
5622 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 40 feet south-southwest and crossgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1929 as "Barrin Morris" as a clothes presser and cleaner. No other information was provided.
5638 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 40 feet southwest and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1933 as "El Cortez Cleaners" and in 1937 as "Eisenberg Saml" as a clothes presser and cleaner. No other information was provided.
5654 Santa Monica Boulevard	EDR Historic Auto Station	Approximately 40 feet southwest and downgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1937 as "Downey J M" as a automobile repairing facility. No other information was provided.
5656 Santa Monica Boulevard	EDR Historical Cleaners, EDR Historic Auto Station, CA FID UST, SWEEPS UST	Approximately 40 feet southwest and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1933 as "Gem Cleaners" as a clothes presser and cleaner. No other information was provided. This facility was identified on the EDR Historic Auto Station database. The address was identified in 1942 as "Bluff H E Jr" as a gasoline and oil service station. No other information was provided. This facility was additionally listed as a Chevron Station on the CA FID UST, SWEEPS UST, and HIST UST databases. These databases indicated the presence of four USTs installed in 1962 and reported to contain product including a 2,000-, 4,000-gallon, 5,000-, and a 10,000-gallon USTs. One 550-gallon UST was reported to be installed in 1962 and utilized for waste. No further information was available regarding this facility.

Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
5705 Santa Monica Boulevard	EDR Historical Cleaners, DRYCLEANRS	Approximately 60 feet west-southwest and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1937 as "Soloman Saml" as a clothes presser and cleaner. The facility was additionally listed as "Expo Cleaners" on the DRYCLEANERS database in 2006 but was not listed as active. No other information was provided.
5707 Santa Monica Boulevard	EDR Historical Cleaners, DRYCLEANRS	Approximately 60 feet west-southwest and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1999, 2001, 2003, 2004, 2005, 2006, 2007, 2010, and 2011 as "Expo Cleaners" and as "EKTA Coin Laundry" in 2004. The facility was also listed as "Expo Cleaners" on the DRYCLEANERS database in 1995, but was listed as inactive as of 2007. No other information was provided.
5544 Santa Monica Boulevard	EDR Historic Auto Station	Approximately 65 feet southeast and crossgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 2004 as "Jim Bess Auto". No other information was provided.
1076 North Saint Andrews Place	EDR Historical Cleaners	Approximately 140 feet south-southeast and crossgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 2001, 2002, 2003, 2004, 2005, 2009, and 2010 as "Maytag Express Cleaners" and additionally as "Express Laundry" in 2002. No other information was provided.
5717 Santa Monica Boulevard	RCRA-SQG, FINDS, CA FID UST, and SWEEPS UST	Approximately 200 feet west-southwest and downgradient of the Site	This facility was identified on the CA FID UST and SWEEPS UST. No other information was provided.
5723 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 270 feet west-southwest and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1929 as "Wood LA" and in 1937 as "Bokerjian Vahan" as a clothes presser and cleaner. No other information was provided.
1072 North Wilton Place	EDR Historic Auto Station	Approximately 275 feet southwest and downgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1999, 2001, 2002, 2003, 2004, 2008, 2009, and 2010 as "M&M Auto Center". No other information was provided.
5722 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 280 feet west-southwest and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1937 and 1942 as "Lee Dan" and in 1942 as a Chinese and oriental laundry. No other information was provided.
5508 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 290 feet east-southeast and crossgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1924 as "Grimwood BK" as a clothes cleaner, presser, and dyer and in 1929 as "Gromwood Co" as a clothes presser, leaner, and repairer. No other information was provided.



Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
5724 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 310 feet southwest and downgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1924 as "Sosner Saml" as a clothes cleaner, presser, and dyer. The facility was listed in 1929 as "Sosner S I" as a clothes presser, cleaner, and repairer. It was listed *in 1033 and 1937 as "Sosner Fannie" and "Sosner Saml" as a clothes presser and cleaner.* No other information was provided.
5511 Virginia Avenue	EDR Historical Cleaners	Approximately 335 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1933 and 1937 as "Lies Meyer" as a clothes presser and cleaner. No other information was provided.
Santa Monica/Vine Primary Site No. 3, La Mirada Ave/Lexington Ave/Wilton Place	SCH, Envirostor	Approximately 340 feet north-northwest and upgradient of the Site	This facility is listed on the SCH database as a California Department of Toxic Substances Control (DTSC) site cleanup program. The status is listed as inactive – withdrawn as of August 20, 2002 with no restricted land use. A Master Oversight Agreement exists between the Los Angeles Unified School District and the DTSC dated 2000. Records indicate that a Phase I was completed for this facility, but no records of these reports of further information was available for this facility.
5734 Santa Monica Boulevard	EDR Historic Auto Station	Approximately 375 feet west-southwest and downgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1942 as "Rische EDW" as a gasoline and oil service station. No other information was provided.
1119 North Western Avenue	EDR Historical Cleaners	Approximately 390 feet east and upgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1999, 2001, 2002, 2003, 2006, 2007, and 2008 as "Parks Coin Laundry", "B&A Coin Laundry", and "DMG Coin Laundry". No other information was provided.
1157 North Western Avenue	EDR Historic Auto Station	Approximately 390 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 2002 as "Taqueria El Arco". No other information was provided.
1171 North Western Avenue	EDR Historical Cleaners	Approximately 390 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1929 as "Kaufman Max" as a clothes presser, cleaner, and repairer. The facility was listed in 1933 as "Kirshen Sol" as a clothes presser and cleaner. It was additionally listed in 1942 as "Wong Tune" as an oriental laundry. No other information was provided.
1187 North Western Avenue	EDR Historical Cleaners	Approximately 415 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1937 as "Wong H" as an oriental laundry. No other information was provided.

Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
1191 North Western Avenue	EDR Historical Cleaners	Approximately 420 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1937 as "Kirshen Sol" as a clothes presser and cleaner. No other information was provided.
1172 North Western Avenue	EDR Historic Auto Station, RCRA-SQG, and FINDS	Approximately 430 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 2002, 2003, 2004, 2007, 2008, 2010, 2011, and 2012 as "AAA Discount Muffler". The facility was also listed as "Winston Tire Company" as a small quantity generator. No other information was provided.
1174 North Western Avenue	EDR Historic Auto Station	Approximately 440 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1999 as "Jalisco Tires and Auto Service No 3". No other information was provided.
1176 North Western Avenue	EDR Historic Auto Station	Approximately 450 feet east-northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1942 as "Friedman W H" as a gasoline and oil service station. The facility was listed in 1999 and 2001 as "Speed Auto Service" and in 2008 and "Monro Muffler Brake Inc". No other information was provided.
5801 Santa Monica Boulevard	EDR Historic Auto Station	Approximately 455 feet west-southwest and crossgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1929, 1933, 1937, and 1942 as a gasoline and oil service station under the names "Phillips Lloyd", "Gibson C V", "Barnum D H", and "Hobica H A". No other information was provided.
5737 Lexington Avenue	EDR Historic Auto Station	Approximately 460 feet west-northwest and crossgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 2008 as "Inter Computer and Accessories". No other information was provided.
1201 North Western Avenue	EDR Historical Cleaners	Approximately 465 feet northeast and upgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1929 as "Reyer Marie E Mrs" as a clothes presser, cleaner, and repairer. The facility was listed in 1933 and 1937 as "Cohen Louis" as a clothes presser and cleaner. No other information was provided.
1211 North Western Avenue	EDR Historic Auto Station	Approximately 0.10 miles northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1942 as "Kraft Adolph" as an automobile repairing facility. No other information was provided.
1213 North Western Avenue	EDR Historic Auto Station	Approximately 0.11 miles northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1929 as "Henish W P" as an automobile repairing and service station. No other information was provided.

Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
1075 North Western Avenue	LUST, CA FID UST, and SWEEPS UST	Approximately 0.11 miles east-southeast and cross-gradient of the Site	The facility is listed on the LUST database for a release of gasoline impacting groundwater from a pipe leak. This status is listed as completed with a case closure date of April 28, 1998. The CA FID UST and SWEEPS UST databases indicate that five USTs were present on the facility for motor vehicle fuel. No other information was available regarding this release.
5464 Santa Monica Boulevard	EDR Historical Cleaners	Approximately 0.13 miles east-southeast and up to crossgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1929 as "Birnbaum Herman" as a clothes presser, cleaner, and repairer. No other information was provided.
1260 North Saint Andrews Place	LUST	Approximately 0.13miles north-northeast and upgradient of the Site	This facility is listed on the LUST database for a release of gasoline to groundwater in 1990. The status is listed as completed with a case closure date of September 3, 1996. No other information was available regarding this release.
1200 North Western Avenue	EDR Historic Auto Station	Approximately 0.14miles northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1929 as "Ferrick Knott" as gasoline and oil service station. The facility was identified in 1929 as "Senator Jas" as an automobile repairing and service station. It was listed in 1933 as "Fitt A T" as an automobile repairing facility. Additionally, the facility was listed in 1933, 1937, and 1942 as a gasoline and oil service station as "Ferrick Knott", "Ferrick Jas", and "Ofstein Saml". No other information was provided.
1222 North Western Avenue	EDR Historic Auto Station	Approximately 0.14miles northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1924 as "Winn R C" and "Brookins Jesse" and "Welba Albt" as an automobile service station and automobile repairing. The facility was listed in 1933 as "Breitstein Robt" and "Bugatti Service" as a gasoline and oil service station and as automobile repairing. It was listed in 1937 as "Oneil Jas" as a gasoline and oil service station. No other information was provided.
1224 North Western Avenue	EDR Historic Auto Station	Approximately 0.14 miles northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1933 as "Kraft Adolph" as an automobile repairing facility and in 1942 as "Brown Danl" as a gasoline and oil service station. No other information was provided.
1250 North Western Avenue	EDR Historic Auto Station	Approximately 0.14 miles northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1937 as "White LA" as an automobile repairing facility. No other information was provided.
1022 North Van Ness Avenue	HIST CORTESE and LUST	Approximately 0.17 miles west-southwest and downgradient of the Site	This facility was identified for a release of solvents or other non-petroleum hydrocarbons to the soil. The status is listed as completed with a case closure date of July 25, 1996.

Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
5461 La Mirada Avenue	EDR Historic Auto Station	Approximately 0.18 miles northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1933 as "White LA" as an automobile repairing facility. No other information was provided.
1267 North Wilton Place	EDR Historical Cleaners	Approximately 0.18 miles north-northwest and upgradient of the Site	This facility was identified on the EDR Historical Cleaners database. The address was identified in 1933 as "Miller Rana Mrs"and in 1937 as "Simmons Abr" as a clothes presser and cleaner. No other information was provided.
5511 Fountain Avenue	EDR Historic Auto Station	Approximately 0.18 miles north and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1933, 1937, and 1942as "White LA" as an automobile repairing facility. No other information was provided.
1276 North Western Avenue	EDR Historic Auto Station, UST, CA FID UST, SWEEPS UST, RCRA-SQG, HIST CORTESE, LUST, and FINDS	Approximately 0.18 miles north-northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 2001, 2002, 2003, and 2004 as "Morales Chevron" and in 2005 as "Karim Auto Service". This facility was also listed on the UST, CA FID UST, and SWEEPS UST databases for the presence of four active motor vehicle fuel USTs. He facility is listed on the LUST database for a release of tetrachloroethylene (PCE) to groundwater that has a status of completed with a case closure date of January 30, 2009. A secondary LUST listing indicates the facility is also listed for a release of gasoline to groundwater that has a status of completed with a case closure date of September 18, 1996.
1277 North Western Avenue	UST, CA FID UST, SWEEPS UST, RCRA-LQG, LUST, HIST UST, and EDR Historic Auto Station	Approximately 0.19 miles north-northeast and upgradient of the Site	This facility is identified on the EDR Historic Auto Station Database. The address was identified in 1999, 2001, 2002, 2004, and 2005 as "Harrys Mobil." The facility was also listed on the UST, CA FID UST, SWEEPS UST, and HIST UST databases for the presence of motor vehicle fuel USTs. The facility is listed on the LUST database for a release of gasoline impacting groundwater. The status is listed as completed with a case closure date of July 2, 2012. Monitoring reports available for this facility did not indicate that the plume extended beneath the subject Site.
1300 North Western Avenue	EDR Historic Auto Station, RCRA-LQG, HIST UST, UST, and LUST	Approximately 0.20 miles north and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in as a gasoline and oil service station in 1933 and 2005 as "Stacy E F" and "Beebe J W". It was listed as "724 Auto Service" in 2009, 2010, 2011, and 2012. It is listed as a large quantity generator and for the presence of a UST containing waste oil and three USTs containing motor vehicle fuel.



Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
			This facility is additionally listed on the LUST database for a release of gasoline to groundwater. The status of the facility is listed as completed with a case closure date of November 19, 2009. Monitoring reports for this facility did not indicate that the plume extended beneath the subject Site.
1302 North Western Avenue	EDR Historic Auto Station	Approximately 0.21 miles north-northeast and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified in 1929 as "Huddleston Austrian" as a gasoline and oil service station. No other information was provided.
1278 North Van Ness Avenue	EDR Historic Auto Station	Approximately 0.22 miles northwest and upgradient of the Site	This facility was identified on the EDR Historic Auto Station database. The address was identified as a gasoline and oil service station in 1929 as "Claybaugh L T", in 1933 as "Kiefler H J", and in 1942 as "Meyers M L." No other information was provided.



5.2 Additional Environmental Record Sources

Northgate contacted local regulatory agencies for information regarding the use or storage of hazardous materials at the Site. During the course of the review the following agencies were contacted for environmental records:

- DTSC EnviroStor web site;
- State Water Resources Control Board (SWRCB) GeoTracker web site;
- LAFD;
- Los Angeles County Department of Public Works;
- Los Angeles County Assessor, and
- SCAQMD.

The results of our review are described in the following sections.

5.2.1 DTSC EnviroStor Web Site

The Site was not listed on the DTSC EnviroStor website and no files were available to review for the property.

5.2.2 SWRCB GeoTracker Web Site

The Site was not mapped on the GeoTracker database and no files were available to review for the property.

5.2.3 LAFD

Northgate requested files maintained with the LAFD. At the time this report was prepared, no response had been received. Upon receipt, if the review of the files changes the conclusions and recommendations provided, Northgate will issue an addendum to this report.

5.2.4 Los Angeles County Department of Public Works

The Los Angeles County Department of Public Works did not have any records on file for the Site. Northgate reviewed the Los Angeles County Department of Public Works online file review system for industrial waste, USTs, and stormwater. No records were maintained for the Site addresses.

5.2.5 Los Angeles County Assessor

The Los Angeles County Assessor files for the Site indicate that the property is utilized for commercial/industrial purposes. Information available indicates the following structures are constructed on the subject Site:

- A 4,340 square foot building built in 1931;
- A 2,500 square foot structure built in 1936;
- A 7,100 square foot building built in 1936;
- A 7,126 square foot structure built in 1948;
- A 15,000 square foot building built in 1949;
- A 5,450 square foot structure built in 1950;
- A 4,000 square foot building built in 1954;
- A 5,450 square foot structure built in 1955;
- A 4,440 square foot building built in 1957;
- A 9,500 square foot structure built in 1961;
- A 13,200 square foot building built in 1971;
- A 64,224 square foot structure built in 1972; and
- A 26,000 square foot building built in 1972.

5.2.6 SCAQMD

Northgate requested files from the SCAQMD. At the time this report was prepared, no response had been received. It is Northgate's opinion that files maintained by the SCAQMD are not likely to impact the conclusions and recommendations presented in this report. However, upon receipt, if the review of the files changes the conclusions and recommendations provided, Northgate will issue an addendum to this report.

5.3 Other Environmental Issues

Northgate performed a reconnaissance-level evaluation of other environmental issues, as outlined in Section 13.1.5 of ASTM E1527-13.

5.3.1 Floodplain Maps

Northgate viewed an online version of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Los Angeles County, Maps #06037C 1605F and #06037C 1610F with an effective date of September 26, 2008. According to the FIRM, the Sites are

located in Flood Zone X – areas determined to be outside the 0.2-percent annual chance floodplain (FEMA, 2008). The Site does not lie within the 100- or 500-year flood zones.

5.3.2 Radon

The California Department of Health Services' (DHS's) online list of indoor radon levels indicates that radon concentrations from three indoor air samples collected in zip code area 90038 were less than 4.0 pico-curies per liter (pCi/L) (DHS, 2010). According to the EDR Radius Report (Appendix B), the federal US EPA radon zone for Los Angeles County is Zone 2 (indoor average level greater than or equal to 2 pCi/L and less than or equal to 4 pCi/L).

The State of California Division of Drinking Water and Environmental Management maintains a database of radon test results indicating that out of 63 samples collected in Los Angeles County in California, in the living area-first floor, 2% exceeded 4 pCi/L. The DHS and the US EPA recommend that some form of mitigation be conducted for houses with indoor radon concentrations of 4 pCi/L or greater.

These results indicate that radon gas does not appear to constitute a significant environmental concern at the Site.

5.3.3 Oil and Gas Wells

According to the EDR GeoCheck® - Physical Setting Source Addendum, located in the Radius Report (Appendix B), there are two oil well located within one mile of the Site. The nearest well is located approximately 0.4-miles southwest of the Site in a downgradient direction. This well is listed as plugged and owned by Union Oil Company of California as an oil and gas production well. The second well is located approximately 0.8-miles northwest of the Site in a cross-gradient direction. This well is listed as plugged and owned by Chevron USA Inc. as an oil and gas production well. Information available on the Division of Oil, Gas & Geothermal Resources (DOGGR) web site indicates that no active or abandoned oil/gas wells are present on the Site. No wells appear to represent an environmental concern to the Site based on their relative locations, distances, and/or status.

5.4 Land Use History

Information on historical land use at the Sites and adjacent area was evaluated by reviewing historic aerial photographs, maps, and other documents. A summary of our investigation findings is presented below.

5.4.1 Aerial Photographs

Northgate reviewed historic aerial photographs of the Sites from 1928, 1938, 1948, 1952, 1954, 1964, 1970, 1972, 1977, 1981, 1983, 1989, 1994, 2002, 2005, 2009, 2010 and 2012 obtained from EDR (EDR, 2015c). Copies of the aerial photographs are provided in Appendix D. A summary of our aerial photograph review is presented below.

Year: 1928	**Scale:** 1" = 500'	**Source:** USGS
A large, rectangular commercial building is present at the location of Bldg. 6 on Figure 2, on the southeast corner of Lot 1, with parking and vacant land located to the north and west. The western 2/3 of Lot 1 contains residences. What appears to be a gasoline service station may be present on the southwest corner of the Lot. Lots 2 and 3 appear to be developed with residences. The Site is bordered by arterial streets and existing commercial and residential development.		
Year: 1938	**Scale:** 1" = 500'	**Source:** USGS
An additional commercial building is present immediately to the west of the original rectangular commercial building on the southeast corner of Lot 1 (currently shown as parking on Figure 2). The entire northern half of the Lot appears to be under construction for a parking lot. The western half of the southern half of the Lot contains residences, with a long, linear commercial building present at the location of existing Bldg. 1 on Figure 2. A gasoline service station may still be present on the southwest corner of the Site. Lots 2 and 3 remain unchanged from 1928. The surrounding area generally remains unchanged from 1928.		
Year: 1948	**Scale:** 1" = 500'	**Source:** USGS
Commercial buildings have replaced the residences at the location of Bldgs. 3 and 4 on Figure 2. The northern half of Lot 1 is paved parking with numerous vehicles. A few residences still remain on the western half of the southern half of Lot 1. The possible gasoline service station is no longer present on the southwest corner of the Lot. Lot 2 remains unchanged from 1938. Lot 3 is now a parking lot. The surrounding area generally remains unchanged.		
Year: 1952	**Scale:** 1" = 500'	**Source:** USGS
Lot 1 is fully developed with commercial buildings and parking along the southern half of the Lot and paved parking along the northern half. Lots 2 and 3 remain unchanged from 1948. The surrounding area continues to be fully developed with a mix of commercial and residential land use.		
Year: 1954	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 1952 photograph.		

Year: 1964	**Scale:** 1" = 500'	**Source:** USGS
An addition has been to the western half of existing Bldg. 1 shown on Figure 2, and commercial buildings are now present at the location of Bldg.2 on Figure 2. The entire southern half of Lot 1 is now occupied by commercial buildings except for a parking strip at the southwest corner of the Lot and a small parking lot immediately east of existing Bldg. 4 on Figure 2. The entire northern half of Lot 1 is a paved parking lot. Lot 2 is now a paved parking lot. Lot 3 remains unchanged from 1954.		
Year: 1970	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 1964 photograph.		
Year: 1977	**Scale:** 1" = 500'	**Source:** USGS
The commercial building immediately adjacent to Bldg. 6 on west has been replaced by a parking lot. Lot 1 remains otherwise unchanged. Lots 2 and 3 and the surrounding vicinity appear similar to the 1970 photograph.		
Year: 1981	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 1977 photograph.		
Year: 1983	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 1981 photograph.		
Year: 1989	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 1983 photograph.		
Year: 1994	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 1989 photograph.		
Year: 2002	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 1994 photograph, except that the apartment buildings on the eastern portion of Lot 3 have been replaced by a parking lot.		
Year: 2005	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 2002 photograph.		
Year: 2009	**Scale:** 1" = 500'	**Source:** USGS
Buildings on the western third of Lot 1 appear to have been damaged by fire. The remainder of the Site and vicinity appear similar to the 2005 photograph.		

Year: 2010	**Scale:** 1" = 500'	**Source:** USGS
The commercial buildings on Lot 1 appear to have been abandoned, and the parking lot on the northern half of the Lot is vacant. and vicinity appear similar to the 2009 photograph. Lots 2 and 3 and the surrounding vicinity appear unchanged from 2009.		
Year: 2012	**Scale:** 1" = 500'	**Source:** USGS
The Site and vicinity appear similar to the 2010 photograph.		

5.4.2 Sanborn Maps

Northgate reviewed Sanborn fire insurance maps for the Site obtained from EDR for the years 1919, 1950, 1955, 1956, 1957, 1959, 1960, 1961, 1962, 1966, 1968, 1969, and 1970. Copies of the Sanborn Maps are provided in Appendix E (EDR, 2015d). Information from the Sanborn maps is summarized below.

1919:	The Site is generally developed with residences or shown as vacant lots.
North:	Vacant land and residences.
South:	Vacant land and residences.
East:	Vacant land and residences.
West:	Vacant land and residences.

1950:	The southeast corner of Lot 1 is occupied by a Sears Roebuck & Co. Department Store. "Built 1928" and "Paint and Oil B." are shown on the map. Automobile repair, including oil and battery storage is shown on the northwest corner of the building. Other commercial buildings (restaurant, bakery, some paint storage) and residences are on Lot 1 along Santa Monica Blvd. The northern half of Lot 1 is identified as parking. Lot 2 is occupied by dwellings. Lot 3 is shown as vacant lots and apartments.
North:	Residences.
South:	Commercial and residential development. Automobile repair with paint spraying is depicted across Santa Monica Blvd. across from the southwest corner of the Lot 1.
East:	Residences
West:	Commercial and residential development.

1955:	Additional commercial buildings are present on the southern half of Lot 1 along Santa Monica Blvd. The western-most building adjacent to Wilton Place is identified as "Auto Service". Lots 2 and 3 remain unchanged from the 1950 map.
North:	Residences.
South:	Commercial shops and a hotel. The automobile repair with paint spraying located across Santa Monica Blvd. across from the southwest corner of the Lot 1 changes to "Auto Parts" in the 1956 map.
East:	Commercial and residential development.
West:	Commercial and residential development.

1956:	Lots 1, 2, and 3 appear similar to the 1955 map.
North:	Similar to the 1955 map.
South:	Similar to the 1955 map.
East:	Similar to the 1955 map.
West:	Similar to the 1955 map.

1957:	Lots 1, 2, and 3 appear similar to the 1956 map.
North:	Similar to the 1956 map.
South:	Similar to the 1956 map.
East:	Similar to the 1956 map.
West:	Similar to the 1956 map.

1959:	The Site appears similar to the 1957 map. The area northwest of the main Sears department store formerly labeled as "batteries and oil" is now labeled "Garden Supplies". "Auto Service" still depicted on the western-most building at the southwest corner of Lot 1. Lots 2 and 3 remain unchanged.
North:	Residences.
South:	Commercial shops, including restaurants, a hotel, Paints, and Auto Parts.
East:	Commercial and residential development.
West:	Commercial and residential development.

1960:	Lots 1, 2, and 3 appear similar to the 1959 map.
North:	Similar to the 1959 map.
South:	Similar to the 1959 map.
East:	Similar to the 1959 map.
West:	Similar to the 1959 map.

1961:	Lot 1 appears similar to the 1960 map. Lot 2 is now a vacant lot. Lot 3 remains unchanged from the 1960 map.
North:	Residences.
South:	Commercial shops, including restaurants, a hotel, Paints, and Auto Parts.
East:	Commercial and residential development.
West:	Commercial and residential development.

1962:	Lots 1, 2, and 3 appear similar to the 1961 map.
North:	Similar to the 1961 map.
South:	Similar to the 1961 map.
East:	Similar to the 1961 map.
West:	Similar to the 1961 map.

1966:	Lots 1, 2, and 3 appear similar to the 1962 map.
North:	Residences.
South:	Commercial shops, including restaurants, apartments, hotel, Paints. The Auto Parts shop shown immediately south of the southwest corner of Lot 1, across Santa Monica Blvd., is now identified as a gasoline service station.
East:	Commercial and residential development.
West:	Commercial and residential development.

1968:	Lots 1, 2, and 3 appear similar to the 1962 map.
North:	Similar to the 1966 map.
South:	Similar to the 1966 map.
East:	Similar to the 1966 map.
West:	Similar to the 1966 map.

1969: **1970:**	Lots 1, 2, and 3 appear similar to the 1962 map.
North:	Similar to the 1968 map.
South:	Similar to the 1968 map.
East:	Similar to the 1968 map.
West:	Similar to the 1968 map.

1970:	Lots 1, 2, and 3 appear similar to the 1962 map.
North:	Similar to the 1969 map.
South:	Similar to the 1969 map.
East:	Similar to the 1969 map.
West:	Similar to the 1969 map.

5.4.3 Topographic Maps

Northgate reviewed historic topographic maps for the Sites obtained from EDR for the years 1896, 1900, 1901, 1902, 1920, 1926, 1953, 1966, 1981, and 1994. Copies of the topographic maps are provided in Appendix F (EDR, 2015e). Information from the topographic maps is summarized below.

Quadrangle: Santa Monica	**Scale:** 1:62,500	**Series:** 15 Minute
1896:	The Site and vicinity are shown as vacant, or general urban land with no specific features depicted.	
Quadrangle: Los Angeles	**Scale:** 1:62,500	**Series:** 15 Minute
1900:	The Site and vicinity are similar to the 1896 map.	
Quadrangle: Southern CA Sheet 1	**Scale:** 1:250,000	**Series:** 60 Minute
1901:	No discernible features are depicted for the Site due to map scale.	
Quadrangle: Santa Monica	**Scale:** 1:62,500	**Series:** 15 Minute
1902:	The Site and vicinity are depicted as general urban land.	
1920:	The Site and vicinity are depicted as urban land.	
Quadrangle: Hollywood	**Scale:** 1:24,000	**Series:** 6 Minute
1926:	The Site is shown as general urban land with a number of small structures. The surrounding area is shown as general urban land.	
Quadrangle: Hollywood	**Scale:** 1:24,000	**Series:** 7.5 Minute
1953:	The Site and vicinity are depicted as undifferentiated urban land.	
1966:	The Site and vicinity are depicted as undifferentiated urban land.	
1972:	The Site and vicinity are depicted as undifferentiated urban land.	
1981:	The Site and vicinity are depicted as undifferentiated urban land.	
1994:	The Site and vicinity are depicted as undifferentiated urban land.	

5.4.4 City Directories

Northgate reviewed a summary of local city directory listings for the Sites and vicinity available at various intervals from 1920 to 2013, obtained from EDR. A copy of the EDR summary report is provided in Appendix G (EDR, 2015f).

Address	Date	Listing
Subject Site Listings		
5673 Santa Monica Boulevard	1929	Automobile service/gasoline station - "Colvin John W Ann gas ste"
5667 Santa Monica Boulevard	2008	Sears Auto Center
	1951	Lucky Sales Co
5665 Santa Monice Boulevard	2006-2008	Travel Service/Insurance
	1967-2000	Massage
	1971	Sofa Sales
	1958-1965	Pet Shop / Aquarium
5663 Santa Monica Boulevard	2008	95 Cents Store
	1990	Genesis Computers
	1976-1981	Otto's Cycles
	1958-1967	Laundromat
	1924-1929	Residence
5661 Santa Monica Boulevard	1986-2008	Video Sales & Rental, Electronics, botanicals
	1962-1981	Vitamins and Health Foods
	1958	Paper Fair
5657 Santa Monica Boulevard	1958-2006	Carpet/Linoleum/Cork
	1937-1951	Western Auto Supply
	1924-1933	Residences
5653 Santa Monica Boulevard	1958	Sofa Bed Company
	1924-1933	Residences
5649 Santa Monica Boulevard	1986-1990	Callahan Hardware/Plumbing
	1976	Army & Navy Outdoor Supply
	1958-1971	Sleep Shop, Silk Shop
5647 Santa Monica Boulevard	1958-1990	Tile and Linoleum
	1924-1933	Residences
5645 Santa Monica Boulevard	1976-2013	Liquor Store / Market
5643 Santa Monica Boulevard	2006-2013	Gosen Auto Body, ABC Liquidators
	1990-2000	Carpet Village, Shoe Warehouse
	1967-1990	Kay Brown Beauty School
	1958-1962	Grayson's Shoes
	1933-1937	Residences
5639 Santa Monica Boulevard	1951	Sewing Machine Co
	1924	Residences

Address	Date	Listing
5637 Santa Monica Boulevard	1986-2000	Cargo Systems / Travel
	1954-1981	Shoe Store
	1933	Restaurant
	1924-1929	Residence
5633 Santa Monica Boulevard	1951	Flower Sop
	1933	Residence
5625 Santa Monica Boulevard	1951-1971	Liquor Store, Bakery Shop
	1933	Residence
5603 Santa Monica Boulevard	1951-1962	Sears Roebuck / Allstate Insurance
5601 Santa Monica Boulevard	1965-2008	Sears Roebuck, Auto Center
	1937-1942	Residence
5533 Virginia Ave.	1924-1971	Residences
5536 Virginia Ave	1924-2006	Residences
5642 Virginia Ave	1937	Residences
5545 Virginia Ave	2000	Job Center / Education Institute
	1924-1958	Residences

5.5 Interviews

Northgate submitted an interview questionnaire to Ms. Ellen Rose, 1st Vice President of Legal for the Client. Ms. Rose indicated that she has been associated with the Site for a short period of time as the Client intends to purchase the Site. She did not indicate any specialized knowledge of the Site.

Northgate submitted an interview questionnaire to Mr. Fred Cordova of Kennedy Wilson Brokerage Group, representative for the seller. Mr. Cordova indicated that the seller declined to fill out the questionnaire.

A copy of the completed questionnaire is provided in Appendix H.

5.6 Previous Reports

Northgate reviewed several reports previously prepared for the Site as summarized below:

Asbestos Survey 103-8115, Sears Building, 5601 Santa Monica Boulevard, Los Angeles, CA 90038. July 1998.

Northgate reviewed an asbestos survey prepared by Altec Testing & Engineering, Inc (Altech) dated July, 1998 for the Sears commercial property located at 5601 Santa Monica Boulevard. A total of 117 bulk samples of suspect ACMs were collected from the structure. Samples collected from the duct installation and exterior stucco of the roof materials were determined to be asbestos containing. Additionally, a transite vent pipe and gray patching/penetration tar were observed in the roof area and were not sampled but were assumed to be asbestos containing. The transite pipe, although observed to be in good condition, must be removed prior to demolition or renovation activities. Within the interior of the structure, ACMs were identified in the pipe insulation, heat exchanger insulation, vinyl floor tiles, interior drywall, air handling duct insulation, and fire door insulation. Altec concluded that all ACMs present in the structure must be properly removed or controlled by a registered and licensed asbestos contractor prior to any renovation or demolition work (Altec, 1998).

Phase I Environmental Site Assessment for Commercial Property, 5637 Santa Monica Boulevard, Los Angeles, CA 90038. May 31, 2001.

Northgate reviewed a Phase I ESA prepared by DCI Environmental Services (DCI) dated May 31, 2001 for the commercial property located at 5637 Santa Monica Boulevard. The property was identified as a single-story structure occupied by a commercial tenant, Shoes-For-U, with associated paved parking around the building. The report indicated that no above ground tanks or USTs were present at the facility nor were any clarifiers or regulated hazardous substances observed at the property. A single 55-gallon drum possibly containing glue was stored in the rear portion of the property. No spills, stains, or releases were observed or reported at the property. DCI recommended removing the 55-gallon drum or glue with no further environmental investigation (DCI, 2001).

Phase I Environmental Site Assessment, Commercial Property – Shoes 4 U Store, 5637 Santa Monica Boulevard, Los Angeles, California 90038. March 2003.

Northgate reviewed a Phase I ESA prepared by Altec dated March 2003 for the commercial property located at 5637 Santa Monica Boulevard. The report noted a site history, reconnaissance observations, and results and conclusions similar to those presented in the 2001 DCI Phase I ESA prepared for the same commercial property. The property was identified as a single-story commercial building built in 1931 that was occupied by a wholesale shoe store in 2003. The facility was not identified on any of the environmental databases searched but Altec noted that lead was reported at detectable levels in paint samples collected during a previous investigation. Several gasoline stations were identified in the vicinity and Altec concluded that sites in the vicinity of the property had a low potential for significant environmental contamination at the commercial property (Altec, 2003).

Paseo Plaza Mixed-Use Development, 5601 Santa Monica Boulevard, Los Angeles, California, Geotechnical Investigation. April 22, 2005.

Northgate reviewed a Geotechnical Investigation prepared by Geocon Inland Empire, Inc. (Geocon) dated April 22, 2005 for the commercial property located at 5601 Santa Monica Boulevard. The property was identified as a paved parking area in the northern portion and commercial buildings with parking lots in the southern portion as well as an existing Sears retail building in the southeastern corner. The Site was reported to be relatively flat with surface drainage by sheet flow to the adjacent streets.

During investigation activities, it was determined that the property was underlain by up to eight feet of artificial fill. This fill was believed to be the result of past grading and/or demolition activities at the property. This material was observed to consist primarily of dark brown clayey sand with minor traces of construction debris. Field exploration activities determined that the fill was underlain by alluvial soils consisting predominantly of interbedded silty to clayey sand, clay, and silt. Groundwater was encountered at depths of 21 to 28.5 feet bgs. Geocon indicated that it is their opinion that this first-encountered groundwater does not represent the static groundwater table but instead perched zones of saturated soils underlain by relatively impermeable layers of silt or clay (Geocon, 2005).

Soil and Groundwater Assessment Report, Sears Hollywood Poroperty, 5601 Santa Monica Boulevard, Los Angeles, California. December 7, 2006.

Northgate reviewed a Soil and Groundwater Assessment Report prepared by Rincon Consultants, Inc. (Rincon) dated December 7, 2006 for the commercial property located at 5601 Santa Monica Boulevard. The purpose of this investigation as to determine if any impacts exists to the subsurface as a result of the reported presence of two former 5,000-gallon USTs. According to the report, building permits on file with the City of Los Angeles indiacated that two, 5,000 gallon USTs were installed at a location approximately 65 feet south of the northern property line and 110 feet west of the eastern property line on the Site. However, there were no specific reports indicating either the installation or removal of the USTs.

During the investigation, soil samples collected from six borings advanced to depths of approximately 30 to 32 feet bgs were analyzed for TPH-g, total petroleum hydrocarbons as diesel (TPH-d), total petroleum hydrocarbons as motor oil (TPH-mo), semi-volatile organic compounds (SVOCs), benzene, toluene, ethylbenzene, and xylenes (BTEX), and oxygenates, and for lead.

Four groundwater samples collected from the borings were analyzed for the same constituents as the soil samples. TPH-g was detected in two groundwater samples at concentrations of 924 µg/L and 99 µg/L. However, the sample collected upgradient (north) of the USTs had a higher reported concentration than the sample collected downgradient. Rincon concluded that there was no evidence to suggest the resulting TPH-g impacts to groundwater were a result of the former USTs at the Site, but rather, a source upgradient of the property as TPH-g was not detected in soil samples and the concentrations in groundwater upgradient of the former tanks were higher than downgradient at the tanks. Rincon further concluded that groundwater treatment may be required if dewatering is included in future development (Rincon, 2006).

Geotechnical Investigation, Paseo Plaza Mixed-Use Development, 5661 Santa Monica Boulevard, Los Angeles, California. Revised April 17, 2007.

Northgate reviewed a Geotechnical Investigation prepared by Geocon dated as revised on April 17, 2007 for the commercial property located at 5661 Santa Monica Boulevard. The results of the investigation were similar to those presented in their earlier report dated April 22, 2005. The most notable concern, from an environmental standpoint, was the artificial fill encountered during field investigation activities (Geocon, 2007).

6.0 SITE RECONNAISSANCE

Current Site conditions were observed during a reconnaissance of the Site and near vicinity performed by Mr. Derrick Willis of Northgate on August 20th and August 27, 2015. Northgate was provided unescorted access to the Site by Mr. Ryan Eddy of Kennedy Wilson Brokerage Group. Site photographs from the reconnaissance are attached at the end of this report. A Site Inspection Map is shown on Figure 3 with inspection details of the former Sears auto center shown in Figure 4

6.1 Methodology and Limiting Conditions

The Site reconnaissance was performed by traversing the Site on foot. There were no limiting conditions.

6.2 General Site and Vicinity Conditions

6.2.1 Site

The Site consists of three lots totaling about 5.43 acres of land. Descriptions of each Lot are provided in the following sections.

6.2.1.1 Lot 1

Lot 1 is bound by Virginia Avenue to the north, Wilton Place to the west, Saint Andrews Street to the east, and Santa Monica Boulevard to the south and is improved with several commercial buildings and associated paved parking areas as further described below.

5601 Santa Monica Boulevard - Sears Building and Surrounding Area

The Sears Building is a four-story concrete tilt-up and brick building located on the southeast corner of Lot 1 at the intersection of Saint Andrews Place North and Santa Monica Boulevard. The concrete portion of the building consists of one basement level, a ground level, main level and a second story level that was utilized as the retail shopping areas. The third level contained shelving and storage rooms, presumably for stocking inventory, and a mechanical room. The mechanical room contained heating and ventilation equipment as well as mechanical motors for the freight elevator. In addition, two single-story brick buildings adjoin the rear of the main structure with a covered open area or alcove between them. The eastern brick building was utilized for loading of inventory. The open alcove area and western brick building appeared to be used for retail. Asphalt parking lots surround the Sears Building to the north and east as well as a large parking lot to the northwest. The asphalt is in poor condition with de mininis staining.

The Sears Building was unoccupied and mostly empty, with the interior partially stripped of wall and floor finishings; however, there were boxes and cabinets in the former shipping/receiving area, and demolition debris was present throughout the inside of the building. Shelving was still present on the third floor. In addition, several partially disassembled automobiles and used automotive parts were littered throughout the covered alcove area.

A pad-mounted Los Angeles Department of Water and Power (LADWP) electrical transformer is located inside a fenced compound in the parking lot to the north of the Sears Building. No staining or leaking was observed. Miscellaneous trash and debris was noted near the loading dock with is located at the rear (north) of the building.

5667 Santa Monica Boulevard – Former Sears Auto Center

The former Sears Auto Center building is located on the southwest corner of Lot 1 at the intersection of Santa Monica Boulevard and Wilton Place. The building contains a customer service/parts room, a 3-bay auto service garage inside the building and an open area eight-bay service area, and a room that contains a sink and drain that was presumably a small component service/repair area.

The building was boarded up and was heavily fire damaged with the roof caved in and debris scattered throughout the inside of the building. Steel support braces were in place to give stability to the walls. The open-area service bays contained the subgrade remnants of eight below-grade hydraulic automobile hoists. The concrete was heavily stained in the service areas and a vent line likely associated with an underground storage tanks was observed on the northeast corner of the building.

5637 Santa Monica Boulevard – Former Warehouse Shoe Sale Building

The former Warehouse Shoe Sale building is a single story, one room, masonry brick structure of approximately 3,500 square feet with a concrete foundation and tile floor with a roll-up vehicle door and two pedestrian doors in the rear. The front of the building is boarded up. The building is surrounded by an asphalt parking lot to the north (rear) and east of the building. The west side of the building abuts the adjacent structure which can be accessed via two roll-up doors large enough for a vehicle to pass through. The building is not currently used as a retail outlet; however the interior contains several vehicles in various states of being dismantled. In addition, used and partially disassembled engines, transmissions, used automotive parts, trash and associated debris litter the stained floors.

5645 Santa Monica Avenue – Former Howie's Liquor and Junior Store Building

The former Howie's Liquor and Junior Store building is a masonry brick structure of approximately 7,000 square feet with a concrete foundation/floor. The vacant building abuts the former Shoe Sale Warehouse building to the east and the former Linoleum City building to the west. There is asphalt paved parking to the rear of the building and the front is boarded up.

The interior of the building consist of three rooms with stairs and a partial mezzanine in the rear and is in extremely poor condition. Several walls are broken through and most of the suspended ceilings tiles are knocked out with much of the debris scattered across the floor. Partially disassembled automobiles and automobile parts are strewn across the building floor in all the rooms with oil pooling on the floor from a disassembled engine in at least one location. The inspection was conducted using a flashlight as all windows were boarded up. A drain was identified at the rear of the building.

5657 Santa Monica Avenue – Former Linoleum City Building

The former Linoleum City building is a concrete masonry brick building with concrete and tile floor of approximately 18,750 square feet that abuts the former Howie's Liquor and Junior Store to the east. The building is divided into three sections of approximately equal size by north-south oriented masonry walls. Several individual rooms (likely offices) are present in the center section. The outer sections of the building were presumably show rooms for retail product. The building is vacant and heavily fire damaged. There is no roof on the building; only steel roof trusses as well as steel support beams which were retrofitted after the fire damage to support the walls.

Considerable debris from the fire is lettered throughout the eastern portion of the building. The offices in the middle of the building heavily fire damage with burned and scorched wood framing with scattered drywall pieces that are still intact after the fire and fire extinguishing activities. The concrete and tile floor is in very poor condition with weeds growing through cracks in the floor.

5663 Santa Monica Avenue – Former 95 Cents Store

This building has been demolished and only the concrete floor with scattered tiles remain.

6.2.1.2 Lot 2

Lot 2 is addressed as 5442 Virginia Avenue and is an asphalt-covered parking lot, approximately 0.4 acres in size enclosed by a masonry block wall approximately 3 feet high on the three. An

eight-foot high chain-link fence extends around the complete perimeter with a sliding gate for vehicular access from Virginia Avenue. No structures exist on Lot 2; however, several concrete parking stops or curbs are located near the property perimeter. In addition, an electrical meter is present in the northeast corner of the property. The asphalt is in very poor condition with weeds growing through in many places.

6.2.1.3 Lot 3

Lot 3 is addressed as 5445 Virginia Avenue and is an asphalt-covered parking lot, approximately 0.6 acres in size enclosed by a masonry block wall approximately 3 feet high on all four sides with the exception of two 20-foot lengths on the south side to allow vehicular access from an alley and a small opening (approximately six feet wide on the north to allow for pedestrian ingress/egress. The masonry wall is set back approximately 8 feet from the northern property perimeter. In addition, an eight-foot high chain-link fence extends around the complete perimeter of the lot with two swing gates for all vehicular access via the alley. No structures exist on Lot 3. Approximately 50 concrete parking stops or curbs are located near the property perimeter and in the middle of the lot. Two plastic (crash-barrier type) sand bins were present on the property. The asphalt is in very poor condition with weeds growing through in many places.

6.2.2 Site Vicinity

The Site is bordered to the north by Virginia Avenue followed by residential development then the Interstate 101 freeway. The Site is bordered to the south by Santa Monica Boulevard followed by commercial development then residential development. Residential development borders the Site to the east followed by residential development. The Site is bordered to the west by North Wilton Place followed by commercial and residential development. The Site vicinity is primarily residential development with some interspersed commercial development.

7.0 PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS

This report presents the results of a Phase I ESA performed by Northgate for the Client at 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in the City of Los Angeles, California. The Site consists of 5.43 acres of land. The Site is developed as a former commercial development, including an automobile repair facility, and asphalt paved parking lots. The Site is divided into three separate lots, Lot 1, Lot 2, and Lot 3 as shown in Figure 3 with inspection details of the former Sears auto center shown in Figure 4.

Our review indicates that the Site was initially developed in the early 1900s for residential development. By 1928, Lot 1 was developed with residential and commercial development, including a gasoline service station located on the southwest corner of the Lot. Commercial development expanded from the 1930s through the 1960s across the southern half of Lot 1 to include a Sears department store, restaurants, a bakery, an automobile repair facility, a beauty school, and other retail shops. The northern half of Lot 1 was developed as a parking lot. The gasoline service station was no longer present at the Site by the 1940s. Lot 1 remained relatively unchanged until about 2009 when fire appears to have damaged the western portion of the Site. By 2010, the commercial buildings on Lot 1 appear to have been abandoned.

Lot 1 is currently occupied by the remnant retail buildings and associated paved parking lot. The retail buildings, including a Sears retail store, four former retail spaces, and a former Sears Auto Center automotive service garage containing eight in-grade hydraulic lifts, are currently vacant and unoccupied.

Lots 2 and 3 remained developed with residences until the late 1940s when Lot 3 was developed as a paved parking. Lot 2 became a paved parking lot in the 1950s. Lots 2 and 3 are presently occupied by asphalt paved lots with no structures.

Addresses historically associated with Lot 1 (odd-numbered addresses on the 5600 block of Santa Monica Boulevard) are listed on the RCRA-SQG, HIST UST, FID UST, SWEEPS UST databases, the US EPA FINDS database, and the EDR Historical Auto Station database. The SQG, UST, and FINDS listings relate to a UST for waste oil and other chemical storage associated with automobile repair performed by Sears. The database listings indicate that a waste oil UST was present at 5601 Santa Monica Boulevard in 2004. It should be noted that 5601 Santa Monica Boulevard is the main Sears department store building, and it is not known if the UST was located at this address.

Site listings on the EDR Historical Auto Stations database include listings from 1924 for an automobile service station at 5615 Santa Monica Boulevard and an automobile repair facility

located at 5617 Santa Monica Boulevard, a 2002 listing for auto-body parts at 5643 Santa Monica Boulevard, and a 2009 listing for the Sears Auto Center at 5667 Santa Monica Boulevard. No further information was provided for these listings.

Various reports were previously prepared for the Site. An asbestos survey conducted in 1998 at the Sears commercial building located at 5601 Santa Monica Boulevard indicated the presence of ACMs in both the interior and exterior materials of the structure. A Phase I ESA completed in 2001 for the commercial property at 5637 Santa Monica Boulevard did not identify USTs or other chemical storage at the Site, other than one 55-gallon drum of apparent glue material. A geotechnical investigation was performed in 2005 for the Site with subsequent revisions. These reports identified artificial fill material present in the upper 8 feet of soil that underlies the Site. The final report reviewed was for a soil and groundwater assessment conducted in 2006. This investigation was performed to evaluate potential impacts to the subsurface related to the presence of the USTs previously presumed to be present north of the Sears building at 5601 Santa Monica Boulevard. TPH-g or other hydrocarbons were not detected in any of the soil samples collected during the investigation. However, two groundwater samples contained TPH-g of 924 µg/L in a boring advanced upgradient of the presumed location of the former USTs and 99 µg/L in one boring advanced downgradient of this location. The report concluded that no apparent impacts as a result of the former USTs was observed on the Site and the groundwater impacts are likely the result of an upgradient, off-Site source.

In summary, we have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in Los Angeles, California. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of RECs in connection with the property except for the following:

- A former automobile repair facility is present on the southwest corner of Lot 1 at 5667 Santa Monica Boulevard. The remnants of eight former in-grade hydraulic lifts are present in the building at that location. In addition, a vent pipe likely associated with a UST is present on the building wall.

Additionally, Northgate identified the following HREC:

- The southern portion of Lot 1 was previously identified as automobile repairing and service stations in 1924 and is listed on the EDR US Historical Automobile Stations database. No further information regarding these facilities was available. Given the nature of historic automobile repairing and service stations, Northgate could not rule out the potential for impacts to soil, groundwater, and/or soil vapor as a result of these historic operations.

- Previous investigations indicate the former presence of two 5,000 gallon USTs at the former Sears Department store located on the southeast corner of Lot 1. Soil and groundwater testing previously performed in the vicinity of the reported UST location did not identify significant impact and did not recommend additional investigation.

Our review also identified the following potential environmental concerns:

- A former laundromat facility was identified on Lot 1 at 5663 Santa Monica Boulevard. Although no indications of chemical use, storage, or release was documented, Northgate could not rule out the potential for impacts to the subsurface as a result of these historic operations;
- The subject property has existed in a mixed-use neighborhood since circa the 1920s. Properties in the vicinity of the subject property and topographically upgradient and crossgradient were identified as auto garages and historical auto stations, including the facilities located immediately adjacent to the Site. Although no records of contamination impacting the subject Site were identified as part of the regulatory review, the potential for soil contamination and groundwater contamination cannot be ruled out based on the long-term and historic applications of the Site vicinity; and
- Based on the age of the structure, it is possible that ACMs and lead based paints (LBPs) are potentially present in building materials within the structure. ACMs were identified in the Sears commercial building (5601 Santa Monica Boulevard) in 1998 and it is likely that ACMs and LBPs are present in the other structures on Site.

Northgate recommends the following:

- Conduct a soil, soil vapor, and groundwater investigation in the vicinity of the former Sears automobile repair facilities, and elsewhere across the Site to evaluate potential subsurface impacts related to historic on-Site and off-Site chemical use and operations;
- Develop a soil management plan to address any potentially impacted soil that could be encountered during Site redevelopment; and
- Conduct a survey for ACMs and LBPs and other regulated building materials in all structures on the Site and prepare a demolition plan for managing any identified hazardous materials.

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PHASE II ENVIRONMENTAL SITE ASSESSMENT

5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue
Los Angeles, California

Prepared For:

5545 Virginia Ave Owner, LLC
5544 Virginia Ave Owner, LLC
5601-5667 Santa Monica Blvd. (LA) Owner, LLC

Prepared By:

Northgate Environmental Management, Inc.
24411 Ridge Route Drive, Suite 130
Laguna Hills, California 92653

March 14, 2016

Project No. 2050.10.02S

Phase II Environmental Site Assessment

5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue, Los Angeles, California

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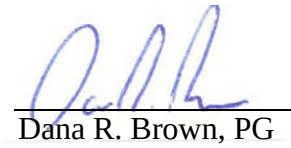
CERTIFICATION

All geologic information, conclusions, and recommendations in this document have been prepared under the supervision of and reviewed by a Northgate California Professional Geologist.



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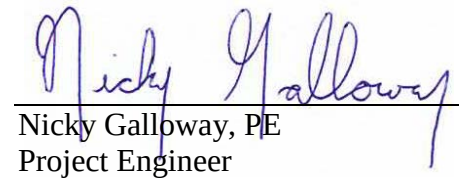

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1.0 INTRODUCTION

This report presents the results of a Phase II Environmental Site Assessment (ESA) performed by Northgate Environmental Management, Inc. (Northgate) for 5545 Virginia Ave Owner, LLC, 5544 Virginia Ave Owner, LLC, and 5601-5667 Santa Monica Blvd. (LA) Owner, LLC ("the Client") for the property located at 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in the City of Los Angeles, California (the Site). The Site consists of approximately 5.43 acres of land currently developed vacant commercial buildings, including a former department store, several former retail shops, a former automobile repair facility, and asphalt paved parking lots. A Site Location Map is shown on Figure 1 and a Site Plan is shown on Figure 2. The Site is divided into three separate lots, Lot 1, Lot 2, and Lot 3, as shown in Figure 3.

1.1 Authorization

The Client requested that Northgate conduct a Phase II ESA to evaluate the potential presence of impacts related to issues of environmental concern identified in a Phase I ESA prepared for the Site by Northgate on September 25, 2015 (Northgate, 2015a). Issues of environmental concern identified in that report included long-term historic automotive repair operations at the Site and in the immediate vicinity of the Site as well as historic dry cleaning operations located at the Site. The objective and scope of work for this assessment were outlined in Northgate's proposal dated August 27, 2015 (Northgate, 2015b).

1.2 Objectives

The primary objective of the Phase II ESA was to assess the potential presence of soil, soil vapor, and groundwater quality impacts related to the long-term historic automotive repair operations at the Site and in the immediate vicinity of the Site, as well as historic dry cleaning operations located at the Site.

1.3 Scope of Work

The Phase II ESA was conducted in general accordance with our *Proposal for Phase II Environmental Site Assessment, 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue, Los Angeles, California* dated August 27, 2015 and approved by the Client on September 3, 2015. The scope of work included the following:

- Site walk to mark the proposed boring locations, and notification to Underground Service Alert (USA) for underground utility clearance;
- Preparation of a Site-specific Health and Safety Plan (HASP);

- Advancement of four borings ranging from 36 to 38.5 feet below ground surface (bgs), with collection of soil samples at depths ranging from 5 to 25 feet bgs, based on field indicators from each boring; and collection of grab groundwater samples from each boring;
- Advancement of four borings to 15 feet bgs, with collection of soil samples at approximate depths of 5, 10, and 15 feet bgs, based on field indicators and soil recovery, from each boring;
- Analysis of fourteen selected soil sample for VOCs analysis and sixteen selected soil samples for total petroleum hydrocarbons carbon-chain (TPH-cc);
- Collection and analysis of four groundwater sample for volatile organic compounds (VOCs) and TPH-cc and analysis of one groundwater sample for Title 22 metals;
- Installation of eight temporary soil vapor sample probes at 5 feet bgs and analysis of soil vapor samples for VOCs; and
- Preparation of this report.

2.0 BACKGROUND

2.1 Site Description

The Site consists of approximately 5.43 acres of improved land located at 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue in the City of Los Angeles, California. The Site consists of thirteen parcels identified as Assessor's Parcel Numbers (APNs) 5536-008-013, 5536-011-010, 5536-012-004, -005, -006, -007, -009, -010, -011, -012, -013, -014, and -015 in Los Angeles County developed for commercial land use. A Site Vicinity Map is shown on Figure 1 and a Site plan map is shown on Figure 2.

2.2 Site History

Northgate previously conducted a Phase I ESA at the Site (Northgate, 2015a). The following areas of potential environmental concern associated with potential impact to the subsurface were identified:

- Based on Northgate's review of historical documents, the Site property identified as 5663 Santa Monica Boulevard was historically occupied by Snow White Laundromat from about the time was building was constructed in 1954 to at least 1967. Laundromat's during this time often contained coin operated dry cleaning machines that have been the subject of documented releases of tetrachloroethylene, a dry cleaning solvent, to soil and groundwater.
- Based on Northgate's review of historical documents and the Environmental Data Resources, Inc. (EDR) database report the Site property identified as 5667 Santa Monica Boulevard was historically used as an auto service facility from between 1955 until and at least 2009. This property is located at the intersection of Santa Monica Boulevard with Wilton Place and was identified as most recently as the Sear's Auto Center in 2008 and 2009 and is listed as auto service in 1955 and 1961. It appears this is only location on Site to be formerly used as for auto repair. While a historic registered waste oil underground storage tank (UST) is listed at the address of the main Sears store at 5601 Santa Monica Boulevard, it is likely the referenced waste oil UST is located at the 5667 Santa Monica Boulevard location. This is consistent with Northgate's reconnaissance survey where a UST vent pipe was observed on the 5667 Santa Monica Boulevard building. In addition, eight hydraulic lifts and drain sample box were observed at the closed Sear Auto Service facility.

  While there is no documented evidence of a release, the former Sears store building, which is currently closed, is listed as the Green Hornet Santa Monica as a Resource Conservation and Recovery Act (RCRA) waste generator in the EDR Database report. Prior to construction of the Sears store in 1928, a portion of the property along

Santa Monica Boulevard (#5617) is listed as auto repair and as an auto service station in 1924. Northgate's reconnaissance survey also identified the use of on Site buildings addressed as 5637 and 5645 Santa Monica Boulevard for various aspects of auto repair as disassembled engines and auto parts were present in the building.

2.3 Regional and Local Geology and Hydrology

Regionally, the site is located within the foothills of the Santa Monica Mountains, within the Transverse Ranges of Southern California (Norris, R.M. and Webb, R.W., 1990). The Santa Monica Mountains consist mainly of granitic and metamorphic rocks. Elevation at the Site is approximately 320 feet above mean sea level within. The site lies near the La Brea High and Hollywood Piedmont physiographic regions (CDWR, 1961). Quaternary alluvium composed of gravel, sand, silt and clay, forms the shallow sediments beneath the Site. Underneath these alluvial sediments lies the upper Pleistocene Lakewood formation. Exposed Upper Mesozoic granitic and mid Miocene marine clastic rocks of the Middle Topanga formation make up the elevated topography north of the Site. Outcrops of the Upper Miocene Monterey Shale make up the Elysian Hills to the east (Dibblee, 1991).

Information contained in a Geotechnical investigation of the property at 5661 Santa Monica Boulevard performed in 2007 (Geocon, 2007) indicates that subsurface soils at the Site consist of artificial fill material to a depth of up to eight feet below ground surface (bgs). The artificial fill is underlain by interbedded layers of poorly to well-graded, fine to coarse-grained sand and silty sand, clay and silt to the total depth explored of 90 feet bgs.

Hydrologically, the subject Site is located in the Los Angeles Groundwater Basin within the Hollywood Sub-basin. The regional groundwater flow direction within the Hollywood Sub-basin is westward toward the Inglewood Fault (CDWR, 2004). The aforementioned Lakewood Formation includes the Exposition and Gage Aquifers. The Exposition Aquifer is shaped as a wedge that dips to the south and intersects the surface nearly one half mile south of the site. The Gage Aquifer, which underlies the Exposition Aquifer, pinches out approximately 1.25 miles south of the site (CDWR, 1961).

Groundwater was encountered in previous geotechnical borings advanced at the Site at depths between 21 and 28.5 feet bgs. The first encountered groundwater may represent perched zones rather than a true regional groundwater system. Groundwater in the vicinity of the Site is reported to be directed towards the southwest (EDR, 2015b). Groundwater was encountered during this investigation at 31 to 33 feet bgs.

3.0 INVESTIGATION METHODS

Northgate conducted soil, groundwater, and soil vapor sampling at the Site on September 30 and October 1, 2015. A boring location map is shown on Figure 3.

3.1 Pre-Field Activities

Before sampling activities began, Northgate coordinated Site access with Mr. Fred Cordova of Kennedy Wilson Brokerage Group, Beverly Hills, California. Other pre-field activities included the specific tasks outlined below.

3.1.1 Health and Safety Plan

Northgate prepared a Site-specific HASP for the Phase II ESA. The HASP was prepared in accordance with applicable federal and state regulations. The HASP addressed the potential for exposure to hazardous constituents, and delineated the general safety procedures that are required for the safe operation of mechanical equipment to be used while conducting the field operations at the Site.

3.1.2 Clearance of Underground Utilities

USA was notified, as required by law, 48-hours prior to the sampling event before any intrusive activities began in order to locate utilities and other subsurface obstructions in the vicinity of the borings.

3.2 Soil Sampling and Analysis

Eight borings (B-1 through B-4, and GW-1 through GW-4) were advanced across the Site as shown on Figure 4, and as described below:

- Boring B-1 was advanced to 10 feet bgs adjacent to a service drain in the northern room (assumed small component repair room) of the former Sears Auto Center;
- Borings B-2 through B-4 were advanced to 15 feet bgs adjacent to underground automotive hoists and stained areas in the former Sears Auto Center;
- Boring GW-1 was advanced to 36 feet bgs northeast of the former Sears Auto Center Building near the assumed location of the former underground storage tanks (USTs);
- Boring GW-2 was advanced to 36 feet bgs adjacent to the most southerly automotive lifts at the former Sears Auto Center Building near the assumed location of the former waste-oil underground storage tank (UST)

- Boring GW-3 was advanced to 37 feet bgs adjacent to the drain line connection at the rear of the former 99 Cents store building foundation (former Snow White Laundromat); and

- Boring GW-4 was advanced to 38.5 feet in the former Howie's Liquor and Junior Store building where automotive service operations were identified during Northgate's Phase I ESA.

All borings were advanced by Interphase Environmental, Inc. of Commerce, California (Interphase), using a Geoprobe rig. Soil samples were screened using a photoionization detector and visual observation for selection of chemical analysis. Soil samples were collected for selected chemical analysis at 5-foot intervals. The samples were collected in acetate sleeves and also using Lock^{n}Load^{TM} sampler and preserved in ethanol and sodium bisulfate in volatile organic analysis (VOA) vials in compliance with Environmental Protection Agency (EPA) Method 5035. After the soil sampling was completed, the borings were backfilled with hydrated bentonite to the surface and a concrete or asphalt plug was placed at the surface to match existing conditions. Soil sampling methodology is further described in Appendix A.

Soil samples were labeled, stored on ice in a cooler, and transported to SunStar Laboratories, Inc. (SunStar), a California certified laboratory in Lake Forest, California, under proper chain-of-control custody for analysis. Soil samples were analyzed for VOCs using EPA Method 8260 and for TPH-cc using EPA Method 8015M.

3.3 Groundwater Sampling

Grab-groundwater samples were collected from borings GW-1 through GW-4 by lowering a disposable microbailer through the Geoprobe drive rods to a temporary well screen installed at the bottom of the boring. Boring GW-1 and GW-2 were advanced to 36 feet bgs, boring GW-3 was advanced to a depth of 37 feet bgs, and boring GW-4 was advanced to 38.5 feet bgs. The samples were analyzed in an on-Site mobile laboratory for VOCs using EPA Method 8260B and for TPH-cc using EPA Method 8015M by a fixed location laboratory. Groundwater sampling methodology is further described in Appendix A.

3.4 Soil Vapor Survey

Temporary soil vapor probes (SVPs) were advanced in in eight locations across the Site, SV-1through SV-8, as shown on Figure 3. The SVPs were installed 2-1/4 inch inside-diameter hollow drill rods. The probe consisted of a 3/8" x 1" Stone PolyPro vapor probe implant with 1/4-inch Speed Fit installed at 5 feet bgs. Nylaflow tubing (¼ inch diameter) was connected from the implant to the ground surface, and terminated above the existing concrete slab. The

borehole annulus around the implant and tubing was filled through the drill rods with sand 6 inches above and below the implant, 12 inches of dry bentonite placed 1 foot above the sand and hydrated bentonite chips from above the sand to the ground surface.

The SVP locations are described below.

- SV-1was installed adjacent to the drain in the northern room of former Sears Auto Center building;
- SV-2 was installed in the interior automotive bays of the former Sears Auto Center building;
- SV-3 was installed in the southern portion of the former Sears Auto Center building;
- SV-4 was installed south of the exterior service bays of the former Sears Auto Center;
- SV-5 was installed adjacent to a drain line connection at the rear of the former 99 Cents store building foundation (former laundromat);
- SV-6 was installed adjacent to a drain at the rear of the former Shoe Warehouse (where prior automotive service operations were noted during the Phase I ESA;
- SV-7 (was installed inside the former Shoe Warehouse building (where prior automotive service operations were noted during the Phase I ESA; and
- SV-8 was installed adjacent to a storm drain in the main Sears building alcove area.

After installation, each temporary probe was allowed to stabilize two hours. Prior to sampling, each probe was purged of approximately three well volumes of air. A vapor sample was then collected from each probe using a summa canister and flow regulator that maintained a flow rate of 150 milliliters per minute. Each sample was analyzed for VOCs using EPA Method 8260B in an on-Site mobile laboratory. A soil vapor sample could not be extracted from probe SV-1 due to very limited vapor flow.

After the soil vapor survey was conducted, the SVPs were removed and the borings backfilled with hydrated bentonite to just below the slab. Soil vapor sampling methodology is further described in Appendix A.

4.0 INVESTIGATION RESULTS

4.1 Subsurface Conditions

All drilling locations were covered with approximately 3 inches of concrete or asphaltic concrete underlain by approximately 6 inches of crushed miscellaneous base fill material.

The subsurface at the Site generally consists of interbedded clayey silt, silt and silty clay with thin sand lenses to approximately 30 feet bgs. This is underlain by a very fine to medium grained wet to saturated sand zone encountered between 29 and 37 feet bgs.

During this investigation, groundwater was encountered at depths of approximately 31 to 33 feet bgs beneath the Site. A boring location map is shown on Figure 4 and a copy of the field notes with the boring logs is attached in Appendix B.

4.2 Analytical Results

4.2.1 Soil Sampling Analytical Results

As shown in Table 1, no VOCs were detected above laboratory method reporting limits (MRLs) in the fourteen samples analyzed. As shown in Table 2, total petroleum hydrocarbons as gasoline (TPH-g) and total petroleum hydrocarbons as motor oil (TPH-mo) were not detected above the laboratory MRLs in any of the samples collected. Total petroleum hydrocarbons as diesel (TPH-d) was measured in one soil sample collected at 10 feet bgs from boring B3 at a concentration of 17 milligrams per kilogram (mg/kg). This reported concentration did not exceed the Regional Water Quality Control Board (RWQCB) TPH maximum soil screening level (SSL) of 1,000 mg/kg. A copy of the laboratory analytical reports is shown in Appendix C.

4.2.2 Groundwater Sampling Analytical Results

As shown in Table 3, trichlorofluoromethane (Freon 11) was reported in all four samples at concentrations ranging between 4.3 and 21 micrograms per liter (µg/L). Chloroform was detected at concentrations between 1.4 and 14 µg/L in three samples. Tetrachloroethene (PCE) was measured in two samples at concentrations of 1.4 and 3.3 µg/L. None of the reported concentrations exceeded their respective California EPA Maximum Contaminant Levels (MCLs).

As shown in Table 4, TPH-g, TPH-d, and TPH-mo were not reported in any of the four groundwater samples collected above their respective laboratory MRLs. One groundwater sample, GW-1, was additionally analyzed for metals. Barium, molybdenum, and mercury were

detected at concentrations of 95, 82, and 1.7 µg/L, respectively, as shown in Table 5. None of these detected concentrations exceeded their respective MCL. A copy of the laboratory analytical report is shown in Appendix C.

4.2.3 Soil Vapor Analytical Results

Soil vapor sample test results are shown in Table 6. Methylene chloride (dichloromethane) was reported in two of the soil vapor samples, SV-3 and SV-8, at concentrations of 0.67 and 0.62 µg/L, respectively. Chloroform was measured in two soil vapor samples, SV-4 and SV-8, at concentrations of 0.11 and 0.12 µg/L, respectively. Residential and commercial/industrial California Human Health Screening Levels (CHHSLs) have not been established for these analytes. The detected values for methylene chloride and chloroform are just slightly above the laboratory method reporting limits (MRLs) of 0.50 and 0.10 µg/L, respectively.

Benzene was detected in four of the soil vapor samples collected at concentrations ranging between 0.11 and 0.14 µg/L. All of the reported benzene concentrations in soil vapor exceeded the residential CHHSL of 0.036 µg/L and two of the benzene soil vapor sample results, 0.14 µg/L at SV-2 and 0.13 µg/L at SV-3, exceeded the commercial/industrial CHHSL of 0.122 µg/L. PCE was additionally measured at 0.16 µg/L in the primary soil vapor sample from SV-4 and at 0.13 µg/L in the duplicate sample from SV-4, which were below the residential and commercial/industrial CHHSLs. Naphthalene was reported in one soil vapor sample collected from SV-5 at a concentration of 0.22 µg/L, which exceeded both the residential CHHSL of 0.032 µg/L and the commercial/industrial CHHSL of 0.106 µg/L. No other VOCs were detected in the soil vapor samples analyzed. A copy of the laboratory analytical reports is shown in Appendix C.

5.0 CONCLUSIONS AND RECOMMENDATIONS

This investigation consisted of the analysis of thirty soil samples, nine groundwater samples, and seven soil vapor samples, plus a duplicate, collected from eight borings and seven soil vapor probes adjacent to areas of the Site where Northgate's Phase I ESA indicated the possible historic use of hazardous materials.

5.1 Soil

TPH-g, TPH-mo, and VOCs were not detected in any of the soil samples analyzed. TPH-d was detected in only one soil sample at a level two orders of magnitude below the RWQCB SSL.

5.2 Groundwater

Freon 11 and chloroform were detected at low concentrations in almost all of the groundwater samples. These compounds are not expected to be associated with historic site operations as they are common laboratory cleaning chemicals and are therefore assumed to be laboratory contaminants.

PCE, a common solvent used in dry cleaning operations as well as general degreasing operations, was detected in the grab groundwater samples collected from GW-1 (located in the assumed location of the USTs associated with the former Sears Auto Center) and GW-3 (located at the former laundromat) at concentration below MCLs. While the concentrations are below any screening criteria that require any remedial action, they are indicative of a historic release or spill to the subsurface and PCE may be present on the Site at concentrations above regulatory screening criteria.

5.3 Soil Vapor

Benzene, a component of gasoline, was detected in soil vapor samples collected from two SVPs located inside former Sears Auto Center (SV-2 and SV-3), one SVP located on the former 99 Cent Store building foundation (historical laundromat) near a drain line connection (SV-5 adjacent to the Sears Auto Center) and one SVP located in the alcove area at the Main Sears building SV-8 where auto maintenance operations were observed during the Phase I ESA site reconnaissance and where gas and oil may have historically been stored for retail purposes. Benzene concentrations exceeded the commercial CHHSL in two locations in the former Sears Auto Center indicating a potential vapor intrusion risk for future development.

Napthalene, a common fumigant, was detected in one sample from SV-5, located on the former 99 Cent Store building foundation at a concentration exceeding the commercial CHHSL and may also be a potential vapor intrusion risk for future development.

PCE was detected in SV-4, located inside the auto service bay area of the Sears Auto Center; however, the concentrations were below commercial and residential CHHSLs.

Since the above listed compounds were either not detected in groundwater, (or in the case of PCE where it was detected but at very low concentrations), the presence of benzene, naphthalene, and PCE in soil vapor is indicative of a of a historic release or spill to the subsurface and these compounds may be present on the site in soil at concentrations above regulatory screening criteria.

Given the long history of former automotive operations and the possible historic dry cleaners at the Site coupled with the compounds found in soil vapor, there is a reasonable probability that there may be localized areas on the property where soil and/or soil vapor concentrations may exceed both residential and commercial regulatory screening levels.

To that end, Northgate recommends the installation of engineering controls, such as a passive sub-slab vapor barrier and venting system, be considered beneath the buildings (depending on depth of basements) as part of the development plan for the Site. In addition, Northgate recommends that a soil management plan be developed to address any potentially impacted soil that could be encountered during development.

6.0 LIMITATIONS

The purpose of a geologic/hydrogeologic study is to reasonably characterize existing site conditions based on the geology/hydrogeology of the area. In performing such a study, it is understood that a balance must be struck between a reasonable inquiry into the site conditions and an exhaustive analysis of each conceivable environmental characteristic. The following paragraphs discuss the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to describe all geologic/hydrogeologic conditions of interest at a given site. If conditions have not been identified during the study, such a finding should not therefore be construed as a guarantee of the absence of such conditions at the site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

We are unable to report on or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces. We assume no responsibility for conditions we were not authorized to evaluate, or conditions not generally recognized as predictable when services were performed.

Geologic/hydrogeologic conditions may exist at the site that cannot be identified solely by visual observation. Where subsurface exploratory work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at unsampled locations.

7.0 REFERENCES

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TABLES

TABLE 1
Soil Sample Analytical Results - Volatile Organic Compounds

Sample Identification	Sample Depth (feet bgs)	Sample Date	EPA Method 8260B							
			Benzene	Toluene	Ethylbenzene	m,p- Xylenes	o-Xylene	PCE	TCE	Other VOCs
			µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
B1@5'	5.0	9/30/2015	<4.5	<4.5	<4.5	<9.0	<4.5	<4.5	<4.5	ND
B1@10'	10.0	9/30/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
B2@5'	5.0	9/30/2015	--	--	--	--	--	--	--	NA
B2@10'	10.0	9/30/2015	--	--	--	--	--	--	--	NA
B2@15'	15.0	9/30/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
B3@5'	5.0	9/30/2015	--	--	--	--	--	--	--	ND
B3@10'	10.0	9/30/2015	--	--	--	--	--	--	--	ND
B3@15'	15.0	9/30/2015	<8.7	<8.7	<8.7	<17	<8.7	<8.7	<8.7	ND
B4@5'	5.0	9/30/2015	--	--	--	--	--	--	--	ND
B4@10'	10.0	9/30/2015	--	--	--	--	--	--	--	ND
B4@15'	15.0	9/30/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-1@15'	15.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-1@20'	20.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-1@25'	25.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-2@10'	10.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-2@25'	25.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-3@5'	5.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-3@20'	20.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND

TABLE 1
Soil Sample Analytical Results - Volatile Organic Compounds

Sample Identification	Sample Depth (feet bgs)	Sample Date	EPA Method 8260B							
			Benzene	Toluene	Ethylbenzene	m,p- Xylenes	o-Xylene	PCE	TCE	Other VOCs
			µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
GW-4@5'	5.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-4@15'	15.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
Residential Soil RSL			1,100	5,000,000	5,400	600,000	690,000	22,000	910	NA
Industrial Soil RSL			5,400	45,000,000	27,000	2,600,000	3,000,000	110,000	6,400	NA

Notes:

EPA: Environmental Protection Agency
bgs: Below ground surface
PCE: Tetrachloroethene
TCE: Trichloroethene
VOCs: Volatile organic compounds

µg/kg: Micrograms per kilogram
<: Not detected at or above the indicated laboratory method reporting limit
ND: Not detected, reporting limits vary for each compound
RSL = EPA Region 9 Regional Screening Level, updated November 2012
NA: Not applicable
--: Not analyzed

TABLE 2
Soil Sample Analytical Results - Total Petroleum Hydrocarbons

Sample Location (Relative Depth)	Sample Depth (ft bgs)	Date of Collection	Total Petroleum Hydrocarbons EPA Method 8015C		
			C6-C12 TPH - Gasoline (GRO)	C13-C28 TPH - Diesel (DRO)	C29-C40 TPH - Motor Oil (MORO)
			(mg/kg)	(mg/kg)	(mg/kg)
B1@5'	5.0	9/30/2015	<0.220	<10	<10
B1@10'	10.0	9/30/2015	<0.190	<10	<10
B2@5'	5.0	9/30/2015	<0.200	<10	<10
B2@10'	10.0	9/30/2015	<0.650	<10	<10
B2@15'	15.0	9/30/2015	<0.280	<10	<10
B3@5'	5.0	9/30/2015	<0.170	<10	<10
B3@10'	10.0	9/30/2015	<0.290	17	<10
B3@15'	15.0	9/30/2015	<0.670	<10	<10
B4@5'	5.0	9/30/2015	<0.220	<10	<10
B4@10'	10.0	9/30/2015	<0.180	<10	<10
B4@15'	15.0	9/30/2015	<0.190	<10	<10
GW-1@15'	15.0	10/2/2015	<0.20	<10	<10
GW-1@20'	20.0	10/2/2015	<0.24	<10	<10
GW-1@25'	25.0	10/2/2015	<0.36	<10	<10
GW-2@10'	10.0	10/2/2015	<0.18	<10	<10
GW-2@25'	25.0	10/2/2015	<0.21	<10	<10
RWQCB TPH Max SSL 20 to 150 feet Above Groundwater			500	1,000	10,000

Notes:

EPA: Environmental Protection Agency
bgs: Below ground surface
mg/kg: Milligrams per kilogram
<: Not detected at or above the indicated laboratory method reporting limit
---: Not tested
RWQCB: Regional Water Quality Control Board - Los Angeles Region
TPH: Total petroleum hydrocarbon
SSL - RWQCB Maximum Soil Screening Levels - Distance above groundwater 20 - 150 feet, Interim Site Assessment Cleanup Guidance, May, 1996.

TABLE 3
Groundwater Analytical Results - Volatile Organic Compounds

Sample Identification	Sample Date	EPA Method 8260B			
		Trichlorofluoromethane (Freon 11)	Chloroform	Tetrachloroethene (PCE)	Other VOCs
		µg/L	µg/L	µg/L	µg/L
GW-1	10/1/2015	5.3	1.4	3.3	ND
GW-2	10/1/2015	6.1	13	<1.0	ND
GW-3	10/1/2015	21	14	1.4	ND
GW-4	10/1/2015	4.3	<1.0	<1.0	ND
California EPA MCLs		150	NE	5.0	NA

Notes:

EPA: Environmental Protection Agency
MCL: Maximum contaminant level
NA: Not available
NE: None established
ND: Not detected
µg/L: Micrograms per liter
VOCs: Volatile organic compounds

TABLE 4
Groundwater Analytical Results - Total Petroleum Hydrocarbons

Sample Location (Relative Depth)	Date of Collection	Total Petroleum Hydrocarbons EPA Method 8015C		
		C6-C12 TPH - Gasoline (GRO)	C13-C28 TPH - Diesel (DRO)	C29-C40 TPH - Motor Oil (MORO)
		(mg/l)	(mg/l)	(mg/l)
GW-1	10/1/2015	<0.50	<0.50	<0.50
GW-2	10/1/2015	<0.50	<0.50	<0.50
GW-3	10/1/2015	<0.50	<0.50	<0.50
GW-4	10/1/2015	<0.05	<0.50	<0.50
RWQCB TPH Max SSL 20 to 150 feet Above Groundwater		500	1,000	10,000

Notes:

EPA: Environmental Protection Agency
mg/l: Milligrams per liter
<: Not detected at or above the indicated laboratory method reporting limit
---: Not tested
RWQCB: Regional Water Quality Control Board - Los Angeles Region
TPH: Total petroleum hydrocarbon
SSL - RWQCB Maximum Soil Screening Levels - Distance above groundwater 20 - 150 feet, Interim Site Assessment Cleanup Guidance, May, 1996.

TABLE 5
Groundwater Analytical Results - Title 22 Metals

Sample Location	Date of Collection	CCR Title 22 Metals EPA Method 6010B and 7470/7471															
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Mercury	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
		µg/l																
GW-1	10/1/2015	<50	<50	95	<50	<50	<50	<50	<50	<50	82	1.7	<50	<50	<50	<50	<50	<50
California MCL		6	10	1,000	4	5	50	NE	1,300	15	NE	2	100	50	NE	2	NE`	NE

Notes:

CCR: California Code of Regulations
EPA: Environmental Protection Agency
µg/l: milligrams per liter
<: Not detected at or above the indicated laboratory method reporting limit
MCL: Maximum Contaminant Level
NE: Not established

TABLE 6
Soil Vapor Analytical Results - Volatile Organic Compounds

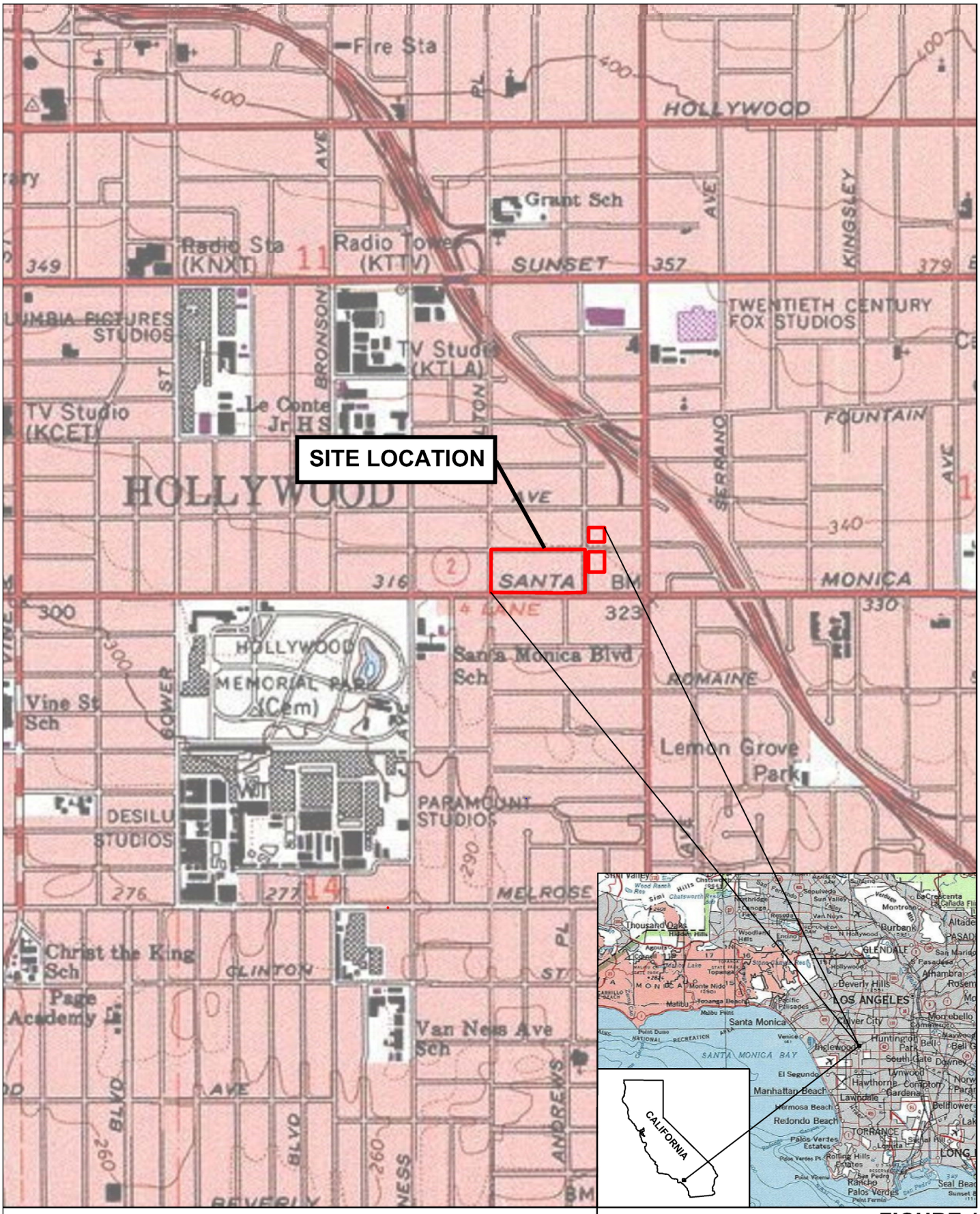
Sample Identification	Sample Date	EPA Method TO-15					
		Methylene Chloride (Dichloromethane)	Chloroform	Benzene	PCE	Naphthalene	Other VOCs
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
SV-2	10/1/2015	<0.50	<0.10	**0.14**	<0.10	<0.10	ND
SV-3	10/1/2015	0.67	<0.10	**0.13**	<0.10	<0.10	ND
SV-4	10/1/2015	<0.50	0.11	<0.10	0.16	<0.10	ND
SV-4 Rep	10/1/2015	<0.50	<0.10	<0.10	0.13	<0.10	ND
SV-5	10/1/2015	<0.50	<0.10	0.11	<0.10	**0.22**	ND
SV-6	10/1/2105	<0.50	<0.10	<0.10	<0.10	<0.10	ND
SV-7	10/1/2015	<0.50	<0.10	<0.10	<0.10	<0.10	ND
SV-8	10/1/2015	0.62	0.12	0.12	<0.10	<0.10	ND
Commercial/Industrial CHHSL - Shallow Soil Gas		NE	NE	0.122	0.603	0.106	NA
Residential - Shallow Soil Gas		NE	NE	0.036	0.180	0.032	NA

Notes:

EPA: Environmental Protection Agency
bgs: Below ground surface
PCE: Tetrachloroethene
VOCs: Volatile organic compounds
µg/L: Micrograms per liter

<: Not detected at or above the indicated laboratory method reporting limit
ND: Not detected, reporting limits vary for each compound
CHHSL: California Human Health Screening Level
NA: Not applicable
NE: None established
bold: Concentration exceeded one or more screening levels

FIGURES



Source: USGS Hollywood, CA 7.5 minute quadrangle

FIGURE 1
Site Vicinity Map

Phase II Environmental Site Assessment
5667 West Santa Monica Boulevard
Los Angeles, California

northgate environmental management, inc.

Project No. 2050.10



LEGEND:

- Site Boundary
- 1 — Building Outline and Identification - see table at right
- LADWP Transformer
- Dismantled Auto Storage Areas
- Covered Alcove Area

Building Details

1 Sears Auto Center - 5667 West Santa Monica Boulevard (see detail on Figure 4)
2 Former 99 Cents Store building foundation - 5665 West Santa Monica Boulevard
3 Linoleum City - 5657 West Santa Monica Boulevard
4 Former Howie's Liquor and Junior Store
5 Former Warehouse Shoe Sale Store - 5645 West Santa Monica Boulevard
6 Sears - 5601 West Santa Monica Boulevard

0 40 80
Scale (Feet)

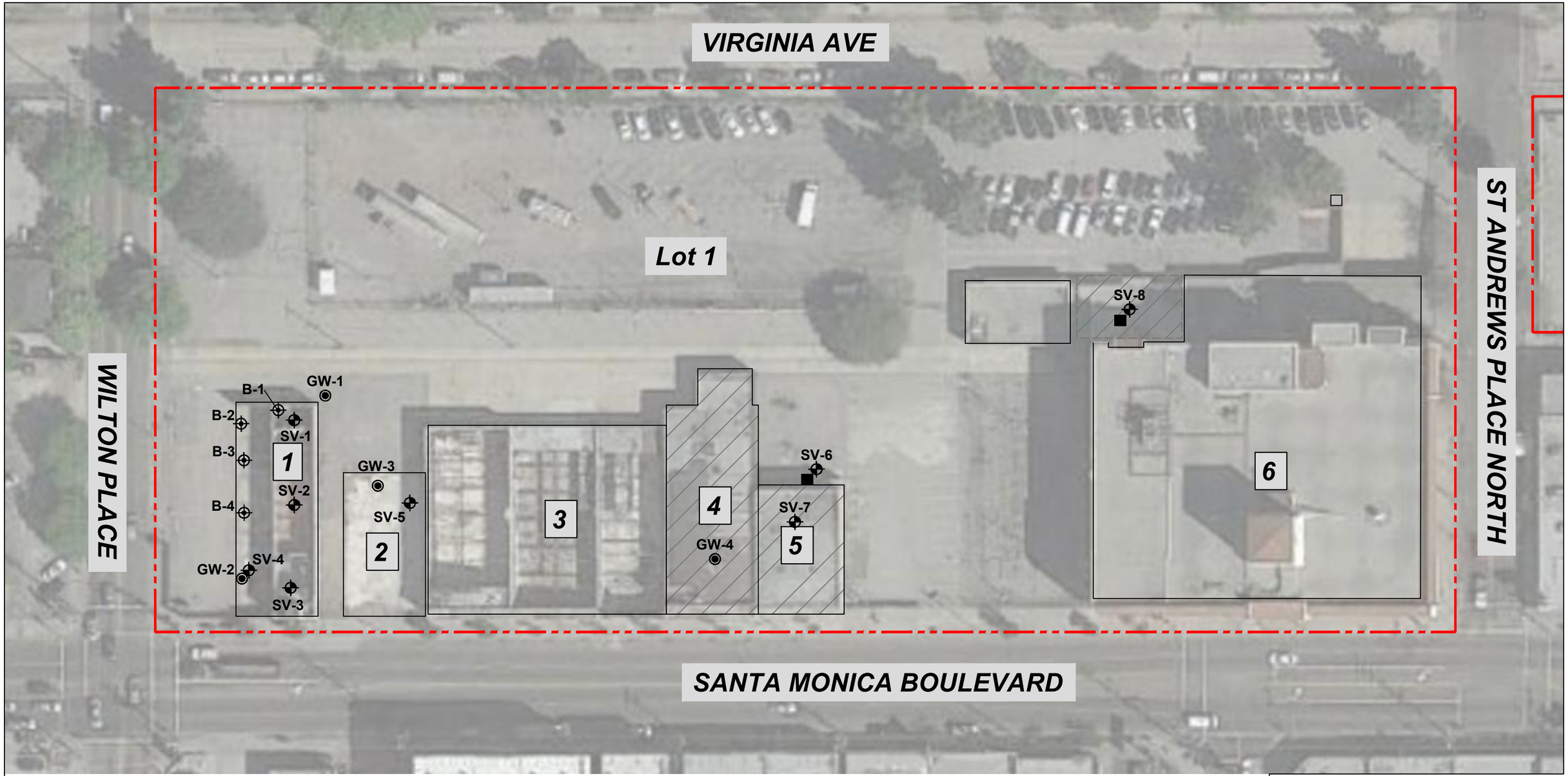
N

FIGURE 2
Site Map

Phase II Environmental Site Assessment
5667 West Santa Monica Boulevard
Los Angeles, California

northgate environmental management, inc.

Project No. 2050.10



LEGEND:

- Site Boundary
- 1 — Building Outline and ID - see table at right
- B-1 — Soil Boring Location with Soil Samples
- SV-1 — Soil Boring Location with Soil Vapor Probe
- GW-1 — Soil Boring Location with Soil Samples and Grab Groundwater Samples
- Floor Drain
- LADWP Transformer
- Dismantled Auto Storage Areas
- Covered Alcove Area

Building Details

1 Sears Auto Center - 5667 West Santa Monica Boulevard (see detail on Figure 4)
2 Former "Cents Store building foundation - 5665 West Santa Monica Boulevard
3 Linoleum City - 5657 West Santa Monica Boulevard
4 Former Howie's Liquor and Junior Store
5 Former Warehouse Shoe Sale Store - 5645 West Santa Monica Boulevard
6 Sears - 5601 West Santa Monica Boulevard

0 30 60
Scale (Feet)

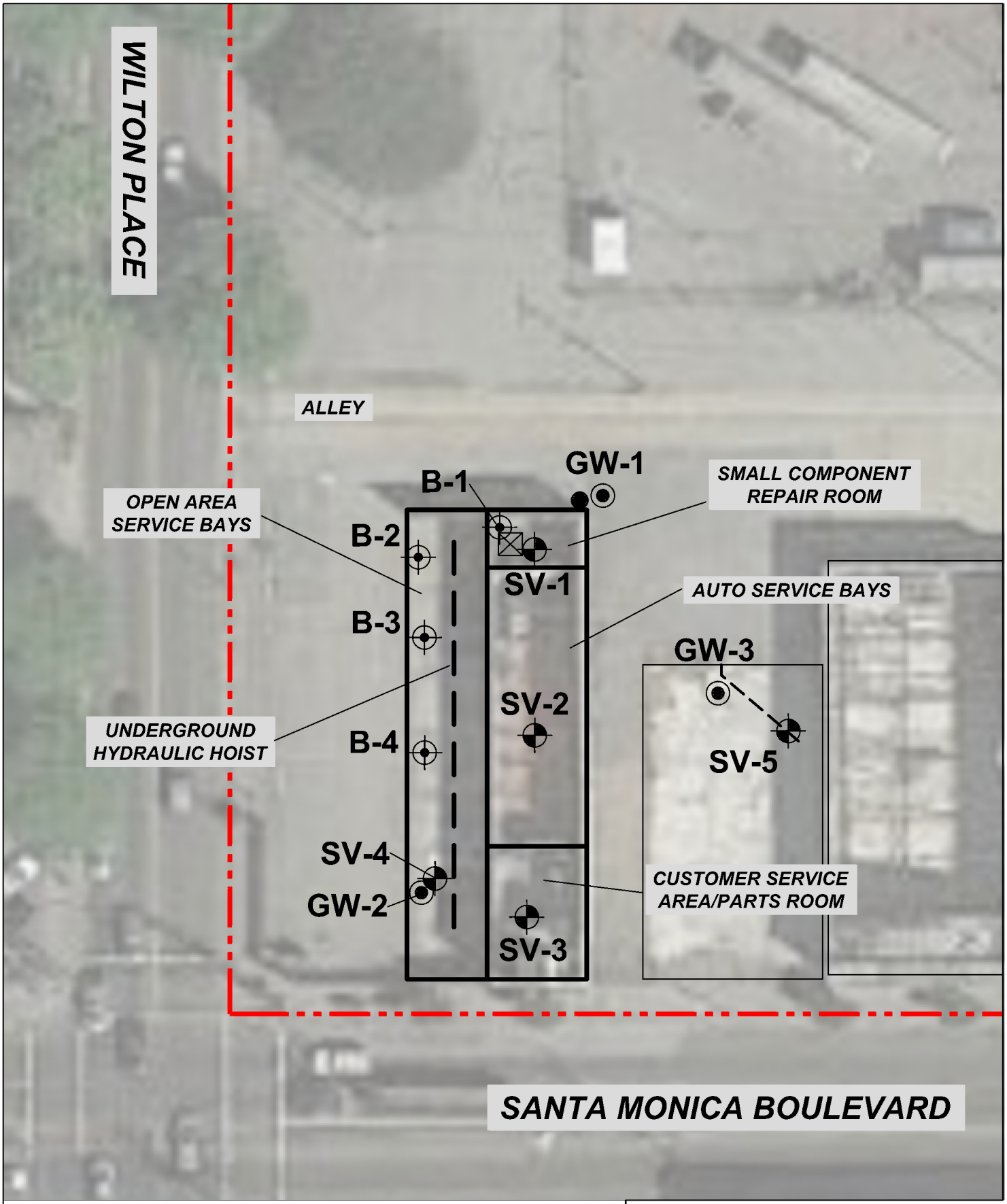
N

FIGURE 3
Boring Location Map

Phase II Environmental Site Assessment
5667 West Santa Monica Boulevard
Los Angeles, California

northgate environmental management, inc.

Project No. 2050.10



LEGEND

- Building Outline
- Underground drain line
- B-1 — Soil Boring Location with Soil Samples
- SV-1 — Soil Boring Location with Soil Vapor Probe
- GW-1 — Soil Boring Location with Soil Samples and Grab Groundwater Samples

0 15 30

Scale (Feet)

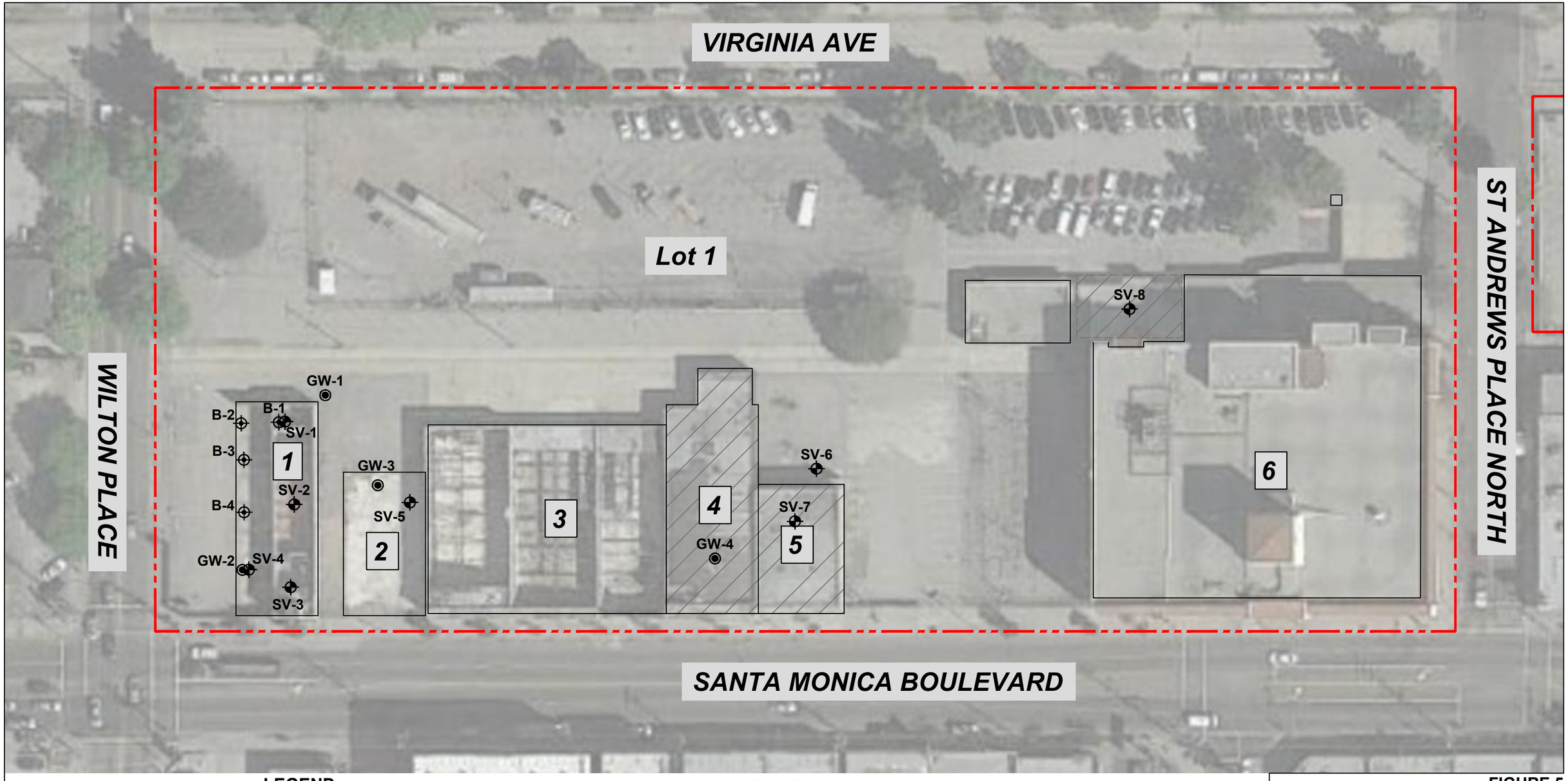
N

FIGURE 4
Boring Location Map - Former Sears Auto Center

Phase II Environmental Site Assessment
5667 West Santa Monica Boulevard
Los Angeles, California

northgate environmental management, inc.

Project No. 2050.10



LEGEND:

- Site Boundary
- 1 — Building Outline and ID - see table at right
- B-1 — Soil Boring Location with Soil Samples
- SV-1 — Soil Boring Location with Soil Vapor Probe
- GW-1 — Soil Boring Location with Soil Samples and Grab Groundwater Samples
- LADWP Transformer
- Dismantled Auto Storage Areas
- Covered Alcove Area

Building Details

1 Sears Auto Center - 5667 West Santa Monica Boulevard (see detail on Figure 4)
2 Former (Cents Store building foundation - 5665 West Santa Monica Boulevard
3 Linoleum City - 5657 West Santa Monica Boulevard
4 Former Howie's Liquor and (unior Store
5 Former Warehouse Shoe Sale Store - 5645 West Santa Monica Boulevard
6 Sears - 5601 West Santa Monica Boulevard

0 30 60
Scale (Feet)

N

FIGURE 5
Boring Location Map

5667 West Santa Monica Boulevard
Los Angeles, California

northgate environmental management, inc.

Project No. 2050.10

APPENDIX A

FIELD PROCEDURES

APPENDIX A – FIELD PROCEDURES

Soil Sample Collection Procedures – Geoprobe Rig

Drilling of Soil Borings

Soil borings were advanced by BC2 Drilling, Inc. (BC2), using a truck-mounted Geoprobe™ 6600 direct push rig. The borings were advanced using 2.25 inch diameter hollow rods. The lead drilling rod contained a removable 1.5 inch core sampler that was retrieved at the end of each run. Acetate sleeves were used as liners for the core sampler to collect undisturbed soil samples as the rods were advanced.

Sample Identification

All soil samples were identified and labeled at the time of collection. Sample identification followed a specific format that contained the boring identification and sample depth to ensure that all sample numbers were unique.

Sampling Procedure

After retrieval of the soil samples, the acetate sleeve was cut for each desired sampling interval, capped with Teflon tape and plastic caps, then sealed with Parafilm laboratory-grade tape. Soil samples were transferred to glass jars and/or Volatile Organic Analysis (VOA) 60 ml glass vials, depending on analytical requirements.

All samples analyzed for Volatile Organic Constituents (VOCs) were collected using EnCore™ samplers, which were advanced into the undisturbed soils as per EPA Method 5035. The soil cores were placed in VOA containers pre-preserved with methanol and sodium bisulfate, and then sealed. The samples were labeled and stored in a chilled cooler pending delivery to the analytical laboratory. Strict chain-of-custody protocol was followed throughout all phases of the sample handling process.

Equipment Cleaning

To reduce the potential for cross contamination, all equipment and tools were cleaned before introduction borehole. Tools were scrubbed with a laboratory-grade detergent and double-rinsed with distilled water between sampling points.

Groundwater Sample Collection Procedures

Drilling of Soil Borings

Soil borings were advanced to groundwater using a truck-mounted Geoprobe rig or limited access rig. Following soil sample collection, temporary wells were installed in the borings.

To reduce the potential for cross contamination between borings, the Geoprobe rods and sampling equipment were cleaned prior to use at each drilling location.

Sample Identification

All groundwater samples were identified and labeled at the time of collection. Sample identification followed a specific format to ensure that all sample numbers were unique.

Sampling Equipment

A new disposable PVC screenpoint sampler was used for each sampling event. The Screen Point Sampler and associated assemblages were triple-rinsed prior to each installation using an approved non-phosphate detergent solution. Detergent was rinsed from the parts initially with tap water followed by a distilled-water rinse. The disposable microbailer was disposed of after its use.

A groundwater sample was collected by lowering a disposable microbailer through the drive rods to the Screen Point Sampler (or temporary well) using cotton or nylon string.

Groundwater samples were collected in VOA containers pre-preserved with hydrochloric acid (HCl) and sealed. The samples were labeled and stored in a chilled cooler pending delivery to the analytical laboratory. Strict chain-of-custody protocol was followed throughout all phases of the sample handling process.

Soil Vapor Sample Collection Procedures

Installation of Temporary Soil Vapor Monitoring Probes

Temporary soil vapor monitoring probes (VMPs) were constructed by BC2 in the same locations as soil borings. Borings were advanced using a GeoProbe™ 6600 direct push rig equipped with hollow drill rods approximately 2.25 inches in diameter. The drill rods were sealed at the bottom end until the desired depth was reached, then the end cap was unlatched and retrieved to expose the native soils ahead of the drill steel. VMPs were constructed inside the drill rods which were retrieved as the annular fill materials were placed.

The VMPs consisted of a 6-inch long stainless steel implant at the desired probe depths. Nylaflow tubing (0.33 inch diameter) was connected from the implant to the ground surface, and terminated above the existing surface with a valve.

At the completion of vapor sampling, the borings were abandoned by removing the tubing and backfilling the borings with hydrated amorphous bentonite. The upper 6-inches of the borings were abandoned using cold-patch asphalt compacted and stained to match the existing surface.

Sample Identification

All soil vapor samples were identified and labeled at the time of collection. Sample identification followed a specific format to ensure that all sample numbers were unique and was recorded on laboratory supplied forms.

Sampling Equipment

After installation, each probe was allowed to stabilize two hours. Prior to sampling, each probe was purged of approximately three well volumes. A sample was collected from each probe by the mobile laboratory staff using a glass syringe, then immediately transported to the mobile laboratory for analysis.

The samples were analyzed for VOCs using EPA Method TO-15. Strict chain-of-custody protocol was followed throughout all phases of the sample handling process.

APPENDIX B

FIELD NOTES WITH BORING LOGS

CODE 8055

Field Activity Report

northgate
environmental management, inc.
24411 Ridge Route Drive, Suite 130, Laguna Hills, CA 92653
main (949) 716-0050; fax (949) 716-0055

Page 1 of

Date: 9/30/15

Recorded By: Derrick Wilkes

Project Name: SEARS BLDG

Project No.: 2050.10.02

Client Name: CIM

ACTIVITIES

Time:	Activities (include event, time, observations, observers, etc.)
05:30	Travel to site, pick up ice
06:30	At site, Jesus not there, use code to access site
06:45	Interphase at site, H&S tailgate meeting, walk site for access - call Fred Cardoza re: access issue
07:15	Interphase to setting up on at Sears Auto Center
07:30	Set up on SV-3, hit hard obstruction @ 3', move over 2 ft, hit same obstruction @ 3', move 2' to N - no obstruction, advance to 5'
07:55	SV-3 installed to 5'
0:800	Set up on SV-2 - receive call back from Fred, we he will work access for Sears Bldg
0815	Set probes in SV-2 - 5'
08:20	Set up on SV-1
08:40	SV-1 installed
08:45	Set up on B-1
9:10	SAMPLE @ 5', 180 ppm on PID, advance SAMPLE TO 10' ++ Interphase missing drive-head
09:40	Up and Running
09:45	~~Collect to SAMPLE~~ ADVANCE TO 10' - continuous core
09:55	Collect 10' SAMPLE
10:05	Interphase modifying drill casing to work as drive head
10:25	Mob to B2 -
11:05	TD @ 15', samples collected every 5, continuous core
11:15	Set up on B3 advance to 15', SAMPLES COLLECTED every 5' TD
11:45	
11:55	Set up's B4 SAMPLE every 5 ft to 15 feet, continuous core
12:25	TD
12:30	Mob to SV-4 - @ Auto Center
12:50	SV-4 completed
1:00	Mob to SV-5 @ Farm Laundromat, install
1:30	Mob to SV-6 - N of Shoe Warehouse, install
1:50	SV-6 installed
1:55	Mob to SV-7 inside Shoe Warehouse
2:15	installed
2:20	Mob to SV-8 in Sears Alleye -
2:40	SV-8 installed
	demob
3:30	leave site, travel to lab, drop off samples - back to office @

Print Name: Derrick Wilk

Signature:

Field Activity Report

northgate
environmental management, inc.
24411 Ridge Route Drive, Suite 130, Laguna Hills, CA 92653
main (949) 716-0050; fax (949) 716-0055

Date: 10/1/15
Recorded By: Derrick Will

Project Name: Sears
Project No.: 2050.10.02
Client Name: GM
Weather: Clear, sunny
Temperature: 70's
Site Conditions:

NORTHGATE PERSONNEL ON-SITE

Derrick Willis

VISITORS

Name	Company/Agency	Time Arrived	Time Left

CONTRACTORS

Contractor Name: Phone No.:
Supervisor: Task:

Company	No. of Supervisors	No. of Workers	Remarks
Intephase	Eric	2	
HDR Mobile Labs	Sherita	1	

EQUIPMENT

Geoprobe
Mobile lab

Field Activity Report

northgate
environmental management, inc.

24411 Ridge Route Drive, Suite 130, Laguna Hills, CA 92653
main (949) 716-0050; fax (949) 716-0055

Date: 10/1/15
Recorded By: Derrick Willis

Project Name: SEARS
Project No.: 205010.02
Client Name: CIM

ACTIVITIES

Time:	Activities (include event, time, observations, observers, etc.)
06:00	Travel to site, pick up ice
06:30	On site, meet w. Intephase, Tail gate safety
	mtg
06:45	Set up on GW-1, rear of Sears Auto Center near suspected
	location of UST
07:00	Meet in H&P
07:05	Drill and sample @ GW-1 to 36'
~~08:15~~	collect gw sample @ 8:15
07:15	H&P H&S, set up to start soil vapor samples
0815	collect gw sample from GW-1
08:30	backfill boring
~~09:00~~	Set up on GW-2 @ front of Sears Auto Center
0900	Advance to 36', leave well in place
11:00	Set up on GW-3 - former dry cleaner, collect soil samples/
12:00	Advance to 36', set temp well continuous core
12:30	Set up to sample GW-2
12:50	Sample GW-2
1:00	Backfill GW-2
1:30	Set up to sample GW-3 WL = 31.6'
1:35	Sample GW
	Abandon and backfill ~~to~~ GW-3
2:00	Mob track-mounted geoprobe rig to GW-4
2:30	Start drilling GW-4 - continuous core
4:00	Advance to 38' refusal - ~~no gw~~
	wait, let stand ~~gauge~~ gauge, water @ 33.4'
4:10	collect gw sample
4:20	Grout boring clean up
5:00	Depart site

Print Name: ~~Dana R. Brown~~ Derrick Willis Signature: [signature]

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DAILY SITE SAFETY MEETING RECORD

Recorded By: Derrick Willis

Date & Time: 10/1/15 06:45

Project No.: 2050.10.02

Project Name: Sears Bldg

Project Location: 5667 Santa Monica

Field Activities: Drill and sample soil, GW, SVPs

Chemicals Present: TPH, VOCs

SAFETY TOPICS DISCUSSED

Protective Clothing/Equipment: Level D

Hazards of Chemicals Present: Potential fuel hydrocarbons

Physical Hazards: trips, slips, falls

Special Hazards:

Other Topics of Concern:

SITE SAFETY CHECKLIST	YES	NO
Attached Signature Page	✓	
Written Health and Safety Plan (HASP) is on-site	✓	
Information in the HASP matches conditions and activities at the site	✓	
Site personnel have appropriate training and certification and medical clearance	✓	
Air monitoring equipment has been calibrated daily	✓	
Site zones are set up and observed where appropriate	✓	
Access to Work Areas is limited to authorized personnel	✓	
Decontamination stations (including hand/face wash) are set up and used	✓	
Personal protective equipment used matches HASP requirements	✓	
Emergency and First Aid equipment is on-site as described in the HASP	✓	
Drinking water is readily available	✓	

Note: All "NO" answers must be addressed & corrected immediately. Note additionally health and safety observations here.

Erik Alvarez [signature] Troy Taylor [signature]
JOHN SINSUNJR [signature]
Cherita Smith [signature]
James Reksc [signature]

Conducted By
Print Initials: [initials] Signature: [signature] Date: 10/1/15

J:\Admin\Field Forms\Source Code\Daily Site Safety Meeting Log

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Boring Log

Northgate Environmental Management
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Project Number: 2050.10.02		**Boring ID:** B-1	
Project Name: Sears - S667 SM		**Location:** S667 SM Blvd - Auto Center	
Drilling Contractor: Interphase		**Logged By:** DWillis	
Drilling Method: Geoprobe	**Date Started:** 9/30/15	**Total Depth:** 10'	**Depth to Water:** N/A
Borehole Dia. (in): 2 1/4"	**Completed:** 9/30/15	**Surface Elev.:** —	**TOC Elev.:** —
Surface Seal Type:			
Interval (ft bgs) From:	**To:**		
Remarks:			

Depth (ft)	Sample ID	Sample Time	Recovery %	Blow Count	Graphic Log	USCS Code	Material Description	Water Level	PID (ppm)
1						CL/ML	3" CONCRETE 3" SAND		
2			80%				Clayey silt, soft, brown, 7.5YR2.5/1		1
3							sl. moist, no odor		
4									
5	B105'	9:10	100%			ML	SANDY silt, 30% vfg sand, med. gray, sl.		18
6							moist no odor		
7							grades to clay at base		
8						CL			2
9	B10 10'	9:55	100%			ML	SILT, with minor fg sand, to. clay,		
10							medium gray-brn, 2.5Y3/2, sl. moist.		
11							stiff. no odor		
12							sandier and drier towards base		
13									
14							TD @ 10'		
15									
16									
17									
18									
19									
20									

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Boring Log

Northgate Environmental Management
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Project Number: 2050.10.02		**Boring ID:** B-2	
Project Name: SEARS - 5667 SM		**Location:** AUTO CENTER	
Drilling Contractor: INTERPHASE		**Logged By:** DW....	
Drilling Method: GEOPROBE	**Date Started:** 9/30/15	**Total Depth:** 15'	**Depth to Water:** —
Borehole Dia. (in): 2 1/4"	**Completed:** 9/30/15	**Surface Elev.:** —	**TOC Elev.:** —
Surface Seal Type:			
Interval (ft bgs) From:	**To:**		
Remarks:			

Depth (ft)	Sample ID	Sample Time	Recovery %	Blow Count	Graphic Log	USCS Code	Material Description	Water Level	PID (ppm)
1							3" concrete 3" sand		
2			10%			CL	Silty clay, soft, brown, 7.5YR2.5/1, sl.		
3							moist, slight oil odor, ~~poor~~ loose, poor		0
4							recovery		
5									
6	B205'	10:45	50%			ML	Clayey silt, 15% ufg sand, m. grey/brown		0
7							2.5Y5/2, slightly moist, no odor		
8									
9									
10	B2010'	10:50	100%						
11									0
12							clayey/ towards base		
13									
14	B2015'	11:00	100%						0
15									
16							TD@15'		
17									
18									
19									
20									

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Boring Log

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Project Number: 2050.10.02		**Boring ID:** B-3	
Project Name: SEARS - 5667 SM		**Location:** AUTO CENTER	
Drilling Contractor: Interphase		**Logged By:** DWILLIS	
Drilling Method: Geoprobe	**Date Started:** 9/30/15	**Total Depth:** 15'	**Depth to Water:** —
Borehole Dia. (in):	**Completed:** 9/30/15	**Surface Elev.:** —	**TOC Elev.:** —

Surface Seal Type:
Interval (ft bgs) From: **To:**

Remarks:

Depth (ft)	Sample ID	Sample Time	Recovery %	Blow Count	Graphic Log	USCS Code	Material Description	Water Level	PID (ppm)
1							3" CONCRETE 3" SAND		
2						CL	Silty clay, soft, ~~brown~~, gray-brown 7.5YR2.5/1		0
3							slightly moist. no odor		
4									
5	B335'	11:30	100%			ML	clayey silt w/ vfg sand, med gray brown,		0
6							slightly moist. stiff, no odor		
7									
8									
9									
10	B3D10'	11:35							0
11									
12									
13									
14	B3D15'	11:45				SM	SILTY SAND, w/ MNR CLAY. light brown. loose,		0
15							sl. moist. no odor		
16							TD = 15'		
17									
18									
19									
20									

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Boring Log

Project Number: 2050.10.02		**Boring ID:** B4	
Project Name: SEARS - 5667 SM		**Location:** AUTO CENTER	
Drilling Contractor: INTERPHASE		**Logged By:** DWILLIS	
Drilling Method: Geoprobe	**Date Started:** 9/30/15	**Total Depth:** 15'	**Depth to Water:** —
Borehole Dia. (in): 2 1/4"	**Completed:** 9/30/15	**Surface Elev.:** —	**~~TOC~~ Elev.:**
Surface Seal Type:			
Interval (ft bgs) From:	**To:**		
Remarks:			

Depth (ft)	Sample ID	Sample Time	Recovery %	Blow Count	Graphic Log	USCS Code	Material Description	Water Level	PID (ppm)
1							3" CONCRETE 3" SAND AND GRAVEL		
2						CL	SILTY CLAY, gravel clasts at top, dk gray/		
3							black, slightly moist, slight oily odor		0
4									
5	B4-5	12:10	100%			ML	Clayey silt with minor vfg sand, med		0
6							gray brown, slightly moist, stiff,		
7							no odor		
8							↓		
9									
10	B4-10	12:15	60%						0
11									
12									
13									
14	B4-15'	12:25	10%			ML	SANDY SILT, WITH MNR ~~SAT~~ CLAY,		0
15							SAND is VF grained, lt olive green,		
16							loose, slightly moist, no odor		
17									
18							TD: 15'		
19									
20									

APPENDIX C

LABORATORY ANALYTICAL REPORTS

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

05 October 2015

Derrick Willis
Northgate Environmental Management -- Laguna Hills
24411 Ridge Route Drive, Suite 130
Laguna Hills, CA 92653

RE: Sears Bldg - CIM

Enclosed are the results of analyses for samples received by the laboratory on 09/30/15 16:20. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1@5'	T152407-01	Soil	09/30/15 09:10	09/30/15 16:20
B1@10'	T152407-02	Soil	09/30/15 09:55	09/30/15 16:20
B2@5'	T152407-03	Soil	09/30/15 10:45	09/30/15 16:20
B2@10'	T152407-04	Soil	09/30/15 10:50	09/30/15 16:20
B2@15'	T152407-05	Soil	09/30/15 11:00	09/30/15 16:20
B3@5'	T152407-06	Soil	09/30/15 11:30	09/30/15 16:20
B3@10'	T152407-07	Soil	09/30/15 11:35	09/30/15 16:20
B3@15'	T152407-08	Soil	09/30/15 11:45	09/30/15 16:20
B4@5'	T152407-09	Soil	09/30/15 12:10	09/30/15 16:20
B4@10'	T152407-10	Soil	09/30/15 12:15	09/30/15 16:20
B4@15'	T152407-11	Soil	09/30/15 12:25	09/30/15 16:20

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

DETECTIONS SUMMARY

Sample ID: B1@5' **Laboratory ID:** T152407-01

No Results Detected

Sample ID: B1@10' **Laboratory ID:** T152407-02

No Results Detected

Sample ID: B2@5' **Laboratory ID:** T152407-03

No Results Detected

Sample ID: B2@10' **Laboratory ID:** T152407-04

No Results Detected

Sample ID: B2@15' **Laboratory ID:** T152407-05

No Results Detected

Sample ID: B3@5' **Laboratory ID:** T152407-06

No Results Detected

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

Sample ID: B3@10' **Laboratory ID:** T152407-07

Analyte	Result	Reporting Limit	Units	Method	Notes
C13-C28 (DRO)	**17**	10	mg/kg	EPA 8015C	D-02

Sample ID: B3@15' **Laboratory ID:** T152407-08

No Results Detected

Sample ID: B4@5' **Laboratory ID:** T152407-09

No Results Detected

Sample ID: B4@10' **Laboratory ID:** T152407-10

No Results Detected

Sample ID: B4@15' **Laboratory ID:** T152407-11

No Results Detected

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B1@5'

T152407-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	220	ug/kg	1	5100115	10/01/15	10/01/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*134 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*83.3 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	4.5	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Bromochloromethane	ND	4.5	"	"	"	"	"	"	
Bromodichloromethane	ND	4.5	"	"	"	"	"	"	
Bromoform	ND	4.5	"	"	"	"	"	"	
Bromomethane	ND	4.5	"	"	"	"	"	"	
n-Butylbenzene	ND	4.5	"	"	"	"	"	"	
sec-Butylbenzene	ND	4.5	"	"	"	"	"	"	
tert-Butylbenzene	ND	4.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	4.5	"	"	"	"	"	"	
Chlorobenzene	ND	4.5	"	"	"	"	"	"	
Chloroethane	ND	4.5	"	"	"	"	"	"	
Chloroform	ND	4.5	"	"	"	"	"	"	
Chloromethane	ND	4.5	"	"	"	"	"	"	
2-Chlorotoluene	ND	4.5	"	"	"	"	"	"	
4-Chlorotoluene	ND	4.5	"	"	"	"	"	"	
Dibromochloromethane	ND	4.5	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	9.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4.5	"	"	"	"	"	"	
Dibromomethane	ND	4.5	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	4.5	"	"	"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B1@5'

T152407-01 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	4.5	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	4.5	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.5	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.5	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.5	"	"	"	"	"	"	
1,3-Dichloropropane	ND	4.5	"	"	"	"	"	"	
2,2-Dichloropropane	ND	4.5	"	"	"	"	"	"	
1,1-Dichloropropene	ND	4.5	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.5	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.5	"	"	"	"	"	"	
Hexachlorobutadiene	ND	4.5	"	"	"	"	"	"	
Isopropylbenzene	ND	4.5	"	"	"	"	"	"	
p-Isopropyltoluene	ND	4.5	"	"	"	"	"	"	
Methylene chloride	ND	4.5	"	"	"	"	"	"	
Naphthalene	ND	4.5	"	"	"	"	"	"	
n-Propylbenzene	ND	4.5	"	"	"	"	"	"	
Styrene	ND	4.5	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	4.5	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4.5	"	"	"	"	"	"	
Tetrachloroethene	ND	4.5	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	4.5	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	4.5	"	"	"	"	"	"	
Trichloroethene	ND	4.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	4.5	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	4.5	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4.5	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4.5	"	"	"	"	"	"	
Vinyl chloride	ND	4.5	"	"	"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B1@5'

T152407-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	4.5	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Toluene	ND	4.5	"	"	"	"	"	"	
Ethylbenzene	ND	4.5	"	"	"	"	"	"	
m,p-Xylene	ND	9.0	"	"	"	"	"	"	
o-Xylene	ND	4.5	"	"	"	"	"	"	
Surrogate: Toluene-d8		*106 %*		*85.5-116*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*		*81.2-123*	"	"	"	"	
Surrogate: Dibromofluoromethane		*126 %*		*95.7-135*	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B1@10'

T152407-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	190	ug/kg	1	5100115	10/01/15	10/01/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*153 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*85.1 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B1@10'

T152407-02 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B1@10'

T152407-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*104 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*132 %*	*95.7-135*		"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B2@5'

T152407-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	200	ug/kg	1	5100115	10/01/15	10/01/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*144 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*94.4 %*	*65-135*		"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B2@10'

T152407-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	650	ug/kg	1	5100115	10/01/15	10/01/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*141 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*94.9 %*	*65-135*		"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B2@15'

T152407-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	280	ug/kg	1	5100115	10/01/15	10/02/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*169 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*84.2 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B2@15'

T152407-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B2@15'

T152407-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*104 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*107 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*127 %*	*95.7-135*		"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B3@5'

T152407-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	170	ug/kg	1	5100115	10/01/15	10/02/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*157 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*96.6 %*	*65-135*		"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B3@10'

T152407-07 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	290	ug/kg	1	5100115	10/01/15	10/02/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*151 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	**17**	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	D-02
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*95.8 %*	*65-135*		"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B3@15'

T152407-08 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	670	ug/kg	1	5100115	10/01/15	10/02/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*143 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*101 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	8.7	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Bromochloromethane	ND	8.7	"	"	"	"	"	"	
Bromodichloromethane	ND	8.7	"	"	"	"	"	"	
Bromoform	ND	8.7	"	"	"	"	"	"	
Bromomethane	ND	8.7	"	"	"	"	"	"	
n-Butylbenzene	ND	8.7	"	"	"	"	"	"	
sec-Butylbenzene	ND	8.7	"	"	"	"	"	"	
tert-Butylbenzene	ND	8.7	"	"	"	"	"	"	
Carbon tetrachloride	ND	8.7	"	"	"	"	"	"	
Chlorobenzene	ND	8.7	"	"	"	"	"	"	
Chloroethane	ND	8.7	"	"	"	"	"	"	
Chloroform	ND	8.7	"	"	"	"	"	"	
Chloromethane	ND	8.7	"	"	"	"	"	"	
2-Chlorotoluene	ND	8.7	"	"	"	"	"	"	
4-Chlorotoluene	ND	8.7	"	"	"	"	"	"	
Dibromochloromethane	ND	8.7	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	17	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8.7	"	"	"	"	"	"	
Dibromomethane	ND	8.7	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	8.7	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	8.7	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	8.7	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	8.7	"	"	"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B3@15'

T152407-08 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	8.7	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	8.7	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.7	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.7	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.7	"	"	"	"	"	"	
1,2-Dichloropropane	ND	8.7	"	"	"	"	"	"	
1,3-Dichloropropane	ND	8.7	"	"	"	"	"	"	
2,2-Dichloropropane	ND	8.7	"	"	"	"	"	"	
1,1-Dichloropropene	ND	8.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	8.7	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	8.7	"	"	"	"	"	"	
Hexachlorobutadiene	ND	8.7	"	"	"	"	"	"	
Isopropylbenzene	ND	8.7	"	"	"	"	"	"	
p-Isopropyltoluene	ND	8.7	"	"	"	"	"	"	
Methylene chloride	ND	8.7	"	"	"	"	"	"	
Naphthalene	ND	8.7	"	"	"	"	"	"	
n-Propylbenzene	ND	8.7	"	"	"	"	"	"	
Styrene	ND	8.7	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8.7	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8.7	"	"	"	"	"	"	
Tetrachloroethene	ND	8.7	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	8.7	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	8.7	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	8.7	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	8.7	"	"	"	"	"	"	
Trichloroethene	ND	8.7	"	"	"	"	"	"	
Trichlorofluoromethane	ND	8.7	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	8.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8.7	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8.7	"	"	"	"	"	"	
Vinyl chloride	ND	8.7	"	"	"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B3@15'

T152407-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	8.7	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Toluene	ND	8.7	"	"	"	"	"	"	
Ethylbenzene	ND	8.7	"	"	"	"	"	"	
m,p-Xylene	ND	17	"	"	"	"	"	"	
o-Xylene	ND	8.7	"	"	"	"	"	"	
Surrogate: Toluene-d8		*98.5 %*		*85.5-116*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*		*81.2-123*	"	"	"	"	
Surrogate: Dibromofluoromethane		*122 %*		*95.7-135*	"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B4@5'

T152407-09 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	220	ug/kg	1	5100115	10/01/15	10/02/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*106 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*92.5 %*	*65-135*		"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B4@10'

T152407-10 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	180	ug/kg	1	5100115	10/01/15	10/02/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*143 %*	*65-135*		"	"	"	"	*S-11*
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*84.5 %*	*65-135*		"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B4@15'

T152407-11 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	190	ug/kg	1	5100115	10/01/15	10/02/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*127 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100113	10/01/15	10/02/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*100 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B4@15'

T152407-11 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

B4@15'

T152407-11 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	5.0	ug/kg	1	5100114	10/01/15	10/02/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*99.9 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.5 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*127 %*	*95.7-135*		"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

Purgeable Petroleum Hydrocarbons by EPA 8015C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100115 - EPA 5035 GC										
Blank (5100115-BLK1)				Prepared & Analyzed: 10/01/15						
C6-C12 (GRO)	ND	500	ug/kg							
Surrogate: 4-Bromofluorobenzene	*112*		*"*	*100*		*112*	*65-135*			
LCS (5100115-BS1)				Prepared: 10/01/15 Analyzed: 10/02/15						
C6-C12 (GRO)	11900	500	ug/kg	13800		86.4	75-125			
Surrogate: 4-Bromofluorobenzene	*79.1*		*"*	*100*		*79.1*	*65-135*			
LCS Dup (5100115-BSD1)				Prepared: 10/01/15 Analyzed: 10/02/15						
C6-C12 (GRO)	12200	500	ug/kg	13800		88.7	75-125	2.58	20	
Surrogate: 4-Bromofluorobenzene	*81.5*		*"*	*100*		*81.5*	*65-135*			

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

Extractable Petroleum Hydrocarbons by 8015C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100113 - EPA 3550B GC										
Blank (5100113-BLK1)				Prepared: 10/01/15 Analyzed: 10/02/15						
C13-C28 (DRO)	ND	10	mg/kg							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*82.4*		*"*	*99.7*		*82.6*	*65-135*			
LCS (5100113-BS1)				Prepared: 10/01/15 Analyzed: 10/02/15						
C13-C28 (DRO)	460	10	mg/kg	498		93.3	75-125			
Surrogate: p-Terphenyl	*95.1*		*"*	*99.5*		*95.6*	*65-135*			
Matrix Spike (5100113-MS1)	**Source: T152407-01**			Prepared: 10/01/15 Analyzed: 10/02/15						
C13-C28 (DRO)	470	10	mg/kg	500	ND	94.4	75-125			
Surrogate: p-Terphenyl	*101*		*"*	*100*		*101*	*65-135*			
Matrix Spike Dup (5100113-MSD1)	**Source: T152407-01**			Prepared: 10/01/15 Analyzed: 10/02/15						
C13-C28 (DRO)	470	10	mg/kg	500	ND	93.6	75-125	0.905	20	
Surrogate: p-Terphenyl	*101*		*"*	*100*		*101*	*65-135*			

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100114 - EPA 5035 GCMS										
Blank (5100114-BLK1)				Prepared: 10/01/15 Analyzed: 10/02/15						
Bromodichloromethane	ND	5.0	ug/kg							
Carbon tetrachloride	ND	5.0	"							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Methylene chloride	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1,1-Trichloroethane	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Vinyl chloride	ND	5.0	"							
Benzene	ND	5.0	"							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	10	"							
o-Xylene	ND	5.0	"							
Surrogate: Toluene-d8	*44.2*		*"*	*40.0*		*110*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*41.2*		*"*	*40.0*		*103*	*81.2-123*			
Surrogate: Dibromofluoromethane	*37.4*		*"*	*40.0*		*93.6*	*95.7-135*			*S-GC*

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100114 - EPA 5035 GCMS										
LCS (5100114-BS1)				Prepared: 10/01/15 Analyzed: 10/02/15						
1,1-Dichloroethene	107	5.0	ug/kg	105		102	75-125			
Trichloroethene	100	5.0	"	105		95.3	75-125			
Benzene	88.7	5.0	"	105		84.5	75-125			
Toluene	96.2	5.0	"	105		91.6	75-125			
Surrogate: Toluene-d8	*39.6*		*"*	*40.0*		*98.9*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*44.2*		*"*	*40.0*		*111*	*81.2-123*			
Surrogate: Dibromofluoromethane	*42.2*		*"*	*40.0*		*105*	*95.7-135*			
LCS Dup (5100114-BSD1)				Prepared: 10/01/15 Analyzed: 10/02/15						
1,1-Dichloroethene	105	5.0	ug/kg	105		100	75-125	1.37	20	
Trichloroethene	97.8	5.0	"	105		93.1	75-125	2.27	20	
Benzene	94.4	5.0	"	105		90.0	75-125	6.28	20	
Toluene	100	5.0	"	105		95.4	75-125	4.02	20	
Surrogate: Toluene-d8	*41.4*		*"*	*40.0*		*103*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*42.5*		*"*	*40.0*		*106*	*81.2-123*			
Surrogate: Dibromofluoromethane	*37.6*		*"*	*40.0*		*94.1*	*95.7-135*			*S-GC*

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg - CIM	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/05/15 17:13

Notes and Definitions

S-GC	Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
S-11	The surrogate recovery was above acceptance criteria in the sample. The sample is ND for the analytes of interest. The surrogate recovery was within acceptance criteria in the method blank and LCS.
D-02	Hydrocarbon pattern present in the requested fuel quantitation range, but does not resemble the pattern of the requested fuel.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

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Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Northgate
Address: 24411 Ridge Route Drive Ste 130
Phone: 949.716.0050 Fax:
Project Manager: Derrick Willis

Date: 9/30/15 Page: 1 Of 1
Project Name: Sears Bldg - CIM
Collector: Derrick Willis Client Project #: 2050.10.02
Batch #: 715240? EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type (*5035)	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals				Laboratory ID #	Comments/Preservative	Total # of containers
B1 @ 5'	9/30/15	9:10	Soil	Sleeve/VOA*	X							X						01		
B1 @ 10'		9:55			X							X						02		
B2 @ 5'		10:45										X						03		
B2 @ 10'		10:50										X						04		
B2 @ 15'		11:00			X							X						05		
B3 @ 5'		11:30										X						06		
B3 @ 10'		11:35										X						07		
B3 @ 15'		11:45			X							X						08		
B4 @ 5'		12:10										X						09		
B4 @ 10'		12:15										X						10		
B4 @ 15'		12:25			X							X						11		
TB 093015-1																		12		
TB 093015-2																		13		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	9/30/15 16:05		9-30-15 1620
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	NA
Received good condition/cold	Y 5.5

Turn around time: 3 Day

Notes: only run trip VOC hits

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 142707

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # 1152407

Client Name: NORTHGATE ENV. Project: SEARS BLDG - CIM

Received by: DAN Date/Time Received: 9.30.15 / 16:20

Delivered by : ☒ Client ☐ SunStar Courier ☐ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 0 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 5.7 °C +/- the CF (- 0.2°C) = 5.5 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☒ Yes	☐ No*	☐ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date SL 9.30.15

Comments:

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152407

Client: **Northgate Environmental Management -- Laguna** **Project Manager:** **Daniel Chavez**
Project: **Sears Bldg - CIM** **Project Number:** **2050.10.02**

Report To:
Northgate Environmental Management -- Laguna Hills
Derrick Willis
24411 Ridge Route Drive, Suite 130
Laguna Hills, CA 92653

Date Due:	10/05/15 17:00 (3 day TAT)		
Received By:	Dan Marteski	Date Received:	09/30/15 16:20
Logged In By:	Sunny Lounethone	Date Logged In:	09/30/15 16:47

Samples Received at: **5.5°C**
Custody Seals No Received On Ice No
Containers Intact Yes
COC/Labels Agree Yes
Preservation Confir No

Analysis	Due	TAT	Expires	Comments
T152407-01 B1@5' [Soil] Sampled 09/30/15 09:10 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 09:10	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 09:10	
8260 5035	10/05/15 15:00	3	10/14/15 09:10	
T152407-02 B1@10' [Soil] Sampled 09/30/15 09:55 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 09:55	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 09:55	
8260 5035	10/05/15 15:00	3	10/14/15 09:55	
T152407-03 B2@5' [Soil] Sampled 09/30/15 10:45 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 10:45	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 10:45	
T152407-04 B2@10' [Soil] Sampled 09/30/15 10:50 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 10:50	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 10:50	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152407

Client: Northgate Environmental Management -- Laguna
Project: Sears Bldg - CIM
Project Manager: Daniel Chavez
Project Number: 2050.10.02

Analysis	Due	TAT	Expires	Comments
T152407-05 B2@15' [Soil] Sampled 09/30/15 11:00 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 11:00	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 11:00	
8260 5035	10/05/15 15:00	3	10/14/15 11:00	
T152407-06 B3@5' [Soil] Sampled 09/30/15 11:30 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 11:30	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 11:30	
T152407-07 B3@10' [Soil] Sampled 09/30/15 11:35 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 11:35	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 11:35	
T152407-08 B3@15' [Soil] Sampled 09/30/15 11:45 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 11:45	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 11:45	
8260 5035	10/05/15 15:00	3	10/14/15 11:45	
T152407-09 B4@5' [Soil] Sampled 09/30/15 12:10 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 12:10	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 12:10	
T152407-10 B4@10' [Soil] Sampled 09/30/15 12:15 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 12:15	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 12:15	
T152407-11 B4@15' [Soil] Sampled 09/30/15 12:25 (GMT-08:00) Pacific Time (US &				
8015 CC (D/MO)	10/05/15 15:00	3	10/14/15 12:25	
8015 m 5035-GRO	10/05/15 15:00	3	10/14/15 12:25	
8260 5035	10/05/15 15:00	3	10/14/15 12:25	
T152407-12 TB 093015-1 [Water] Sampled 09/30/15 00:00 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152407

Client:	**Northgate Environmental Management -- Laguna**	**Project Manager:**	**Daniel Chavez**
Project:	**Sears Bldg - CIM**	**Project Number:**	**2050.10.02**

Analysis	Due	TAT	Expires	Comments

T152407-13 TB 093015-2 [Water] Sampled 09/30/15 00:00 (GMT-08:00) Pacific Time (US &

[NO ANALYSES]

Reviewed By

Date

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
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949.297.5027 Fax

08 October 2015

Derrick Willis
Northgate Environmental Management -- Laguna Hills
24411 Ridge Route Drive, Suite 130
Laguna Hills, CA 92653

RE: Sears Bldg

Enclosed are the results of analyses for samples received by the laboratory on 10/02/15 10:10. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel J Chavez

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
GW-1@15'	T152421-03	Soil	10/01/15 07:25	10/02/15 10:10
GW-1@20'	T152421-04	Soil	10/01/15 07:30	10/02/15 10:10
GW-1@25'	T152421-05	Soil	10/01/15 07:35	10/02/15 10:10
GW-2@10'	T152421-09	Soil	10/01/15 09:25	10/02/15 10:10
GW-2@25'	T152421-12	Soil	10/01/15 09:40	10/02/15 10:10
GW-3@5'	T152421-16	Soil	10/01/15 11:10	10/02/15 10:10
GW-3@20'	T152421-19	Soil	10/01/15 11:25	10/02/15 10:10
GW-4@5'	T152421-23	Soil	10/01/15 14:35	10/02/15 10:10
GW-4@15'	T152421-25	Soil	10/01/15 14:45	10/02/15 10:10
GW-4	T152421-28	Water	10/01/15 16:10	10/02/15 10:10
GW-1	T152421-31	Water	10/01/15 08:15	10/02/15 10:10
GW-2	T152421-32	Water	10/01/15 17:50	10/02/15 10:10
GW-3	T152421-33	Water	10/01/15 13:35	10/02/15 10:10

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

DETECTIONS SUMMARY

Sample ID: GW-1@15' **Laboratory ID:** T152421-03

No Results Detected

Sample ID: GW-1@20' **Laboratory ID:** T152421-04

No Results Detected

Sample ID: GW-1@25' **Laboratory ID:** T152421-05

No Results Detected

Sample ID: GW-2@10' **Laboratory ID:** T152421-09

No Results Detected

Sample ID: GW-2@25' **Laboratory ID:** T152421-12

No Results Detected

Sample ID: GW-3@5' **Laboratory ID:** T152421-16

No Results Detected

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

Sample ID: GW-3@20' **Laboratory ID:** T152421-19

No Results Detected

Sample ID: GW-4@5' **Laboratory ID:** T152421-23

No Results Detected

Sample ID: GW-4@15' **Laboratory ID:** T152421-25

No Results Detected

Sample ID: GW-4 **Laboratory ID:** T152421-28

Analyte	Result	Reporting Limit	Units	Method	Notes
Trichlorofluoromethane	**4.3**	1.0	ug/l	EPA 8260B	

Sample ID: GW-1 **Laboratory ID:** T152421-31

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**95**	50	ug/l	EPA 6010b	
Molybdenum	**82**	50	ug/l	EPA 6010b	
Mercury	**1.7**	0.50	ug/l	EPA 7470A Water	

Sample ID: GW-2 **Laboratory ID:** T152421-32

No Results Detected

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

Sample ID: GW-3 **Laboratory ID:** T152421-33

No Results Detected

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@15'

T152421-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	200	ug/kg	1	5100801	10/08/15	10/08/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*130 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100219	10/02/15	10/03/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*105 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@15'

T152421-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@15'

T152421-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*106 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*115 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*135 %*	*95.7-135*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@20'

T152421-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	240	ug/kg	1	5100801	10/08/15	10/08/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*135 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100219	10/02/15	10/03/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*86.7 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@20'

T152421-04 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@20'

T152421-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*97.4 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*102 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*128 %*	*95.7-135*		"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@25'

T152421-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	360	ug/kg	1	5100801	10/08/15	10/08/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*131 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100219	10/02/15	10/03/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*84.9 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@25'

T152421-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1@25'

T152421-05 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*97.6 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*93.1 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*140 %*	*95.7-135*		"	"	"	"	*S-GC*

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-2@10'

T152421-09 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	180	ug/kg	1	5100801	10/08/15	10/08/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*131 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100219	10/02/15	10/04/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*98.1 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

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GW-2@10'

T152421-09 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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GW-2@10'

T152421-09 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*97.1 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*91.6 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*136 %*	*95.7-135*		"	"	"	"	*S-GC*

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-2@25'

T152421-12 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	210	ug/kg	1	5100801	10/08/15	10/08/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*135 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	10	mg/kg	1	5100219	10/02/15	10/04/15	EPA 8015C	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*101 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-2@25'

T152421-12 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethane	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-2@25'

T152421-12 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*95.9 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*89.9 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*131 %*	*95.7-135*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-3@5'

T152421-16 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-3@5'

T152421-16 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*97.1 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.2 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*131 %*	*95.7-135*		"	"	"	"	

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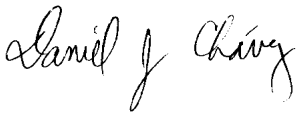

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-3@5'

T152421-16 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-3@20'

T152421-19 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-3@20'

T152421-19 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*95.9 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.1 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*142 %*	*95.7-135*		"	"	"	"	*S-GC*

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Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-3@20'

T152421-19 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4@5'

T152421-23 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4@5'

T152421-23 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*105 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*114 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*143 %*	*95.7-135*		"	"	"	"	*S-GC*

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Daniel J Chavez

Daniel Chavez, Project Manager

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4@5'

T152421-23 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4@15'

T152421-25 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	10	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	

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GW-4@15'

T152421-25 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	5.0	ug/kg	1	5100214	10/02/15	10/06/15	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*107 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*115 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*138 %*	*95.7-135*		"	"	"	"	*S-GC*

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4@15'

T152421-25 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4

T152421-28 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015C									
C6-C12 (GRO)	ND	50	ug/l	1	5100751	10/07/15	10/08/15	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		*109 %*	*65-135*		"	"	"	"	
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	0.50	mg/l	1	5100218	10/02/15	10/06/15	EPA 8015C	
C29-C40 (MORO)	ND	0.50	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*71.3 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	1.0	ug/l	1	5100217	10/02/15	10/07/15	EPA 8260B	
Bromochloromethane	ND	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.0	"	"	"	"	"	"	
Bromoform	ND	1.0	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	1.0	"	"	"	"	"	"	
Chloroethane	ND	1.0	"	"	"	"	"	"	
Chloroform	ND	1.0	"	"	"	"	"	"	
Chloromethane	ND	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	"	"	"	"	"	"	
Dibromomethane	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.0	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4

T152421-28 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,2-Dichloroethane	ND	0.50	ug/l	1	5100217	10/02/15	10/07/15	EPA 8260B	
1,1-Dichloroethene	ND	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.0	"	"	"	"	"	"	
Methylene chloride	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.0	"	"	"	"	"	"	
Styrene	ND	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
Tetrachloroethene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	"	"	"	"	"	"	
Trichloroethene	ND	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	**4.3**	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-4

T152421-28 (Water)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Ethylbenzene	ND	0.50	ug/l	1	5100217	10/02/15	10/07/15	EPA 8260B	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*103 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*98.9 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*88.8-117*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-1

T152421-31 (Water)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	0.50	mg/l	1	5100218	10/02/15	10/06/15	EPA 8015C	
C13-C28 (DRO)	ND	0.50	"	"	"	"	"	"	
C29-C40 (MORO)	ND	0.50	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*88.2 %*	*65-135*		*"*	*"*	*"*	*"*	
Metals by EPA 6010B									
Antimony	ND	50	ug/l	1	5100213	10/02/15	10/05/15	EPA 6010b	
Silver	ND	50	"	"	"	"	"	"	
Arsenic	ND	50	"	"	"	"	"	"	
Barium	**95**	50	"	"	"	"	"	"	
Beryllium	ND	50	"	"	"	"	"	"	
Cadmium	ND	50	"	"	"	"	"	"	
Chromium	ND	50	"	"	"	"	"	"	
Cobalt	ND	50	"	"	"	"	"	"	
Copper	ND	50	"	"	"	"	"	"	
Lead	ND	50	"	"	"	"	"	"	
Molybdenum	**82**	50	"	"	"	"	"	"	
Nickel	ND	50	"	"	"	"	"	"	
Selenium	ND	50	"	"	"	"	"	"	
Thallium	ND	50	"	"	"	"	"	"	
Vanadium	ND	50	"	"	"	"	"	"	
Zinc	ND	50	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	**1.7**	0.50	ug/l	1	5100212	10/02/15	10/05/15	EPA 7470A Water	

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Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

GW-2

T152421-32 (Water)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	0.50	mg/l	1	5100218	10/02/15	10/06/15	EPA 8015C	
C13-C28 (DRO)	ND	0.50	"	"	"	"	"	"	
C29-C40 (MORO)	ND	0.50	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*87.5 %*		*65-135*	"	"	"	"	

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GW-3

T152421-33 (Water)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	0.50	mg/l	1	5100218	10/02/15	10/06/15	EPA 8015C	
C13-C28 (DRO)	ND	0.50	"	"	"	"	"	"	
C29-C40 (MORO)	ND	0.50	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*83.3 %*	*65-135*		*"*	*"*	*"*	*"*	

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Purgeable Petroleum Hydrocarbons by EPA 8015C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100751 - EPA 5030 GC										
Blank (5100751-BLK1)				Prepared: 10/07/15 Analyzed: 10/09/15						
C6-C12 (GRO)	ND	50	ug/l							
Surrogate: 4-Bromofluorobenzene	*102*		*"*	*100*		*102*	*65-135*			
LCS (5100751-BS1)				Prepared: 10/07/15 Analyzed: 10/09/15						
C6-C12 (GRO)	5060	50	ug/l	5500		92.0	75-125			
Surrogate: 4-Bromofluorobenzene	*87.3*		*"*	*100*		*87.3*	*65-135*			
LCS Dup (5100751-BSD1)				Prepared: 10/07/15 Analyzed: 10/09/15						
C6-C12 (GRO)	5150	50	ug/l	5500		93.7	75-125	1.77	20	
Surrogate: 4-Bromofluorobenzene	*84.1*		*"*	*100*		*84.1*	*65-135*			
Batch 5100801 - EPA 5035 GC										
Blank (5100801-BLK1)				Prepared & Analyzed: 10/08/15						
C6-C12 (GRO)	ND	500	ug/kg							
Surrogate: 4-Bromofluorobenzene	*93.0*		*"*	*100*		*93.0*	*65-135*			
LCS (5100801-BS1)				Prepared & Analyzed: 10/08/15						
C6-C12 (GRO)	12700	500	ug/kg	13800		92.1	75-125			
Surrogate: 4-Bromofluorobenzene	*92.4*		*"*	*100*		*92.4*	*65-135*			
LCS Dup (5100801-BSD1)				Prepared & Analyzed: 10/08/15						
C6-C12 (GRO)	12500	500	ug/kg	13800		91.2	75-125	0.978	20	
Surrogate: 4-Bromofluorobenzene	*84.0*		*"*	*100*		*84.0*	*65-135*			

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Extractable Petroleum Hydrocarbons by 8015C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100218 - EPA 3510C GC										
Blank (5100218-BLK1)				Prepared: 10/02/15 Analyzed: 10/06/15						
C6-C12 (GRO)	ND	0.50	mg/l							
C13-C28 (DRO)	ND	0.50	"							
C29-C40 (MORO)	ND	0.50	"							
Surrogate: p-Terphenyl	*3.61*		*"*	*4.00*		*90.2*	*65-135*			
LCS (5100218-BS1)				Prepared: 10/02/15 Analyzed: 10/06/15						
C13-C28 (DRO)	17.1	0.50	mg/l	20.0		85.4	75-125			
Surrogate: p-Terphenyl	*2.95*		*"*	*4.00*		*73.6*	*65-135*			
Matrix Spike (5100218-MS1)	**Source: T152421-28**			Prepared: 10/02/15 Analyzed: 10/06/15						
C13-C28 (DRO)	17.2	0.50	mg/l	20.0	ND	86.2	75-125			
Surrogate: p-Terphenyl	*3.52*		*"*	*4.00*		*88.0*	*65-135*			
Matrix Spike Dup (5100218-MSD1)	**Source: T152421-28**			Prepared: 10/02/15 Analyzed: 10/06/15						
C13-C28 (DRO)	17.7	0.50	mg/l	20.0	ND	88.3	75-125	2.43	20	
Surrogate: p-Terphenyl	*2.96*		*"*	*4.00*		*74.0*	*65-135*			
Batch 5100219 - EPA 3550B GC										
Blank (5100219-BLK1)				Prepared: 10/02/15 Analyzed: 10/03/15						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*101*		*"*	*100*		*101*	*65-135*			
LCS (5100219-BS1)				Prepared: 10/02/15 Analyzed: 10/03/15						
C13-C28 (DRO)	500	10	mg/kg	500		99.9	75-125			
Surrogate: p-Terphenyl	*104*		*"*	*100*		*104*	*65-135*			

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Extractable Petroleum Hydrocarbons by 8015C - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100219 - EPA 3550B GC										
Matrix Spike (5100219-MS1)	**Source: T152418-01**			Prepared: 10/02/15 Analyzed: 10/04/15						
C13-C28 (DRO)	510	10	mg/kg	500	ND	102	75-125			
Surrogate: p-Terphenyl	*101*		*"*	*100*		*101*	*65-135*			
Matrix Spike Dup (5100219-MSD1)	**Source: T152418-01**			Prepared: 10/02/15 Analyzed: 10/04/15						
C13-C28 (DRO)	500	10	mg/kg	500	ND	99.8	75-125	2.32	20	
Surrogate: p-Terphenyl	*103*		*"*	*100*		*103*	*65-135*			

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Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100213 - EPA 3010A										
Blank (5100213-BLK1)				Prepared: 10/02/15 Analyzed: 10/05/15						
Antimony	ND	50	ug/l							
Silver	ND	50	"							
Arsenic	ND	50	"							
Barium	ND	50	"							
Beryllium	ND	50	"							
Cadmium	ND	50	"							
Chromium	ND	50	"							
Cobalt	ND	50	"							
Copper	ND	50	"							
Lead	ND	50	"							
Molybdenum	ND	50	"							
Nickel	ND	50	"							
Selenium	ND	50	"							
Thallium	ND	50	"							
Vanadium	ND	50	"							
Zinc	ND	50	"							
LCS (5100213-BS1)				Prepared: 10/02/15 Analyzed: 10/05/15						
Arsenic	584	50	ug/l	500		117	75-125			
Barium	604	50	"	500		121	75-125			
Cadmium	603	50	"	500		121	75-125			
Chromium	610	50	"	500		122	75-125			
Lead	605	50	"	500		121	75-125			
LCS Dup (5100213-BSD1)				Prepared: 10/02/15 Analyzed: 10/05/15						
Arsenic	470	50	ug/l	500		93.9	75-125	21.8	20	QR-02
Barium	490	50	"	500		98.0	75-125	20.8	20	QR-02
Cadmium	483	50	"	500		96.5	75-125	22.3	20	QR-02
Chromium	486	50	"	500		97.3	75-125	22.5	20	QR-02
Lead	469	50	"	500		93.8	75-125	25.4	20	QR-02

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Cold Vapor Extraction EPA 7470/7471 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100212 - EPA 7470A Water										
Blank (5100212-BLK1)				Prepared: 10/02/15 Analyzed: 10/05/15						
Mercury	ND	0.50	ug/l							
LCS (5100212-BS1)				Prepared: 10/02/15 Analyzed: 10/05/15						
Mercury	149	0.50	ug/l	167		89.3	75-125			
LCS Dup (5100212-BSD1)				Prepared: 10/02/15 Analyzed: 10/05/15						
Mercury	148	0.50	ug/l	167		88.8	75-125	0.529	20	

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Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100214 - EPA 5035 GCMS										
Blank (5100214-BLK1)				Prepared: 10/02/15 Analyzed: 10/06/15						
Bromobenzene	ND	5.0	ug/kg							
Bromochloromethane	ND	5.0	"							
Bromodichloromethane	ND	5.0	"							
Bromoform	ND	5.0	"							
Bromomethane	ND	5.0	"							
n-Butylbenzene	ND	5.0	"							
sec-Butylbenzene	ND	5.0	"							
tert-Butylbenzene	ND	5.0	"							
Carbon tetrachloride	ND	5.0	"							
Chlorobenzene	ND	5.0	"							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
2-Chlorotoluene	ND	5.0	"							
4-Chlorotoluene	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
1,2-Dibromo-3-chloropropane	ND	10	"							
1,2-Dibromoethane (EDB)	ND	5.0	"							
Dibromomethane	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
Dichlorodifluoromethane	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
1,3-Dichloropropane	ND	5.0	"							
2,2-Dichloropropane	ND	5.0	"							
1,1-Dichloropropene	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Hexachlorobutadiene	ND	5.0	"							
Isopropylbenzene	ND	5.0	"							

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Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100214 - EPA 5035 GCMS										
Blank (5100214-BLK1)				Prepared: 10/02/15 Analyzed: 10/06/15						
p-Isopropyltoluene	ND	5.0	ug/kg							
Methylene chloride	ND	5.0	"							
Naphthalene	ND	5.0	"							
n-Propylbenzene	ND	5.0	"							
Styrene	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
1,1,1,2-Tetrachloroethane	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
1,2,3-Trichlorobenzene	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1,1-Trichloroethane	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Trichlorofluoromethane	ND	5.0	"							
1,2,3-Trichloropropane	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
Vinyl chloride	ND	5.0	"							
Benzene	ND	5.0	"							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	10	"							
o-Xylene	ND	5.0	"							
Surrogate: Toluene-d8	*39.5*		*"*	*40.0*		*98.8*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*43.0*		*"*	*40.0*		*108*	*81.2-123*			
Surrogate: Dibromofluoromethane	*44.2*		*"*	*40.0*		*110*	*95.7-135*			
LCS (5100214-BS1)				Prepared: 10/02/15 Analyzed: 10/06/15						
Chlorobenzene	103	5.0	ug/kg	105		97.9	75-125			
1,1-Dichloroethene	111	5.0	"	105		105	75-125			
Trichloroethene	99.5	5.0	"	105		94.8	75-125			
Benzene	105	5.0	"	105		100	75-125			
Toluene	99.8	5.0	"	105		95.1	75-125			
Surrogate: Toluene-d8	*40.0*		*"*	*40.0*		*100*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*43.4*		*"*	*40.0*		*109*	*81.2-123*			
Surrogate: Dibromofluoromethane	*48.2*		*"*	*40.0*		*121*	*95.7-135*			

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Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100214 - EPA 5035 GCMS										
LCS Dup (5100214-BSD1)				Prepared: 10/02/15 Analyzed: 10/06/15						
Chlorobenzene	95.2	5.0	ug/kg	105		90.6	75-125	7.68	20	
1,1-Dichloroethene	115	5.0	"	105		110	75-125	4.03	20	
Trichloroethene	95.8	5.0	"	105		91.3	75-125	3.74	20	
Benzene	106	5.0	"	105		101	75-125	0.898	20	
Toluene	95.4	5.0	"	105		90.9	75-125	4.51	20	
Surrogate: Toluene-d8	*38.2*		*"*	*40.0*		*95.6*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*41.4*		*"*	*40.0*		*104*	*81.2-123*			
Surrogate: Dibromofluoromethane	*54.8*		*"*	*40.0*		*137*	*95.7-135*			*S-GC*
Batch 5100217 - EPA 5030 GCMS										
Blank (5100217-BLK1)				Prepared: 10/02/15 Analyzed: 10/06/15						
Bromobenzene	ND	1.0	ug/l							
Bromochloromethane	ND	1.0	"							
Bromodichloromethane	ND	1.0	"							
Bromoform	ND	1.0	"							
Bromomethane	ND	1.0	"							
n-Butylbenzene	ND	1.0	"							
sec-Butylbenzene	ND	1.0	"							
tert-Butylbenzene	ND	1.0	"							
Carbon tetrachloride	ND	0.50	"							
Chlorobenzene	ND	1.0	"							
Chloroethane	ND	1.0	"							
Chloroform	ND	1.0	"							
Chloromethane	ND	1.0	"							
2-Chlorotoluene	ND	1.0	"							
4-Chlorotoluene	ND	1.0	"							
Dibromochloromethane	ND	1.0	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2-Dibromoethane (EDB)	ND	1.0	"							
Dibromomethane	ND	1.0	"							
1,2-Dichlorobenzene	ND	1.0	"							
1,3-Dichlorobenzene	ND	1.0	"							
1,4-Dichlorobenzene	ND	1.0	"							
Dichlorodifluoromethane	ND	0.50	"							
1,1-Dichloroethane	ND	1.0	"							

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100217 - EPA 5030 GCMS										
Blank (5100217-BLK1)				Prepared: 10/02/15 Analyzed: 10/06/15						
1,2-Dichloroethane	ND	0.50	ug/l							
1,1-Dichloroethene	ND	1.0	"							
cis-1,2-Dichloroethene	ND	1.0	"							
trans-1,2-Dichloroethene	ND	1.0	"							
1,2-Dichloropropane	ND	1.0	"							
1,3-Dichloropropane	ND	1.0	"							
2,2-Dichloropropane	ND	1.0	"							
1,1-Dichloropropene	ND	1.0	"							
cis-1,3-Dichloropropene	ND	0.50	"							
trans-1,3-Dichloropropene	ND	0.50	"							
Hexachlorobutadiene	ND	1.0	"							
Isopropylbenzene	ND	1.0	"							
p-Isopropyltoluene	ND	1.0	"							
Methylene chloride	ND	1.0	"							
Naphthalene	ND	1.0	"							
n-Propylbenzene	ND	1.0	"							
Styrene	ND	1.0	"							
1,1,2,2-Tetrachloroethane	ND	1.0	"							
1,1,1,2-Tetrachloroethane	ND	1.0	"							
Tetrachloroethene	ND	1.0	"							
1,2,3-Trichlorobenzene	ND	1.0	"							
1,2,4-Trichlorobenzene	ND	1.0	"							
1,1,2-Trichloroethane	ND	1.0	"							
1,1,1-Trichloroethane	ND	1.0	"							
Trichloroethene	ND	1.0	"							
Trichlorofluoromethane	ND	1.0	"							
1,2,3-Trichloropropane	ND	1.0	"							
1,3,5-Trimethylbenzene	ND	1.0	"							
1,2,4-Trimethylbenzene	ND	1.0	"							
Vinyl chloride	ND	1.0	"							
Benzene	ND	0.50	"							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
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Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5100217 - EPA 5030 GCMS										
Blank (5100217-BLK1)				Prepared: 10/02/15 Analyzed: 10/06/15						
Surrogate: 4-Bromofluorobenzene	*7.90*		*ug/l*	*8.00*		*98.8*	*83.5-119*			
Surrogate: Dibromofluoromethane	*8.13*		*"*	*8.00*		*102*	*81-136*			
Surrogate: Toluene-d8	*8.04*		*"*	*8.00*		*100*	*88.8-117*			
LCS (5100217-BS1)				Prepared: 10/02/15 Analyzed: 10/07/15						
Chlorobenzene	20.9	1.0	ug/l	21.0		99.5	75-125			
1,1-Dichloroethene	21.9	1.0	"	21.0		104	75-125			
Trichloroethene	19.7	1.0	"	21.0		93.7	75-125			
Benzene	20.8	0.50	"	21.0		99.2	75-125			
Toluene	19.0	0.50	"	21.0		90.3	75-125			
Surrogate: 4-Bromofluorobenzene	*8.26*		*"*	*8.00*		*103*	*83.5-119*			
Surrogate: Dibromofluoromethane	*9.28*		*"*	*8.00*		*116*	*81-136*			
Surrogate: Toluene-d8	*7.53*		*"*	*8.00*		*94.1*	*88.8-117*			
LCS Dup (5100217-BSD1)				Prepared: 10/02/15 Analyzed: 10/07/15						
Chlorobenzene	21.1	1.0	ug/l	21.0		100	75-125	0.858	20	
1,1-Dichloroethene	22.0	1.0	"	21.0		105	75-125	0.410	20	
Trichloroethene	19.9	1.0	"	21.0		95.0	75-125	1.31	20	
Benzene	21.2	0.50	"	21.0		101	75-125	1.62	20	
Toluene	19.5	0.50	"	21.0		93.0	75-125	2.86	20	
Surrogate: 4-Bromofluorobenzene	*8.24*		*"*	*8.00*		*103*	*83.5-119*			
Surrogate: Dibromofluoromethane	*9.16*		*"*	*8.00*		*114*	*81-136*			
Surrogate: Toluene-d8	*7.83*		*"*	*8.00*		*97.9*	*88.8-117*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Northgate Environmental Management -- Laguna Hills	Project: Sears Bldg	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10:02	**Reported:**
Laguna Hills CA, 92653	Project Manager: Derrick Willis	10/08/15 14:39

Notes and Definitions

S-GC	Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
QR-02	The RPD result exceeded the QC control limits; however, both percent recoveries were acceptable. Sample results for the QC batch were accepted based on percent recoveries and completeness of QC data.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Northgate Environmental Management
Address: 24911 Ridge Route Dr #130
Phone: 949.716.0050 Fax:
Project Manager: Derrick Willis

Date: 10/1/15 Page: 1 Of 3
Project Name: SEARS BLDG
Collector: Derrick Willis Client Project #: 2050.10.02
Batch #: T152421 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals				Laboratory ID #	Comments/Preservative	Total # of containers
GW-1 @ 5'	10/1/15	07:05	SOIL	SLEEVE														01		1
GW-1 @ 10'		07:20																02		
GW-1 @ 15'		07:25			X							X						03		
GW-1 @ 20'		07:30			X							X						04		
GW-1 @ 25'		07:35			X							X						05		
GW-1 @ 30'		07:40																06		
GW-1 @ 35'		07:55																07		
GW-2 @ 5'		09:20																08		
GW-2 @ 10'		09:25			X							X						09		
GW-2 @ 15'		09:30																10		
GW-2 @ 20'		09:35																11		
GW-2 @ 25'		09:40			X							X						12		
GW-2 @ 30'		09:55																13		
GW-2 @ 35'		10:20																14		
T-100115-1			WATER	VOA														15	TRIP	

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	10/2/15 9:55		10-2-15 1010
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	
Chain of Custody seals Y/N/NA	✓
Seals intact? Y/N/NA	NA
Received good condition/cold	Y

Turn around time: 3 day

Notes: 5035 prep for samples to be analyzed

2.8°

Sample disposal Instructions: Disposal @ $2.00 each ___ Return to client ___ Pickup ___

COC 142706

SunStar Laboratories, Inc.

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Northgate Environmental Mgmt
Address: 2441 Ridge Route DR
Phone: 949.716.0050 Fax:
Project Manager: Derrick Wilks

Date: 10/1/15 Page: 1 Of 3
Project Name: SEARS BLDG
Collector: Derrick Wilks Client Project #: 20506.02
Batch #: T152421 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals				Laboratory ID #	Comments/Preservative	Total # of containers
GW-3@5	10/1/15	11:10	Soil	Sleeve	X													16		1
GW-3@10	"	11:15	"	"														17		"
GW-3@15	"	11:20	"	"														18		"
GW-3@20	"	11:25	"	"	X													19		"
GW-3@25	"	11:35	"	"														20		"
GW-3@30	"	11:45	"	"														21		"
GW-3@35	"	11:55	"	"														22		"
GW-4@5	"	2:35	"	"	X													23		"
GW-4@10	"	2:40	"	"														24		"
GW-4@15	"	2:45	"	"	X													25		"
GW-4@20	"	2:55	"	"														26		"
GW-4@25	"	3:15	"	"														27		"
GW-4	"	4:10	Water	VOAs	X							X						28		6
T-100115-2			"	VOA														29	TRIP	1
GW-4@30		3:20	Soil	Sleeve														30		1

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	10/2/15 9:55		10-2-15 1010
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	
Chain of Custody seals Y/N/NA	N
Seals intact? Y/N/NA	NA
Received good condition/cold	Y

Turn around time: 3 day

Notes: 5035 prep for samples to be analyzed

2-8°

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 142708

SunStar Laboratories, Inc.

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Northgate
Address: 24911 Rockfield Blvd Suite D
Phone: 949.716.0050 Fax:
Project Manager: Derrick Wells

Date: 10/1/15 Page: 3 Of 3
Project Name: SEARS
Collector: Derrick Wells Client Project #: 2056.1002
Batch #: T152421 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain (extended)	6010/7000 Title 22 Metals	6020 ICP-MS Metals				Laboratory ID #	Comments/Preservative	Total # of containers
GW-1	10/1/15	8:15	WATER	250 poly								X*	X					31		4
GW-2	"	12:50	"	VOA								X						32		3
GW-3	"	1:35	"	"								X						33		3

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	10/2/15 10:10		10-2-15 1010
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers
Chain of Custody seals Y/N/NA ~
Seals intact? Y/N/NA NA
Received good condition/cold Y

Turn around time: 3 Day

Notes
* Extended TPH only
2.8°

Sample disposal Instructions: Disposal @ $2.00 each ___ Return to client ___ Pickup ___

COC 142709

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T152421

Client Name: Northgate - Laguna Hills Project: Sears Bldg

Received by: Dan M. Date/Time Received: 10-2-15 1010

Delivered by : ☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 3.0 °C +/- the CF (- 0.2°C) = 2.8 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☐ Yes	☐ No*	☒ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☒ Yes	☐ No*	☐ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date DM 10-2-15

Comments:

T152421

SunStar Laboratories, Inc.

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

Project Name: Sears Bldg

Company: NORTHGATE ENV. **Name: DERRICK**

Item:	Quantity:
2 oz Jars 24/CS	
4 oz Jars 24/CS	
8 oz Jars 12/CS	
40 ml unp. Voas 100/BOX	
40 ml HCL Voas 72/BOX	
250 ml Poly 24/CS	
1 Liter Poly 12/CS	
500 ml Poly 16/CS	
500 ml Amber Bottle Wide 12/CS	
1 Liter Amber Bottle 12/CS	
1 Gallon Poly 4/BOX	
5035 kits:(2)Sodium Bisulfate Voas 72/BOX	18
(1) Methanol Voa 72/BOX	9
(1)Syringe 50/PACK	9
Lock-N-Load Handle 1/PACK	
Tedlar Bags 10/PACK	
Manifold,Inst. Sampler, Variable Sampler	
Sub Slab Insert w/ washer & N/F	
Soil Gas SS 12" Drop Tubes	
Gas Extraction Fittings	
Soil Gas Filters	
B.C. Summa Cans **400cc:**	
1L:	
3L:	
6L:	
Certified Summa Cans **400cc:**	
1L:	
3L:	
6L:	
Cooler (S,MED,LRG) Number & Quantity	
Swagelok Fittings: Nuts/Ferrules, T's	
Other: Poly Tube, Valves,Silicon Tape, etc	
Prepared By: DAN M.	**Date: 10-2-15**
Reviewed By:	**Date :**

Wants us to prep

5035 kits

-DM 10-2-15

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152421

Client: **Northgate Environmental Management -- Laguna** **Project Manager:** **Daniel Chavez**
Project: **Sears Bldg** **Project Number:** **2050.10:02**

Report To:
Northgate Environmental Management -- Laguna Hills
Derrick Willis
24411 Ridge Route Drive, Suite 130
Laguna Hills, CA 92653

Date Due: 10/07/15 17:00 (3 day TAT)
Received By: Dan Marteski Date Received: 10/02/15 10:10
Logged In By: Dan Marteski Date Logged In: 10/02/15 10:43

Samples Received at: **2.8°C**
Custody Seals No Received On Ice Yes
Containers Intact Yes
COC/Labels Agree Yes
Preservation Confir Yes

Analysis	Due	TAT	Expires	Comments
T152421-01 GW-1@5' [Soil] Sampled 10/01/15 07:15 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-02 GW-1@10' [Soil] Sampled 10/01/15 07:20 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-03 GW-1@15' [Soil] Sampled 10/01/15 07:25 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/15/15 07:25	
8260 5035	10/07/15 15:00	3	10/15/15 07:25	
T152421-04 GW-1@20' [Soil] Sampled 10/01/15 07:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/15/15 07:30	
8260 5035	10/07/15 15:00	3	10/15/15 07:30	
T152421-05 GW-1@25' [Soil] Sampled 10/01/15 07:35 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/15/15 07:35	
8260 5035	10/07/15 15:00	3	10/15/15 07:35	
T152421-06 GW-1@30' [Soil] Sampled 10/01/15 07:40 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152421

Client: Northgate Environmental Management -- Laguna **Project Manager:** Daniel Chavez
Project: Sears Bldg **Project Number:** 2050.10:02

Analysis	Due	TAT	Expires	Comments
T152421-07 GW-1@35' [Soil] Sampled 10/01/15 07:55 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-08 GW-2@5' [Soil] Sampled 10/01/15 09:20 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-09 GW-2@10' [Soil] Sampled 10/01/15 09:25 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/15/15 09:25	
8260 5035	10/07/15 15:00	3	10/15/15 09:25	
T152421-10 GW-2@15' [Soil] Sampled 10/01/15 09:30 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-11 GW-2@20' [Soil] Sampled 10/01/15 09:35 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-12 GW-2@25' [Soil] Sampled 10/01/15 09:40 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/15/15 09:40	
8260 5035	10/07/15 15:00	3	10/15/15 09:40	
T152421-13 GW-2@30' [Soil] Sampled 10/01/15 09:55 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-14 GW-2@35' [Soil] Sampled 10/01/15 10:20 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-15 T-100115-1 [Water] Sampled 10/01/15 00:00 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-16 GW-3@5' [Soil] Sampled 10/01/15 11:10 (GMT-08:00) Pacific Time (US &				
8260 5035	10/07/15 15:00	3	10/15/15 11:10	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152421

Client: Northgate Environmental Management -- Laguna **Project Manager:** Daniel Chavez
Project: Sears Bldg **Project Number:** 2050.10:02

Analysis	Due	TAT	Expires	Comments
T152421-17 GW-3@10' [Soil] Sampled 10/01/15 11:15 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-18 GW-3@15' [Soil] Sampled 10/01/15 11:20 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-19 GW-3@20' [Soil] Sampled 10/01/15 11:25 (GMT-08:00) Pacific Time (US &				
8260 5035	10/07/15 15:00	3	10/15/15 11:25	
T152421-20 GW-3@25' [Soil] Sampled 10/01/15 11:35 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-21 GW-3@30' [Soil] Sampled 10/01/15 11:45 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-22 GW-3@35' [Soil] Sampled 10/01/15 11:55 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-23 GW-4@5' [Soil] Sampled 10/01/15 14:35 (GMT-08:00) Pacific Time (US &				
8260 5035	10/07/15 15:00	3	10/15/15 14:35	
T152421-24 GW-4@10' [Soil] Sampled 10/01/15 14:40 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-25 GW-4@15' [Soil] Sampled 10/01/15 14:45 (GMT-08:00) Pacific Time (US &				
8260 5035	10/07/15 15:00	3	10/15/15 14:45	
T152421-26 GW-4@20' [Soil] Sampled 10/01/15 14:55 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-27 GW-4@25' [Soil] Sampled 10/01/15 15:15 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152421

Client: Northgate Environmental Management -- Laguna **Project Manager:** Daniel Chavez
Project: Sears Bldg **Project Number:** 2050.10:02

Analysis	Due	TAT	Expires	Comments
T152421-28 GW-4 [Water] Sampled 10/01/15 16:10 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/08/15 16:10	
8260	10/07/15 15:00	3	10/15/15 16:10	
T152421-29 T-100115-2 [Water] Sampled 10/01/15 00:00 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-30 GW-4@30' [Soil] Sampled 10/01/15 15:20 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T152421-31 GW-1 [Water] Sampled 10/01/15 08:15 (GMT-08:00) Pacific Time (US &				
6010 Title 22	10/07/15 15:00	3	03/29/16 08:15	
8015 Carbon Chain	10/07/15 15:00	3	10/08/15 08:15	
T152421-32 GW-2 [Water] Sampled 10/01/15 17:50 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/08/15 17:50	
T152421-33 GW-3 [Water] Sampled 10/01/15 13:35 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	10/07/15 15:00	3	10/08/15 13:35	

Analysis groups included in this work order

6010 Title 22

subgroup 6010B T22 7470/71 Hg

Reviewed By Date

Mobile Geochemistry Inc.

06 October 2015

Mr. Derrick Willis
Northgate Environmental Management, Inc.
24411 Ridge Route Drive, Suite 130
Laguna Hills, CA 92653

H&P Project: NG100115-SB1
Client Project: 2050.10.02S / 5601 Santa Monica Blvd

Dear Mr. Derrick Willis:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 01-Oct-15 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody
- Sampling Logs (if applicable)

Unless otherwise noted, I certify that all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal

Janis Villarreal
Laboratory Director

H&P Mobile Geochemistry, Inc. is certified under the California ELAP, the National Environmental Laboratory Accreditation Conference (NELAC) and the Department of Defense Accreditation Programs.

H&P Mobile
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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SV-5	E510002-01	Vapor	01-Oct-15	01-Oct-15
SV-2	E510002-02	Vapor	01-Oct-15	01-Oct-15
SV-3	E510002-03	Vapor	01-Oct-15	01-Oct-15
SV-4	E510002-04	Vapor	01-Oct-15	01-Oct-15
SV-4 Rep	E510002-05	Vapor	01-Oct-15	01-Oct-15
SV-6	E510002-06	Vapor	01-Oct-15	01-Oct-15
SV-7	E510002-07	Vapor	01-Oct-15	01-Oct-15
SV-8	E510002-08	Vapor	01-Oct-15	01-Oct-15
GW-1	E510003-01	Water	01-Oct-15	01-Oct-15
GW-2	E510003-02	Water	01-Oct-15	01-Oct-15
GW-3	E510003-03	Water	01-Oct-15	01-Oct-15

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DETECTIONS SUMMARY

Sample ID: **SV-5** Laboratory ID: **E510002-01**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	**0.11**	0.10	ug/l	H&P 8260SV	
Naphthalene	**0.22**	0.10	ug/l	H&P 8260SV	

Sample ID: **SV-2** Laboratory ID: **E510002-02**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	**0.14**	0.10	ug/l	H&P 8260SV	

Sample ID: **SV-3** Laboratory ID: **E510002-03**

Analyte	Result	Reporting Limit	Units	Method	Notes
Methylene chloride (Dichloromethane)	**0.67**	0.50	ug/l	H&P 8260SV	
Benzene	**0.13**	0.10	ug/l	H&P 8260SV	

Sample ID: **SV-4** Laboratory ID: **E510002-04**

Analyte	Result	Reporting Limit	Units	Method	Notes
Chloroform	**0.11**	0.10	ug/l	H&P 8260SV	
Tetrachloroethene	**0.16**	0.10	ug/l	H&P 8260SV	

Sample ID: **SV-4 Rep** Laboratory ID: **E510002-05**

Analyte	Result	Reporting Limit	Units	Method	Notes
Tetrachloroethene	**0.13**	0.10	ug/l	H&P 8260SV	

Sample ID: **SV-6** Laboratory ID: **E510002-06**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **SV-7** Laboratory ID: **E510002-07**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

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Sample ID: **SV-8** Laboratory ID: **E510002-08**

Analyte	Result	Reporting Limit	Units	Method	Notes
Methylene chloride (Dichloromethane)	**0.62**	0.50	ug/l	H&P 8260SV	
Chloroform	**0.12**	0.10	ug/l	H&P 8260SV	
Benzene	**0.12**	0.10	ug/l	H&P 8260SV	

Sample ID: **GW-1** Laboratory ID: **E510003-01**

Analyte	Result	Reporting Limit	Units	Method	Notes
Trichlorofluoromethane (F11)	**5.3**	1.0	ug/l	EPA 8260B	
Chloroform	**1.4**	1.0	ug/l	EPA 8260B	
Tetrachloroethene	**3.3**	1.0	ug/l	EPA 8260B	

Sample ID: **GW-2** Laboratory ID: **E510003-02**

Analyte	Result	Reporting Limit	Units	Method	Notes
Trichlorofluoromethane (F11)	**6.1**	1.0	ug/l	EPA 8260B	
Chloroform	**13**	1.0	ug/l	EPA 8260B	

Sample ID: **GW-3** Laboratory ID: **E510003-03**

Analyte	Result	Reporting Limit	Units	Method	Notes
Trichlorofluoromethane (F11)	**21**	1.0	ug/l	EPA 8260B	
Chloroform	**14**	1.0	ug/l	EPA 8260B	
Tetrachloroethene	**1.4**	1.0	ug/l	EPA 8260B	

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Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by EPA Method 5030/8260B

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
GW-1 (E510003-01) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Dichlorodifluoromethane (F12)	ND	1.0	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	EPA 8260B	
Chloromethane	ND	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.0	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
Chloroethane	ND	1.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	**5.3**	1.0	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	1.0	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	1.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
Chloroform	**1.4**	1.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Trichloroethene	ND	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.0	"	"	"	"	"	"	
Dibromomethane	ND	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.0	"	"	"	"	"	"	
Tetrachloroethene	**3.3**	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	1.0	"	"	"	"	"	"	

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Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by EPA Method 5030/8260B

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
GW-1 (E510003-01) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Bromoform	ND	1.0	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	EPA 8260B	
Isopropylbenzene (Cumene)	ND	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.0	"	"	"	"	"	"	
Bromobenzene	ND	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*113 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*109 %*		*62-139*	"	"	"	"	
Surrogate: Toluene-d8		*108 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*106 %*		*75-125*	"	"	"	"	

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Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by EPA Method 5030/8260B

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
GW-2 (E510003-02) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Dichlorodifluoromethane (F12)	ND	1.0	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	EPA 8260B	
Chloromethane	ND	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.0	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
Chloroethane	ND	1.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	**6.1**	1.0	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	1.0	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	1.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
Chloroform	**13**	1.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Trichloroethene	ND	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.0	"	"	"	"	"	"	
Dibromomethane	ND	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.0	"	"	"	"	"	"	
Tetrachloroethene	ND	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	1.0	"	"	"	"	"	"	

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Volatile Organic Compounds by EPA Method 5030/8260B

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
GW-2 (E510003-02) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Bromoform	ND	1.0	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	EPA 8260B	
Isopropylbenzene (Cumene)	ND	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.0	"	"	"	"	"	"	
Bromobenzene	ND	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*110 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*113 %*		*62-139*	"	"	"	"	
Surrogate: Toluene-d8		*102 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*113 %*		*75-125*	"	"	"	"	

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Volatile Organic Compounds by EPA Method 5030/8260B

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
GW-3 (E510003-03) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Dichlorodifluoromethane (F12)	ND	1.0	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	EPA 8260B	
Chloromethane	ND	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.0	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
Chloroethane	ND	1.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	**21**	1.0	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	1.0	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	1.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
Chloroform	**14**	1.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Trichloroethene	ND	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.0	"	"	"	"	"	"	
Dibromomethane	ND	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.0	"	"	"	"	"	"	
Tetrachloroethene	**1.4**	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	1.0	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by EPA Method 5030/8260B

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
GW-3 (E510003-03) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Bromoform	ND	1.0	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	EPA 8260B	
Isopropylbenzene (Cumene)	ND	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.0	"	"	"	"	"	"	
Bromobenzene	ND	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*111 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*117 %*		*62-139*	"	"	"	"	
Surrogate: Toluene-d8		*105 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*		*75-125*	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-5 (E510002-01) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	**0.11**	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-5 (E510002-01) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	**0.22**	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*112 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*111 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*109 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*		*75-125*	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2 (E510002-02) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	**0.14**	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2 (E510002-02) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*109 %*	*75-125*		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*115 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*109 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*107 %*	*75-125*		"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3 (E510002-03) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	**0.67**	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	**0.13**	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3 (E510002-03) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*109 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*120 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*105 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*		*75-125*	"	"	"	"	

H&P Mobile
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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4 (E510002-04) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	**0.11**	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	ND	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	**0.16**	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4 (E510002-04) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*107 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*109 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*105 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*109 %*		*75-125*	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4 Rep (E510002-05) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	ND	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	**0.13**	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4 Rep (E510002-05) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*114 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*117 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*107 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*		*75-125*	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-6 (E510002-06) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	ND	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-6 (E510002-06) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*98.3 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*103 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*102 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*100 %*		*75-125*	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-7 (E510002-07) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	ND	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-7 (E510002-07) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*113 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*112 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*106 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*106 %*		*75-125*	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-8 (E510002-08) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	**0.62**	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	**0.12**	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Benzene	**0.12**	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-8 (E510002-08) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
Styrene	ND	0.50	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*114 %*	*75-125*		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*115 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*104 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*75-125*		"	"	"	"	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Petroleum Hydrocarbon Analysis

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-5 (E510002-01) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
SV-2 (E510002-02) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
SV-3 (E510002-03) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
SV-4 (E510002-04) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
SV-4 Rep (E510002-05) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
SV-6 (E510002-06) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
SV-7 (E510002-07) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
SV-8 (E510002-08) Vapor Sampled: 01-Oct-15 Received: 01-Oct-15									
TPHv (C5 - C12)	ND	200	ug/l	0.05	EJ50102	01-Oct-15	01-Oct-15	H&P 8260SV	
GW-1 (E510003-01) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Gasoline (C5-C12)	ND	100	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	LUFT GC/MS	

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Petroleum Hydrocarbon Analysis

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
GW-2 (E510003-02) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Gasoline (C5-C12)	ND	100	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	LUFT GC/MS	
GW-3 (E510003-03) Water Sampled: 01-Oct-15 Received: 01-Oct-15									
Gasoline (C5-C12)	ND	100	ug/l	0.05	EJ50103	01-Oct-15	01-Oct-15	LUFT GC/MS	

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Volatile Organic Compounds by EPA Method 5030/8260B - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50103 - EPA 5030										
Blank (EJ50103-BLK1)				Prepared & Analyzed: 01-Oct-15						
Dichlorodifluoromethane (F12)	ND	1.0	ug/l							
Chloromethane	ND	1.0	"							
Vinyl chloride	ND	1.0	"							
Bromomethane	ND	1.0	"							
Chloroethane	ND	1.0	"							
Trichlorofluoromethane (F11)	ND	1.0	"							
Methylene chloride (Dichloromethane)	ND	1.0	"							
Methyl tertiary-butyl ether (MTBE)	ND	1.0	"							
trans-1,2-Dichloroethene	ND	1.0	"							
1,1-Dichloroethane	ND	1.0	"							
1,1-Dichloroethene	ND	1.0	"							
2,2-Dichloropropane	ND	1.0	"							
cis-1,2-Dichloroethene	ND	1.0	"							
Chloroform	ND	1.0	"							
Bromochloromethane	ND	1.0	"							
1,1,1-Trichloroethane	ND	1.0	"							
1,1-Dichloropropene	ND	1.0	"							
Carbon tetrachloride	ND	1.0	"							
1,2-Dichloroethane (EDC)	ND	1.0	"							
Benzene	ND	0.50	"							
Trichloroethene	ND	1.0	"							
1,2-Dichloropropane	ND	1.0	"							
Bromodichloromethane	ND	1.0	"							
Dibromomethane	ND	1.0	"							
cis-1,3-Dichloropropene	ND	1.0	"							
Toluene	ND	0.50	"							
trans-1,3-Dichloropropene	ND	1.0	"							
1,1,2-Trichloroethane	ND	1.0	"							
1,2-Dibromoethane (EDB)	ND	1.0	"							
1,3-Dichloropropane	ND	1.0	"							
Tetrachloroethene	ND	1.0	"							
Dibromochloromethane	ND	1.0	"							
Chlorobenzene	ND	1.0	"							
Ethylbenzene	ND	0.50	"							

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Volatile Organic Compounds by EPA Method 5030/8260B - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50103 - EPA 5030										
Blank (EJ50103-BLK1)				Prepared & Analyzed: 01-Oct-15						
1,1,1,2-Tetrachloroethane	ND	1.0	ug/l							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Styrene	ND	1.0	"							
Bromoform	ND	1.0	"							
Isopropylbenzene (Cumene)	ND	1.0	"							
1,1,2,2-Tetrachloroethane	ND	1.0	"							
1,2,3-Trichloropropane	ND	1.0	"							
n-Propylbenzene	ND	1.0	"							
Bromobenzene	ND	1.0	"							
1,3,5-Trimethylbenzene	ND	1.0	"							
2-Chlorotoluene	ND	1.0	"							
4-Chlorotoluene	ND	1.0	"							
tert-Butylbenzene	ND	1.0	"							
1,2,4-Trimethylbenzene	ND	1.0	"							
sec-Butylbenzene	ND	1.0	"							
p-Isopropyltoluene	ND	1.0	"							
1,3-Dichlorobenzene	ND	1.0	"							
1,4-Dichlorobenzene	ND	1.0	"							
n-Butylbenzene	ND	1.0	"							
1,2-Dichlorobenzene	ND	1.0	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	1.0	"							
Hexachlorobutadiene	ND	1.0	"							
Naphthalene	ND	1.0	"							
1,2,3-Trichlorobenzene	ND	1.0	"							
Surrogate: Dibromofluoromethane	*2.69*		*"*	*2.50*		*108*	*75-125*			
Surrogate: 1,2-Dichloroethane-d4	*2.77*		*"*	*2.50*		*111*	*62-139*			
Surrogate: Toluene-d8	*2.66*		*"*	*2.50*		*106*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*2.89*		*"*	*2.50*		*115*	*75-125*			

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Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by EPA Method 5030/8260B - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50103 - EPA 5030										
LCS (EJ50103-BS1)				Prepared & Analyzed: 01-Oct-15						
Dichlorodifluoromethane (F12)	3.72	1.0	ug/l	5.00		74.5	32-152			
Chloromethane	4.38	1.0	"	5.00		87.5	50-139			
Vinyl chloride	4.23	1.0	"	5.00		84.6	58-137			
Bromomethane	3.74	1.0	"	5.00		74.7	53-141			
Chloroethane	4.28	1.0	"	5.00		85.5	60-138			
Trichlorofluoromethane (F11)	4.45	1.0	"	5.00		89.0	65-141			
Methylene chloride (Dichloromethane)	4.59	1.0	"	5.00		91.8	74-124			
Methyl tertiary-butyl ether (MTBE)	4.94	1.0	"	5.00		98.7	71-124			
trans-1,2-Dichloroethene	5.00	1.0	"	5.00		99.9	75-124			
1,1-Dichloroethane	4.87	1.0	"	5.00		97.4	77-125			
1,1-Dichloroethene	4.49	1.0	"	5.00		89.8	71-131			
2,2-Dichloropropane	4.86	1.0	"	5.00		97.3	60-139			
cis-1,2-Dichloroethene	4.85	1.0	"	5.00		96.9	78-123			
Chloroform	4.97	1.0	"	5.00		99.4	79-124			
Bromochloromethane	4.33	1.0	"	5.00		86.6	78-123			
1,1,1-Trichloroethane	4.92	1.0	"	5.00		98.5	74-131			
1,1-Dichloropropene	4.85	1.0	"	5.00		97.0	79-125			
Carbon tetrachloride	4.66	1.0	"	5.00		93.2	72-136			
1,2-Dichloroethane (EDC)	4.77	1.0	"	5.00		95.3	73-128			
Benzene	5.19	0.50	"	5.00		104	79-120			
Trichloroethene	4.91	1.0	"	5.00		98.3	79-123			
1,2-Dichloropropane	4.93	1.0	"	5.00		98.6	78-122			
Bromodichloromethane	4.80	1.0	"	5.00		96.1	79-125			
Dibromomethane	4.93	1.0	"	5.00		98.5	79-123			
cis-1,3-Dichloropropene	4.43	1.0	"	5.00		88.6	75-124			
Toluene	4.55	0.50	"	5.00		91.0	80-121			
trans-1,3-Dichloropropene	4.94	1.0	"	5.00		98.8	73-127			
1,1,2-Trichloroethane	5.28	1.0	"	5.00		106	80-119			
1,2-Dibromoethane (EDB)	4.65	1.0	"	5.00		93.0	77-121			
1,3-Dichloropropane	5.25	1.0	"	5.00		105	80-119			
Tetrachloroethene	4.86	1.0	"	5.00		97.1	74-129			
Dibromochloromethane	5.76	1.0	"	5.00		115	74-126			
Chlorobenzene	4.68	1.0	"	5.00		93.7	82-118			
Ethylbenzene	4.74	0.50	"	5.00		94.7	79-121			

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Northgate Environmental Management, Inc.	Project: NG100115-SB1	
24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by EPA Method 5030/8260B - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50103 - EPA 5030										
LCS (EJ50103-BS1)				Prepared & Analyzed: 01-Oct-15						
1,1,1,2-Tetrachloroethane	4.84	1.0	ug/l	5.00		96.8	78-124			
m,p-Xylene	9.33	1.0	"	10.0		93.3	80-121			
o-Xylene	4.70	0.50	"	5.00		94.0	78-122			
Styrene	4.82	1.0	"	5.00		96.3	78-123			
Bromoform	4.85	1.0	"	5.00		96.9	66-130			
Isopropylbenzene (Cumene)	5.55	1.0	"	5.00		111	72-131			
1,1,2,2-Tetrachloroethane	5.70	1.0	"	5.00		114	71-121			
1,2,3-Trichloropropane	5.23	1.0	"	5.00		105	73-122			
n-Propylbenzene	5.62	1.0	"	5.00		112	76-123			
Bromobenzene	5.13	1.0	"	5.00		103	80-120			
1,3,5-Trimethylbenzene	5.35	1.0	"	5.00		107	75-124			
2-Chlorotoluene	5.38	1.0	"	5.00		108	79-122			
4-Chlorotoluene	5.62	1.0	"	5.00		112	78-122			
tert-Butylbenzene	5.46	1.0	"	5.00		109	78-124			
1,2,4-Trimethylbenzene	5.72	1.0	"	5.00		114	76-124			
sec-Butylbenzene	5.18	1.0	"	5.00		104	77-126			
p-Isopropyltoluene	5.89	1.0	"	5.00		118	77-127			
1,3-Dichlorobenzene	5.07	1.0	"	5.00		101	80-119			
1,4-Dichlorobenzene	5.28	1.0	"	5.00		106	79-118			
n-Butylbenzene	5.77	1.0	"	5.00		115	75-128			
1,2-Dichlorobenzene	5.02	1.0	"	5.00		100	80-119			
1,2-Dibromo-3-chloropropane	5.06	5.0	"	5.00		101	62-128			
1,2,4-Trichlorobenzene	5.30	1.0	"	5.00		106	69-130			
Hexachlorobutadiene	5.15	1.0	"	5.00		103	66-134			
Naphthalene	5.86	1.0	"	5.00		117	61-128			
1,2,3-Trichlorobenzene	5.52	1.0	"	5.00		110	69-129			
Surrogate: Dibromofluoromethane	*2.76*		*"*	*2.50*		*110*	*75-125*			
Surrogate: 1,2-Dichloroethane-d4	*2.65*		*"*	*2.50*		*106*	*62-139*			
Surrogate: Toluene-d8	*2.68*		*"*	*2.50*		*107*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*2.83*		*"*	*2.50*		*113*	*75-125*			

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Volatile Organic Compounds by EPA Method 5030/8260B - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50103 - EPA 5030										
LCS Dup (EJ50103-BSD1)				Prepared & Analyzed: 01-Oct-15						
Dichlorodifluoromethane (F12)	4.14	1.0	ug/l	5.00		82.7	32-152	10.5	20	
Chloromethane	4.77	1.0	"	5.00		95.5	50-139	8.66	20	
Vinyl chloride	4.68	1.0	"	5.00		93.6	58-137	10.0	20	
Bromomethane	3.59	1.0	"	5.00		71.8	53-141	4.00	20	
Chloroethane	4.70	1.0	"	5.00		94.1	60-138	9.52	20	
Trichlorofluoromethane (F11)	4.80	1.0	"	5.00		95.9	65-141	7.49	20	
Methylene chloride (Dichloromethane)	5.03	1.0	"	5.00		101	74-124	9.23	20	
Methyl tertiary-butyl ether (MTBE)	5.27	1.0	"	5.00		105	71-124	6.47	20	
trans-1,2-Dichloroethene	5.46	1.0	"	5.00		109	75-124	8.82	20	
1,1-Dichloroethane	5.52	1.0	"	5.00		110	77-125	12.6	20	
1,1-Dichloroethene	5.41	1.0	"	5.00		108	71-131	18.5	20	
2,2-Dichloropropane	5.31	1.0	"	5.00		106	60-139	8.74	20	
cis-1,2-Dichloroethene	5.23	1.0	"	5.00		105	78-123	7.66	20	
Chloroform	5.43	1.0	"	5.00		109	79-124	8.75	20	
Bromochloromethane	4.86	1.0	"	5.00		97.3	78-123	11.7	20	
1,1,1-Trichloroethane	5.66	1.0	"	5.00		113	74-131	14.0	20	
1,1-Dichloropropene	5.79	1.0	"	5.00		116	79-125	17.7	20	
Carbon tetrachloride	5.77	1.0	"	5.00		115	72-136	21.2	20	
1,2-Dichloroethane (EDC)	5.28	1.0	"	5.00		106	73-128	10.2	20	
Benzene	5.76	0.50	"	5.00		115	79-120	10.5	20	
Trichloroethene	5.68	1.0	"	5.00		114	79-123	14.5	20	
1,2-Dichloropropane	5.37	1.0	"	5.00		107	78-122	8.61	20	
Bromodichloromethane	5.32	1.0	"	5.00		106	79-125	10.2	20	
Dibromomethane	5.18	1.0	"	5.00		104	79-123	5.02	20	
cis-1,3-Dichloropropene	5.13	1.0	"	5.00		103	75-124	14.6	20	
Toluene	5.15	0.50	"	5.00		103	80-121	12.4	20	
trans-1,3-Dichloropropene	5.70	1.0	"	5.00		114	73-127	14.2	20	
1,1,2-Trichloroethane	5.82	1.0	"	5.00		116	80-119	9.82	20	
1,2-Dibromoethane (EDB)	5.30	1.0	"	5.00		106	77-121	13.2	20	
1,3-Dichloropropane	5.37	1.0	"	5.00		107	80-119	2.28	20	
Tetrachloroethene	5.56	1.0	"	5.00		111	74-129	13.5	20	
Dibromochloromethane	6.04	1.0	"	5.00		121	74-126	4.69	20	
Chlorobenzene	5.24	1.0	"	5.00		105	82-118	11.2	20	
Ethylbenzene	5.48	0.50	"	5.00		110	79-121	14.6	20	

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Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by EPA Method 5030/8260B - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50103 - EPA 5030										
LCS Dup (EJ50103-BSD1)				Prepared & Analyzed: 01-Oct-15						
1,1,1,2-Tetrachloroethane	5.46	1.0	ug/l	5.00		109	78-124	12.0	20	
m,p-Xylene	10.6	1.0	"	10.0		106	80-121	12.3	20	
o-Xylene	5.32	0.50	"	5.00		106	78-122	12.4	20	
Styrene	5.40	1.0	"	5.00		108	78-123	11.3	20	
Bromoform	5.23	1.0	"	5.00		105	66-130	7.64	20	
Isopropylbenzene (Cumene)	6.13	1.0	"	5.00		123	72-131	10.0	20	
1,1,2,2-Tetrachloroethane	6.19	1.0	"	5.00		124	71-121	8.35	20	QL-1H
1,2,3-Trichloropropane	5.49	1.0	"	5.00		110	73-122	4.94	20	
n-Propylbenzene	5.91	1.0	"	5.00		118	76-123	4.97	20	
Bromobenzene	5.51	1.0	"	5.00		110	80-120	7.14	20	
1,3,5-Trimethylbenzene	5.88	1.0	"	5.00		118	75-124	9.55	20	
2-Chlorotoluene	5.77	1.0	"	5.00		115	79-122	7.08	20	
4-Chlorotoluene	5.91	1.0	"	5.00		118	78-122	4.97	20	
tert-Butylbenzene	6.07	1.0	"	5.00		121	78-124	10.6	20	
1,2,4-Trimethylbenzene	6.11	1.0	"	5.00		122	76-124	6.43	20	
sec-Butylbenzene	5.91	1.0	"	5.00		118	77-126	13.1	20	
p-Isopropyltoluene	6.47	1.0	"	5.00		129	77-127	9.45	20	QL-1H
1,3-Dichlorobenzene	5.38	1.0	"	5.00		108	80-119	5.75	20	
1,4-Dichlorobenzene	5.49	1.0	"	5.00		110	79-118	3.92	20	
n-Butylbenzene	6.31	1.0	"	5.00		126	75-128	8.88	20	
1,2-Dichlorobenzene	5.33	1.0	"	5.00		107	80-119	5.87	20	
1,2-Dibromo-3-chloropropane	5.38	5.0	"	5.00		108	62-128	6.23	20	
1,2,4-Trichlorobenzene	5.42	1.0	"	5.00		108	69-130	2.20	20	
Hexachlorobutadiene	5.66	1.0	"	5.00		113	66-134	9.38	20	
Naphthalene	6.03	1.0	"	5.00		121	61-128	2.87	20	
1,2,3-Trichlorobenzene	5.59	1.0	"	5.00		112	69-129	1.31	20	
Surrogate: Dibromofluoromethane	*2.76*		*"*	*2.50*		*110*	*75-125*			
Surrogate: 1,2-Dichloroethane-d4	*2.71*		*"*	*2.50*		*108*	*62-139*			
Surrogate: Toluene-d8	*2.72*		*"*	*2.50*		*109*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*2.80*		*"*	*2.50*		*112*	*75-125*			

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50102 - EPA 5030										
Blank (EJ50102-BLK1)				Prepared & Analyzed: 01-Oct-15						
1,1-Difluoroethane (LCC)	ND	0.50	ug/l							
Dichlorodifluoromethane (F12)	ND	0.50	"							
Chloromethane	ND	0.50	"							
Vinyl chloride	ND	0.05	"							
Bromomethane	ND	0.50	"							
Chloroethane	ND	0.50	"							
Trichlorofluoromethane (F11)	ND	0.50	"							
Methylene chloride (Dichloromethane)	ND	0.50	"							
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"							
trans-1,2-Dichloroethene	ND	0.50	"							
1,1-Dichloroethane	ND	0.50	"							
1,1-Dichloroethene	ND	0.50	"							
2,2-Dichloropropane	ND	0.50	"							
cis-1,2-Dichloroethene	ND	0.50	"							
Chloroform	ND	0.10	"							
Bromochloromethane	ND	0.50	"							
1,1,1-Trichloroethane	ND	0.50	"							
1,1-Dichloropropene	ND	0.50	"							
Carbon tetrachloride	ND	0.10	"							
1,2-Dichloroethane (EDC)	ND	0.10	"							
Benzene	ND	0.10	"							
Trichloroethene	ND	0.10	"							
1,2-Dichloropropane	ND	0.50	"							
Bromodichloromethane	ND	0.50	"							
Dibromomethane	ND	0.50	"							
cis-1,3-Dichloropropene	ND	0.50	"							
Toluene	ND	1.0	"							
trans-1,3-Dichloropropene	ND	0.50	"							
1,1,2-Trichloroethane	ND	0.50	"							
1,2-Dibromoethane (EDB)	ND	0.50	"							
1,3-Dichloropropane	ND	0.50	"							
Tetrachloroethene	ND	0.10	"							
Dibromochloromethane	ND	0.50	"							
Chlorobenzene	ND	0.10	"							

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Volatile Organic Compounds by H&P 8260SV - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50102 - EPA 5030										
Blank (EJ50102-BLK1)				Prepared & Analyzed: 01-Oct-15						
Ethylbenzene	ND	0.50	ug/l							
1,1,1,2-Tetrachloroethane	ND	0.50	"							
m,p-Xylene	ND	0.50	"							
o-Xylene	ND	0.50	"							
Styrene	ND	0.50	"							
Bromoform	ND	0.50	"							
Isopropylbenzene (Cumene)	ND	0.50	"							
1,1,2,2-Tetrachloroethane	ND	0.50	"							
1,2,3-Trichloropropane	ND	0.50	"							
n-Propylbenzene	ND	0.50	"							
Bromobenzene	ND	0.50	"							
1,3,5-Trimethylbenzene	ND	0.50	"							
2-Chlorotoluene	ND	0.50	"							
4-Chlorotoluene	ND	0.50	"							
tert-Butylbenzene	ND	0.50	"							
1,2,4-Trimethylbenzene	ND	0.50	"							
sec-Butylbenzene	ND	0.50	"							
p-Isopropyltoluene	ND	0.50	"							
1,3-Dichlorobenzene	ND	0.50	"							
1,4-Dichlorobenzene	ND	0.50	"							
n-Butylbenzene	ND	0.50	"							
1,2-Dichlorobenzene	ND	0.50	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	0.50	"							
Hexachlorobutadiene	ND	0.50	"							
Naphthalene	ND	0.10	"							
1,2,3-Trichlorobenzene	ND	0.50	"							
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"							
Surrogate: Dibromofluoromethane	*2.69*		*"*	*2.50*		*108*	*75-125*			
Surrogate: 1,2-Dichloroethane-d4	*2.77*		*"*	*2.50*		*111*	*75-125*			
Surrogate: Toluene-d8	*2.66*		*"*	*2.50*		*106*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*2.89*		*"*	*2.50*		*115*	*75-125*			

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Volatile Organic Compounds by H&P 8260SV - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50102 - EPA 5030										
LCS (EJ50102-BS1)				Prepared & Analyzed: 01-Oct-15						
Dichlorodifluoromethane (F12)	3.92	0.50	ug/l	5.00		78.4	70-130			
Vinyl chloride	4.83	0.05	"	5.00		96.6	70-130			
Chloroethane	4.58	0.50	"	5.00		91.7	70-130			
Trichlorofluoromethane (F11)	4.58	0.50	"	5.00		91.7	70-130			
Methylene chloride (Dichloromethane)	4.64	0.50	"	5.00		92.9	70-130			
trans-1,2-Dichloroethene	5.25	0.50	"	5.00		105	70-130			
1,1-Dichloroethane	5.25	0.50	"	5.00		105	70-130			
1,1-Dichloroethene	4.93	0.50	"	5.00		98.5	70-130			
cis-1,2-Dichloroethene	5.05	0.50	"	5.00		101	70-130			
Chloroform	5.53	0.10	"	5.00		111	70-130			
1,1,1-Trichloroethane	5.07	0.50	"	5.00		101	70-130			
Carbon tetrachloride	5.25	0.10	"	5.00		105	70-130			
1,2-Dichloroethane (EDC)	5.04	0.10	"	5.00		101	70-130			
Benzene	5.41	0.10	"	5.00		108	70-130			
Trichloroethene	5.51	0.10	"	5.00		110	70-130			
Toluene	4.91	1.0	"	5.00		98.2	70-130			
1,1,2-Trichloroethane	5.08	0.50	"	5.00		102	70-130			
Tetrachloroethene	5.53	0.10	"	5.00		111	70-130			
Ethylbenzene	5.54	0.50	"	5.00		111	70-130			
1,1,1,2-Tetrachloroethane	5.39	0.50	"	5.00		108	70-130			
m,p-Xylene	10.1	0.50	"	10.0		101	70-130			
o-Xylene	5.13	0.50	"	5.00		103	70-130			
1,1,2,2-Tetrachloroethane	5.53	0.50	"	5.00		111	70-130			
1,1,2 Trichlorotrifluoroethane (F113)	5.33	0.50	"	5.00		107	70-130			
Surrogate: Dibromofluoromethane	*2.68*		*"*	*2.50*		*107*	*75-125*			
Surrogate: 1,2-Dichloroethane-d4	*2.57*		*"*	*2.50*		*103*	*75-125*			
Surrogate: Toluene-d8	*2.67*		*"*	*2.50*		*107*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*2.62*		*"*	*2.50*		*105*	*75-125*			

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Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Petroleum Hydrocarbon Analysis - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ50102 - EPA 5030										
Blank (EJ50102-BLK1)				Prepared & Analyzed: 01-Oct-15						
TPHv (C5 - C12)	ND	200	ug/l							
Batch EJ50103 - EPA 5030										
Blank (EJ50103-BLK1)				Prepared & Analyzed: 01-Oct-15						
Gasoline (C5-C12)	ND	100	ug/l							

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24411 Ridge Route Drive, Suite 130	Project Number: 2050.10.02S / 5601 Santa Monica Blvd	Reported:
Laguna Hills, CA 92653	Project Manager: Mr. Derrick Willis	06-Oct-15 11:53

Notes and Definitions

QL-1H	The LCS and/or LCSD recoveries fell above the established control specifications for this analyte. Any result for this compound is qualified and should be considered biased high.
LCC	Leak Check Compound
ND	Analyte NOT DETECTED at or above the reporting limit
MDL	Method Detection Limit
%REC	Percent Recovery
RPD	Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Testing Laboratory and Mobile Laboratory in accordance with the DoD-ELAP and the ISO 17025 programs, certification number L11-175.

H&P is approved by the State of Arizona as an Environmental Testing Laboratory and Mobile Laboratory, certification numbers AZM758 and AZ0779.

H&P is approved by the State of California as an Environmental Laboratory and Mobile Laboratory in conformance with the Environmental Laboratory Accreditation Program (ELAP) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste, certification numbers 2740, 2741, 2743, 2744, 2745, 2754 & 2930.

H&P is approved by the State of Florida Department of Health under the National Environmental Laboratory Accreditation Conference (NELAC) certification number E871100.

The complete list of stationary and mobile laboratory certifications along with the fields of testing (FOTs) and analyte lists are available at www.handpmg.com/about/certifications.

H&P Mobile Geochemistry, Inc.
2470 Impala Drive, Carlsbad, CA 92010
& Field Office - Signal Hill, CA
W handpmg.com E info@handpmg.com
P 760.804.9678 F 760.804.9159

VAPOR / AIR Chain of Custody

DATE: 10-1-15
Page 1 of 1

Lab Client and Project Information

Lab Client/Consultant: Northgate Environmental Mgmt.	Project Name / #: 2050.10.02S
Lab Client Project Manager: Derrick Willis	Project Location: 5601 Santa Monica Blvd, LA
Lab Client Address: 24411 Ridge Route Dr, Ste. 130	Report E-Mail(s): derrick.willis@ngem.com
Lab Client City, State, Zip: Laguna Hills, CA. 92653	
Phone Number: 949-716-0050	

Sample Receipt (Lab Use Only)

Date Rec'd: 10-1-15	Control #: 150847.00/.01
H&P Project # NG100115-SB1	
Lab Work Order # E510002/EJ50102	
Sample Intact: ☐ Yes ☐ No ☐ See Notes Below	
Receipt Gauge ID:	Temp:
Outside Lab:	
Receipt Notes/Tracking #:	
Lab PM Initials:	

Reporting Requirements

- [X] Standard Report ☐ Level III ☐ Level IV
- [X] Excel EDD ☐ Other EDD:_____
- ☐ CA Geotracker Global ID:_____

Turnaround Time

- ☐ 5-7 day Stnd ☐ 24-Hr Rush
- ☐ 3-day Rush ☐ Mobile Lab
- ☐ 48-Hr Rush ☐ Other:____

Sampler Information

Sampler(s): C. Smith / T. Taylor / J. Reksc
Signature: Cherita Smith / James Reksc
Date: 10-1-15

Additional Instructions to Laboratory:

- [X] Check if Project Analyte List is Attached
- ** Preferred VOC units (please choose one):*
- [X] µg/L ☐ µg/m³ ☐ ppbv ☐ ppmv

	SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa or Tedlar or Tube	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List ☒ 8260SV ☐ TO-15	VOCs Short List / Project List ☐ 8260SV ☐ TO-15	Oxygenates ☐ 8260SV ☐ TO-15	Naphthalene ☐ 8260SV ☐ TO-15 ☐ TO-17m	TPHv as Gas ☒ 8260SVm ☐ TO-15m	TPHv as Diesel (sorbent tube) ☐ TO-17m	Aromatic/Aliphatic Fractions ☐ 8260SVm ☐ TO-15m	Leak Check Compound ☒ DFA ☐ IPA ☐ He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 ☐ CO2 ☐ O2 ☐ N2
1	SV-5		10/01/15	0949	SV	Glass Syringe			X				X			X		
2	SV-2			1017					X				X			X		
3	SV-3	@1201		~~1046~~ 10-1-15 @1046					X				X			X		
4	SV-4			1114					X				X			X		
5	SV-4 Rep			1115					X				X			X		
6	SV-6			1153					X				X			X		
7	SV-7			1317					X				X			X		
8	SV-8		↓	1345	↓	↓			X				X			X		

Approved/Relinquished by:	Company: Northgate	Date: 10/1/15	Time: 2:15	Received by: Cherita Smith	Company: H&P Mobile	Date: 10-1-15	Time: 215pm
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

Rev 08/18/2014

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SOIL / WATER Chain of Custody

DATE: 10-1-15
Page 1 of 1

Lab Client and Project Information

Lab Client/Consultant: Northgate Environmental Mgmt.	Project Name / #: 2050.10.025
Lab Client Project Manager: Derrick Willis	Project Location: 5601 Santa Monica Blvd., LA
Lab Client Address: 24411 Ridge Route Dr., Ste. 130	Report E-Mail(s): derrick.willis@ngem.com
Lab Client City, State, Zip: Laguna Hills, CA. 92653	
Phone Number: 949-716-0050	

Sample Receipt (Lab Use Only)

Date Rec'd: 10-1-15	Control #: 150847.00/.01
H&P Project # NG100115-SB1	
Lab Work Order # E510003 / EJ50103	
Sample Intact: ☐ Yes ☐ No ☐ See Notes Below	
Custody Seal Intact: ☐ Yes ☐ No	Temp:
Outside Lab:	
Receipt Notes/Tracking #:	
Lab PM Initials:	

Reporting Requirements

☒ Standard Report ☐ Level III ☐ Level IV
☒ Excel EDD ☐ Other EDD:_____
☐ CA Geotracker Global ID:_____

Turnaround Time

☐ 5-7 day Stnd ☐ 24-Hr Rush
☐ 3-day Rush ☒ Mobile Lab
☐ 48-Hr Rush ☐ Other:____

Sampler Information

Sampler(s): Derrick Willis
Signature:
Date: 10/1/15

Additional Instructions to Laboratory:

☒ Check if Project Analyte List is Attached

SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	MATRIX: SOIL or WATER	CONTAINER SIZE & TYPE	# OF CONTAINERS	Preservative	8260B VOCs Standard Full List (Note: Oxygenates not included)	8260B ☐ Oxygenates ☐ MTBE only	8260B VOCs Short List ☐ BTEX ☐ Naphthalene	8260B VOC Short List, Other* *Indicate in special instructions	LUFT GC/MS TPH Gas only	LUFT TPH ☐ Gas ☐ Diesel ☐ Extended							
GW-1		10/01/15	815	Water	HCL VOA	3	X	X				X								
GW-2		↓	1250	↓	↓	3	X	X				X								
GW-3		↓	1335	↓	↓	3	X	X				X								

Approved/Relinquished by:	Company: Northgate	Date: 10/1/15	Time: 2:15	Received by: Renata Sow	Company: H&P Mobile	Date: 10-1-15	Time: 215pm
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

Rev 12/31/2013

H&P Mobile Geochemistry, Inc.
2470 Impala Drive, Carlsbad, CA 92010
Field Office in Signal Hill, CA (Los Angeles)
Ph: 800-834-9888 www.handpmg.com

H&P Method 8260SV (Modified EPA 8260B)
Soil Vapor VOC List + TPH gas

Compound	*CAS #*	*Standard RL Vapor (µg/L)*
Dichlorodifluoromethane (F12)	75-71-8	0.5
Chloromethane	74-87-3	0.5
Vinyl chloride	75-01-4	0.05
Bromomethane	74-83-9	0.5
Chloroethane	75-00-3	0.5
Trichlorofluoromethane (F11)	75-69-4	0.5
1,1-Dichloroethene	75-35-4	0.5
1,1,2-Trichlorotrifluoroethane (F113)	76-13-1	0.5
Methylene chloride (Dichloromethane)	75-09-2	0.5
Methyl tertiary-butyl ether (MTBE)	1634-04-4	0.5
trans-1,2-Dichloroethene	156-60-5	0.5
1,1-Dichloroethane	75-34-3	0.5
2,2-Dichloropropane	594-20-7	0.5
cis-1,2-Dichloroethene	156-59-2	0.5
Bromochloromethane	74-97-5	0.5
Chloroform	67-66-3	0.1
1,1,1-Trichloroethane	71-55-6	0.5
1,1-Dichloropropene	563-58-6	0.5
Carbon tetrachloride	56-23-5	0.1
1,2-Dichloroethane (EDC)	107-06-2	0.1
Benzene	71-43-2	0.1
Trichloroethene	79-01-6	0.1
1,2-Dichloropropane	78-87-5	0.5
Dibromomethane	74-95-3	0.5
Bromodichloromethane	75-27-4	0.5
cis-1,3-Dichloropropene	10061-01-5	0.5
Toluene	108-88-3	1
trans-1,3-Dichloropropene	10061-02-6	0.5
1,1,2-Trichloroethane	79-00-5	0.5
1,3-Dichloropropane	142-28-9	0.5
Tetrachloroethene	127-18-4	0.1
Dibromochloromethane	124-48-1	0.5
1,2-Dibromoethane (EDB)	106-93-4	0.5
Chlorobenzene	108-90-7	0.1
1,1,1,2-Tetrachloroethane	630-20-6	0.5
Ethylbenzene	100-41-4	0.5
m,p-Xylene	179601-23-1	0.5
o-Xylene	95-47-6	0.5
Styrene	100-42-5	0.5
Bromoform	75-25-2	0.5
Isopropylbenzene (Cumene)	98-82-8	0.5
1,1,2,2-Tetrachloroethane	79-34-5	0.5
n-Propylbenzene	103-65-1	0.5

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Field Office in Signal Hill, CA (Los Angeles)
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H&P Method 8260SV (Modified EPA 8260B)
Soil Vapor VOC List + TPH gas

Compound	*CAS #*	*Standard RL Vapor (µg/L)*
1,2,3-Trichloropropane	96-18-4	0.5
Bromobenzene	108-86-1	0.5
2-Chlorotoluene	95-49-8	0.5
1,3,5-Trimethylbenzene	108-67-8	0.5
4-Chlorotoluene	106-43-4	0.5
tert-Butylbenzene	98-06-6	0.5
1,2,4-Trimethylbenzene	95-63-6	0.5
sec-Butylbenzene	135-98-8	0.5
p-Isopropyltoluene	99-87-6	0.5
1,3-Dichlorobenzene	541-73-1	0.5
1,4-Dichlorobenzene	106-46-7	0.5
n-Butylbenzene	104-51-8	0.5
1,2-Dichlorobenzene	95-50-1	0.5
1,2-Dibromo-3-chloropropane	96-12-8	5
1,2,4-Trichlorobenzene	120-82-1	0.5
Hexachlorobutadiene	87-68-3	0.5
Naphthalene	91-20-3	0.1
1,2,3-Trichlorobenzene	87-61-6	0.5
TPH by LUFT GC/MS		
TPH gas (C5-C12)		200
Leak Check Compound		
1,1-Difluoroethane (LCC)	75-37-6	0.5

H&P Mobile Geochemistry, Inc. 2470 Impala Drive, Carlsbad, CA 92010
LA Field Office: Signal Hill, CA 90755
Ph: 800-834-9888 www.handpmg.com

EPA Method 8260B
Halogenated VOC + TPHg List for Water

Compound	***Water*** *(µg/L)*
1,1,1,2-Tetrachloroethane	1.0
1,1,1-Trichloroethane	1.0
1,1,2,2-Tetrachloroethane	1.0
1,1,2-Trichloroethane	1.0
1,1-Dichloroethane	1.0
1,1-Dichloroethene	1.0
1,1-Dichloropropene	1.0
1,2,3-Trichlorobenzene	1.0
1,2,3-Trichloropropane	1.0
1,2,4-Trichlorobenzene	1.0
1,2,4-Trimethylbenzene	1.0
1,2-Dibromo-3-chloropropane	5.0
1,2-Dibromoethane (EDB)	1.0
1,2-Dichlorobenzene	1.0
1,2-Dichloroethane (EDC)	1.0
1,2-Dichloropropane	1.0
1,3,5-Trimethylbenzene	1.0
1,3-Dichlorobenzene	1.0
1,3-Dichloropropane	1.0
1,4-Dichlorobenzene	1.0
2,2-Dichloropropane	1.0
2-Chlorotoluene	1.0
4-Chlorotoluene	1.0
Benzene	0.5
Bromobenzene	1.0
Bromochloromethane	1.0
Bromodichloromethane	1.0
Bromoform	1.0
Bromomethane	1.0
Carbon tetrachloride	1.0
Chlorobenzene	1.0
Chloroethane	1.0
Chloroform	1.0
Chloromethane	1.0
cis-1,2-Dichloroethene	1.0
cis-1,3-Dichloropropene	1.0
Dibromochloromethane	1.0
Dibromomethane	1.0
Dichlorodifluoromethane (F12)	1.0
Ethylbenzene	0.5
Hexachlorobutadiene	1.0
Isopropylbenzene (Cumene)	1.0
m,p-Xylene	1.0

H&P Mobile Geochemistry, Inc. 2470 Impala Drive, Carlsbad, CA 92010
LA Field Office: Signal Hill, CA 90755
Ph: 800-834-9888 www.handpmg.com

Methylene chloride (Dichloromethane)	1.0
Methyl tertiary-butyl ether (MTBE)	1.0
Naphthalene	1.0
n-Butylbenzene	1.0
n-Propylbenzene	1.0
o-Xylene	0.5
p-Isopropyltoluene	1.0
sec-Butylbenzene	1.0
Styrene	1.0
tert-Butylbenzene	1.0
Tetrachloroethene	1.0
Toluene	0.5
trans-1,2-Dichloroethene	1.0
trans-1,3-Dichloropropene	1.0
Trichloroethene	1.0
Trichlorofluoromethane (F11)	1.0
Vinyl chloride	1.0

Additional Compounds by 8260B

TPH gas (C5-C12)	100

H&P Mobile Geochemistry Inc.

Log Sheet: Soil Vapor Sampling with Syringe

FMS004
Revision: 2
Revised: 12/4/14
Effective: 1/1/15
Page 1 of 1

H&P Project #: NG100115-SB1 | Date: 10-1-15
Site Address: 5601 Santa Monica Blvd., LA. | Page: 1 of 1
Consultant: Northgate Environmental | H&P Rep(s): C. Smith, T. Taylor, James REKSC | Reviewed: DB
Consultant Rep(s): Derrick | Scanned:

Purge Volume Calculation			
PVT Probe ID, if applicable:	NA		
Tubing:	Length:	Diameter:	1 Volume:
Sand Pack:	Height:	Diameter:	1 Volume:
Dry Bentonite:	Height:	Diameter:	1 Volume:
PVT Increments:	PV =	PV=	PV =
PV Amount Selected:	3PV	Selected by:	jobsheet

Sample Volume
☒ 50cc Glass Syringe ☐ 100cc Glass Syringe ☐ Other_____

Leak Check Compound
☒ 1,1-DFA ☐ 1,1,1,2-TFA ☐ IPA ☐ Other_____

A cloth saturated with LCC is placed around tubing connections and at the probe seal. This is done prior to every soil vapor sample collected unless otherwise noted in the field notes below.

	Sample Information				Probe Specs							Collection Information				
	Point ID	Syringe ID	Date	Sample Time	Probe Depth (ft)	Tubing Length (ft)	Tubing Dia (in.)	Sand Pack Ht (in.)	Sand Pack Dia (in.)	Dry Bent. Ht (in.)	Dry Bent. Dia (in.)	Purge Vol (mL)	Shut-in Test (✓=Pass)	Flow Rate (mL/min)	Probe Vacuum (in Hg)	Field Notes
1	SV-5	207	10/1	0949	5.0	6	1/4	12	2.25	12	2.25	2198	✓	~~<200~~	-100"	~~10:59~~ (1) 43:58 sampled / low flow
2	SV-1	—	|	—	5	6	1/4	12	2.25	12	2.25	~~2198~~	✓	<50	-100"+	~~(1) 43:58~~ / low flow 14:40*
3	SV-2	185	|	1017	5	6	1/4	12	2.25	12	2.25	~~2198~~	✓	<50	-70"	14:40
4	SV-3	201	|	1044	5	6	1/4	12	2.25	12	2.25	733	✓	<50	-57"	14:40
5	SV-4	202	|	1114	5	6	1/4	12	2.25	12	2.25	2198	✓	<200	0	10:59
6	SV-4REP	206	|	1115	5	6	1/4	12	2.25	12	2.25	2248	✓	<200	0	replicate
7	SV-6	205	|	1153	5	6	1/4	12	2.25	12	2.25	2198	✓	<200	0	10:59
8	SV-3R	160	|	1201	5	6	1/4	12	2.25	12	2.25	787	✓	<200	-57"	resample
9	SV-7	201	|	1317	5	6	1/4	12	2.25	12	2.25	2198	✓	<200	-20"	10:59
10	SV-8	185	✓	1345	5	6	1/4	12	2.25	12	2.25	2198	✓	<200	-35"	10:59
11																
12																

Site Notes (e.g. weather, visitors, scope deviations, health & safety issues, etc.):
* no flow / no sample
- replaced all values w/ H&P liver & lung
- probes w/ poor flow are getting only 1 PV taken out. If flow is good we will use 3 pv.

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

Former Sears and Two Vacant Parcels
5601-5643 Santa Monica Boulevard and 5544, 5545 Virgina Ave
LOS ANGELES, CA 90038

Inquiry Number: 6214055.2s
October 05, 2020

The EDR Radius Map™ Report with GeoCheck®

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

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Orphan Summary	582
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GEOCHECK ADDENDUM

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

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

5601-5643 SANTA MONICA BOULEVARD AND 5544, 5545 VIRGINA AVE
LOS ANGELES, CA 90038

COORDINATES

Latitude (North):	34.0910020 - 34° 5' 27.60''
Longitude (West):	118.3114590 - 118° 18' 41.25''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	379012.2
UTM Y (Meters):	3772827.8
Elevation:	330 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

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

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
5601-5643 SANTA MONICA BOULEVARD AND 5544, 5545 VIRGINA AVE
LOS ANGELES, CA 90038

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	GAYLORD A S	5617 SANTA MONICA BL	EDR Hist Auto		TP
A2	W H BRADY COMPANY	5607 SOUTH SANTA FE	RCRA-SQG, FINDS, ECHO		TP
A3	SEARS ROEBUCK AND CO	5601 SANTA MONICA	HAZMAT		TP
A4	SEARS, ROEBUCK & CO.	5601 SANTA MONICA BL	HAZNET, HWTS		TP
A5	5667 SANTA MONICA BO	5601- 5667 WEST SANT	FINDS, ECHO		TP
A6	SEARS ROEBUCK AND CO	5601 SANTA MONICA BL	SWEEPS UST, HIST UST, CA FID UST, HWTS		TP
A7	HOLLYWOOD MARKETPLAC	5601-5667 SANTA MONI	NPDES		TP
A8		5603 SANTA MONICA BL	UST		TP
A9	5667 SANTA MONICA BO	5601- 5667 SANTA MON	CERS		TP
A10	OMARA MARONY	5615 SANTA MONICA BL	EDR Hist Auto		TP
A11	5667 SANTA MONICA BO	5601- 5667 WEST SANT	NPDES, CIWQS		TP
A12	ST ANDREWS-SANTA MON	5601 SANTA MONICA BL	HAZNET, HWTS		TP
A13	SEARS ROEBUCK & CO.	5601 SANTA MONICA BL	HIST UST		TP
A14	GREEN HORNET SANTA M	5601 SANTA MONICA BL	RCRA-SQG, HIST UST, FINDS, ECHO, HAZNET, HWTS		TP
B15		5657 SANTA MONICA BL	UST	Lower	1 ft.
B16	SEARS AUTO CENTER	5667 W SANTA MONICA	HAZMAT	Lower	1 ft.
17	JOSEPH SIMANTOUB	5535 VIRGINIA AVE	RCRA NonGen / NLR	Higher	12, 0.002, NE
B18	COLVIN J W	5673 SANTA MONICA BL	EDR Hist Auto	Lower	29, 0.005, West
A19	BATES J E	5556 SANTA MONICA BL	EDR Hist Auto	Lower	57, 0.011, SE
B20	EXPO CLEANERS	5705 SANTA MONICA BL	DRYCLEANERS, HWTS	Lower	85, 0.016, West
A21		5606 SANTA MONICA	UST	Lower	93, 0.018, SW
A22	ALEVY SOLOMON	5608 SANTA MONICA BL	EDR Hist Cleaner	Lower	98, 0.019, SW
B23	DOWNEY J M	5654 SANTA MONICA BL	EDR Hist Auto	Lower	99, 0.019, WSW
B24	SOLOMAN SAML	5702 SANTA MONICA BL	EDR Hist Cleaner	Lower	99, 0.019, West
A25	BARRIN MORRIS	5622 SANTA MONICA BL	EDR Hist Cleaner	Lower	100, 0.019, WSW
A26	SINCLAIR PAINT STORE	5600 SANTA MONICA BL	HIST UST	Lower	105, 0.020, SSW
A27	SINCLAIR PAINT STORE	5600 SANTA MONICA BL	SWEEPS UST, HIST UST, CA FID UST	Lower	105, 0.020, SSW
A28	GLIDDEN COMPANY	5600 SANTA MONICA BL	RCRA-SQG, FINDS, ECHO	Lower	105, 0.020, SSW
B29	T J PHOTO	5704 W SANTA MONICA	HAZMAT	Lower	115, 0.022, West
B30	PHOTO DUC INC	5704 SANTA MONICA	RCRA-SQG, FINDS, ECHO	Lower	115, 0.022, West
B31		5706 SANTA MONICA BL	UST	Lower	130, 0.025, West
C32	EXPO CLEANERS	5707 SANTA MONICA BL	EDR Hist Cleaner	Lower	134, 0.025, West
C33	EXPO CLEANERS	5707 W SANTA MONICA	HAZMAT	Lower	134, 0.025, West
C34	EXPO CLEANERS	5707 SANTA MONICA BL	DRYCLEANERS	Lower	134, 0.025, West
C35	EXPO CLEANERS, CHANG	5707 SANTA MONICA BL	DRYCLEANERS	Lower	134, 0.025, West
C36	EXPO CLEANERS	5707 SANTA MONICA BL	DRYCLEANERS	Lower	134, 0.025, West
B37		5656 SANTA MONICA BL	UST	Lower	170, 0.032, WSW
B38	95025	5656 SANTA MONICA	HIST UST	Lower	170, 0.032, WSW
B39	GEM CLEANERS	5656 SANTA MONICA BL	EDR Hist Cleaner	Lower	170, 0.032, WSW

MAPPED SITES SUMMARY

Target Property Address:
5601-5643 SANTA MONICA BOULEVARD AND 5544, 5545 VIRGINA AVE
LOS ANGELES, CA 90038

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
B40	95025-CHEVRON STATIO	5656 SANTA MONICA BL	SWEEPS UST, CA FID UST	Lower	170, 0.032, WSW
B41	BLUFF H E JR	5656 SANTA MONICA BL	EDR Hist Auto	Lower	170, 0.032, WSW
D42	FIRST 45 MINUTE PHOT	5520 SANTA MONICA BL	RCRA-SQG, FINDS, ECHO	Higher	223, 0.042, ESE
D43	SEON ROH'S DENTAL OF	5520 SANTA MONICA BL	HAZNET, HAZMAT, CERS, HWTS	Higher	223, 0.042, ESE
D44	SEON ROH'S DENTAL OF	5520 SANTA MONICA BL	RCRA NonGen / NLR	Higher	223, 0.042, ESE
C45	SUPERIOR DATA/GRAPHI	5717 SANTA MONICA BL	RCRA-SQG, SWEEPS UST, CA FID UST, FINDS, ECHO,...	Lower	234, 0.044, West
C46	SUPERIOR ENGRAVING C	5717 W SANTA MONICA	HAZMAT	Lower	234, 0.044, West
E47	M & M AUTO INC	1072 NORTH WILTON	RCRA NonGen / NLR	Lower	260, 0.049, WSW
E48	M & M AUTO CENTER	1072 N WILTON PL	CERS HAZ WASTE, HAZMAT, CERS	Lower	260, 0.049, WSW
C49	WOOD L A	5723 SANTA MONICA BL	EDR Hist Cleaner	Lower	289, 0.055, West
D50	GROMWOOD CO	5508 SANTA MONICA BL	EDR Hist Cleaner	Higher	297, 0.056, ESE
C51	LEE DAN	5722 SANTA MONICA BL	EDR Hist Cleaner	Lower	308, 0.058, West
F52	GAS TO GO	5646 LEXINGTON AVE	HAZMAT	Higher	313, 0.059, NNW
F53	GAS TO GO	5646 LEXINGTON AVE	UST	Higher	313, 0.059, NNW
C54	SOSNER SAML	5724 SANTA MONICA BL	EDR Hist Cleaner	Lower	315, 0.060, West
G55	YOUNG'S GUN SHOP	5509 W VIRGINIA AVE	HAZMAT	Higher	325, 0.062, ENE
D56	AT&T MOBILITY-SANTA	5505 W SANTA MONICA	HAZMAT	Higher	329, 0.062, East
C57	MOTORSPORT EXOTICA L	1056 N RIDGEWOOD PL	RCRA NonGen / NLR	Lower	340, 0.064, WSW
G58	LEES MEYER	5511 VIRGINIA AVE	EDR Hist Cleaner	Higher	342, 0.065, ENE
G59	WINSTON TIRE COMPANY	1172 - 74 N WESTERN	RCRA-SQG, FINDS, ECHO	Lower	345, 0.065, NE
F60	SANTA MONICA/VINE PR	LA MIRADA AVE/LEXING	ENVIROSTOR, SCH	Higher	350, 0.066, NNW
G61	KLEEN ALL CTR	1129 N WESTERN AVE	DRYCLEANERS	Higher	368, 0.070, ENE
E62	EISENBERG SAML	5638 SANTA MONICA BL	EDR Hist Cleaner	Lower	372, 0.070, SW
G63	WONG TUNE	1171 N WESTERN AVE	EDR Hist Cleaner	Lower	392, 0.074, NE
G64	WONG H	1187 N WESTERN AVE	EDR Hist Cleaner	Lower	414, 0.078, NE
G65	KIRSHEN SOL	1191 N WESTERN AVE	EDR Hist Cleaner	Lower	419, 0.079, NE
G66	J&J AUTO REPAIR	1172 N WESTERN AVE	RCRA NonGen / NLR	Lower	426, 0.081, NE
G67	MJR MOTORSPORT	1172 N WESTERN AVE	RCRA NonGen / NLR	Lower	426, 0.081, NE
G68	SUGAR COAT	1172 N WESTERN AVE	RCRA NonGen / NLR	Lower	426, 0.081, NE
G69	J & H AUTO REPAIR	1172 N WESTERN AVE	RCRA NonGen / NLR	Lower	426, 0.081, NE
G70	EXOTIC AUTO CENTER	1174 N WESTERN AVE	CERS HAZ WASTE, HAZMAT	Lower	429, 0.081, NE
G71	INTERNATIONAL AUTMTC	1176 N WESTERN AVE	EDR Hist Auto	Lower	431, 0.082, NE
G72	SPEED AUTO SERVICE	1176 N WESTERN AVE	HAZMAT	Lower	431, 0.082, NE
G73	D & J TIRES AND AUTO	1176 N WESTERN AVE	RCRA NonGen / NLR	Lower	431, 0.082, NE
G74	AFFORDABLE TIRES	1176 N WESTERN AVE	RCRA NonGen / NLR	Lower	431, 0.082, NE
H75	RISCHE EDW	5734 SANTA MONICA BL	EDR Hist Auto	Lower	432, 0.082, West
H76	CANDY CANE CLEANERS	5738 SANTA MONICA BL	EDR Hist Cleaner	Lower	436, 0.083, West
I77		5500 SANTA MONICA BL	UST	Higher	439, 0.083, East
J78	REYER MARIE E MRS	1201 N WESTERN AVE	EDR Hist Cleaner	Lower	448, 0.085, NE

MAPPED SITES SUMMARY

Target Property Address:
5601-5643 SANTA MONICA BOULEVARD AND 5544, 5545 VIRGINA AVE
LOS ANGELES, CA 90038

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
D79	EXXON - CHONG & CURT	1075 N WESTERN AVE	UST	Lower	457, 0.087, ESE
D80	EXXON #7-3233 (FORME	1075 WESTERN AVE N	LUST, SWEEPS UST, CA FID UST, Cortese, HAZMAT,...	Lower	457, 0.087, ESE
D81	EXXON #7-3233 (FORME	1075 WESTERN	CPS-SLIC, HIST CORTESE, CERS	Lower	457, 0.087, ESE
D82	CHONG & CURTIS CORPO	1075 N WESTERN AVE	EDR Hist Auto	Lower	457, 0.087, ESE
J83	KRAFT ADOLPH	1211 N WESTERN AVE	EDR Hist Auto	Lower	472, 0.089, NE
H84		1051 N RIDGEWOOD	UST	Lower	472, 0.089, WSW
J85	FERRICK JAS	1200 N WESTERN AVE	EDR Hist Auto	Lower	480, 0.091, NE
H86	C P TWO	5755 W SANTA MONICA	HAZMAT	Lower	484, 0.092, West
H87	OMEGA CINEMA PROPS	5755 SANTA MONICA BL	RCRA NonGen / NLR	Lower	484, 0.092, West
J88	HENISH W P	1213 N WESTERN AVE	EDR Hist Auto	Lower	516, 0.098, NE
I89	KIM, JESSIE	1096 N. WESTERN AVE.	HAZNET, HAZMAT, HWTS	Higher	598, 0.113, ESE
K90		1250 N ST ANDREWS PL	UST	Higher	601, 0.114, North
L91	WONG CHAS	1071 N WESTERN AVE	EDR Hist Cleaner	Lower	609, 0.115, ESE
L92	SPAZZIE BROS	5418 SIERRA VISTA AV	EDR Hist Auto	Lower	620, 0.117, SE
H93		5784 SANTA MONICA BL	UST	Lower	621, 0.118, West
H94	UNK	5784 SANTA MONICA BL	SWEEPS UST, CA FID UST	Lower	621, 0.118, West
L95	BRAGER L H	1055 N WESTERN	EDR Hist Cleaner	Lower	640, 0.121, SE
L96		5410-18 SIERRA VISTA	UST	Lower	648, 0.123, SE
L97	HENZLIK H E	5408 SIERRA VISTA AV	EDR Hist Cleaner	Lower	655, 0.124, SE
M98	FLORIDALMA LINARES D	5465 SANTA MONICA BL	RCRA NonGen / NLR	Higher	702, 0.133, East
L99	PROPOSED CFA RESTAUR	1011 N. WESTERN AVEN	ENVIROSTOR, VCP	Lower	733, 0.139, SE
N100	SALLY BEAUTY SUPPLIE	5806 SANTA MONICA BL	RCRA NonGen / NLR	Lower	739, 0.140, West
N101	SALLY BEAUTY SUPPLIE	5806 SANTA MONICA BL	CERS HAZ WASTE, HAZNET, HWTS	Lower	739, 0.140, West
N102		1111 N VAN NESS AVE	UST	Lower	759, 0.144, WSW
N103	OMEGA CINEMA PROPS C	1111 N VAN NESS AVE	SWEEPS UST	Lower	759, 0.144, WSW
M104	NEXTEL OF CA INC., S	5425 W SANTA MONICA	HAZMAT	Higher	808, 0.153, East
K105	CALTRANS	1260 SAINT ANDREWS P	LUST, Cortese, CERS	Higher	820, 0.155, North
K106	CALTRANS	1260 SAINT ANDREWS	HIST CORTESE	Higher	820, 0.155, North
K107	CALTRANS PUMPING STA	1260 SAINT ANDREWS P	LUST, Cortese, CERS	Higher	820, 0.155, North
K108		1260 N ST ANDREWS PL	UST	Higher	820, 0.155, North
L109	NEW YORK KEY SERVICE	1040 N WESTERN AVE	HAZMAT	Lower	831, 0.157, ESE
L110	NORTHWESTERN JEWELRY	1024 N WESTERN AVE	HAZMAT	Lower	837, 0.159, SE
N111		5825 SANTA MONICA BL	UST	Lower	857, 0.162, West
M112	REPUBLIC PAINT INC	5421 SANTA MONICA BL	RCRA-SQG, FINDS, ECHO	Higher	870, 0.165, East
O113	L A UNIFIED SCHOOL D	1022 N VAN NESS AVE	SWEEPS UST	Lower	872, 0.165, WSW
O114	LAUSD/ SANTA MONICA	1022 N VAN NESS AVE	HAZNET, HAZMAT, HWTS	Lower	872, 0.165, WSW
O115	LA USD SANTA MONICA	1022 N VAN NESS AVE	RCRA-SQG, FINDS, ECHO	Lower	872, 0.165, WSW
O116	SANTA MONICA BLVD EL	1022 VAN NESS AVE N	LUST, Cortese, HIST CORTESE, CERS	Lower	872, 0.165, WSW
P117	MCDONALD'S # 1027	1007 N WESTERN AVE	HAZMAT, CERS	Lower	898, 0.170, SE

MAPPED SITES SUMMARY

Target Property Address:
5601-5643 SANTA MONICA BOULEVARD AND 5544, 5545 VIRGINA AVE
LOS ANGELES, CA 90038

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Q118	FORMOSA BUREAU OF IN	5817 VIRGINIA AVE	RCRA NonGen / NLR	Lower	901, 0.171, WNW
N119	30 MIN PHOTO	5834 SANTA MONICA BL	CERS HAZ WASTE	Lower	905, 0.171, West
O120	LAFD - FIRE STATION	1010 N VAN NESS AVE	UST	Lower	908, 0.172, WSW
O121	CITY OF L A GENERAL	1010 N VAN NESS AVE	HIST UST, HAZNET, HAZMAT, HWTS	Lower	908, 0.172, WSW
O122	LA FIRE STATION 52	1010 N VAN NESS AVE	RCRA-SQG, FINDS, ECHO	Lower	908, 0.172, WSW
R123	H HAIRABEDIAN	1277 N WESTERN AVE	HIST UST	Higher	956, 0.181, NNE
R124	STARBUCKS	1277 N WESTERN AVE	UST	Higher	956, 0.181, NNE
R125	EXXONMOBIL OIL CORP	1277 N. WESTERN AVEN	RCRA-LQG	Higher	956, 0.181, NNE
R126	FORMER MOBIL #18-H5D	1277 WESTERN AVE. N.	LUST, Cortese, CERS	Higher	956, 0.181, NNE
R127	HAIAVI DEVELOPMENT,	1277 NORTH WESTERN A	SWEEPS UST, CA FID UST, HAZNET, HAZMAT, HWTS	Higher	956, 0.181, NNE
M128	HOLLYWOOD VANS	5400 W FLEMISH LN	HAZMAT	Higher	966, 0.183, East
P129	SPEEDY PHOTO	1014 N WESTERN AVE	HAZMAT	Lower	979, 0.185, SE
P130	SADERMA LEATHER & SH	1000 N WESTERN AVE	HAZMAT, CERS	Lower	997, 0.189, SE
R131	98723	1276 N WESTERN AVE	HIST UST	Higher	1000, 0.189, NNE
R132	MORALES CHEVRON	1276 N WESTERN AVE	SWEEPS UST, CA FID UST, HAZMAT, LA Co. Site...	Higher	1000, 0.189, NNE
R133	FORMER CHEVRON STATI	1276 N WESTERN AVE	UST	Higher	1000, 0.189, NNE
R134	CHEVRON 98723	1276 N WESTERN AVE.	RCRA-LQG, LUST, FINDS, ECHO, Cortese, HIST...	Higher	1000, 0.189, NNE
Q135	KEVIN ZARABI	5832 VIRGINIA AVE	RCRA NonGen / NLR	Lower	1042, 0.197, West
S136	AUTOZONE	5852 W SANTA MONICA	HAZMAT	Lower	1060, 0.201, West
S137	AUTOZONE #5432	5852 SANTA MONICA BL	RCRA NonGen / NLR	Lower	1060, 0.201, West
T138	EARL SCHEIB OF CAL I	5416 SANTA MONICA BL	CERS HAZ WASTE, FINDS, EMI, HAZNET, CERS, HWTS	Lower	1066, 0.202, East
T139	RICK'S AUTO BODY #2	5416 W SANTA MONICA	HAZMAT	Lower	1066, 0.202, East
T140	EXCLUSIVE MOTORCARS	5416 SANTA MONICA BL	RCRA NonGen / NLR	Lower	1066, 0.202, East
U141	CENTRAL REGION MIDDL	FOUNTAIN AVENUE/SERR	ENVIROSTOR, SCH	Higher	1074, 0.203, NE
S142	OMEGA/CINEMA PROPS I	5857 W SANTA MONICA	HAZMAT	Lower	1090, 0.206, West
S143	AUTOZONE # 5432	5856 SANTA MONICA BL	CERS HAZ WASTE, HAZMAT, CERS	Lower	1092, 0.207, West
V144	SMART & FINAL #363	939 N WESTERN AVE	RCRA NonGen / NLR	Lower	1093, 0.207, SSE
V145	SMART & FINAL # 363	939 N WESTERN AVE	CERS HAZ WASTE, HAZNET, HAZMAT, CERS, HWTS	Lower	1093, 0.207, SSE
146	GUARDIAN ADVISORS LL	5814 LA MIRADA AVE	RCRA NonGen / NLR	Higher	1101, 0.209, WNW
P147	SHELL STATION NO 204	900 N WESTERN	RCRA-LQG, LUST, Cortese, CERS	Lower	1130, 0.214, SE
P148	WESTERN PLAZA SHELL	990 N WESTERN AVE	SWEEPS UST, CA FID UST	Lower	1130, 0.214, SE
W149	SANTA MONICA/VINE PR	FOUNTAIN AVE/VAN NES	ENVIROSTOR, SCH	Higher	1144, 0.217, NW
R150	CALLANAN MORTUARY	1301 N WESTERN AVE	HAZMAT	Higher	1151, 0.218, NNE
V151		959 N WESTERN AVE	UST	Lower	1167, 0.221, SSE
R152	UNION OIL SERVICE ST	1300 N WESTERN AVE	HIST UST	Higher	1193, 0.226, NNE
R153	SERVICE STATION 3739	1300 N WESTERN AVE	HIST UST	Higher	1193, 0.226, NNE
R154	TOSCO 30550	1300 N WESTERN AVE	RCRA-SQG	Higher	1193, 0.226, NNE
R155	TOSCO CORPORATION #3	1300 N WESTERN AVE	UST	Higher	1193, 0.226, NNE
R156	76 STATION #3739	1300 WESTERN AVE. N.	LUST, Cortese, CERS	Higher	1193, 0.226, NNE

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LOS ANGELES, CA 90038

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R157	SUNRISE ENERGY, INC.	1300 N WESTERN AVE	RCRA NonGen / NLR	Higher	1193, 0.226, NNE
R158	HAN'S UNION	1300 N WESTERN AVE	CERS HAZ WASTE, SWEEPS UST, CA FID UST, CERS...	Higher	1193, 0.226, NNE
R159	SUNRISE ENERGY, INC.	1300 N WESTERN AVE	RCRA NonGen / NLR	Higher	1193, 0.226, NNE
160	MAJ RIDGEWOOD LLC	916 N RIDGEWOOD PL	RCRA NonGen / NLR	Lower	1198, 0.227, SW
X161	BERNSTEIN HIGH SCHOO	1309 WILTON PL	RCRA-LQG, FINDS	Higher	1224, 0.232, NNW
X162	BERNSTEIN HIGH SCHOO	1309 N WILTON PL	CERS HAZ WASTE, HAZMAT, CIWQS, CERS	Higher	1224, 0.232, NNW
V163	CSK AUTO	940 N WESTERN AVE	HAZMAT	Lower	1243, 0.235, SSE
U164		5439 FOUNTAIN AVE	UST	Higher	1264, 0.239, NNE
165	DANIEL NABAT	5522 BARTON AVE	RCRA NonGen / NLR	Lower	1271, 0.241, South
U166	PETRON PHOTO LAB	5443 W FOUNTAIN AVE	HAZMAT	Higher	1275, 0.241, NNE
W167	HOLLYWOOD NEW CONT H	5755 FOUNTAIN AVE	RCRA-LQG, FINDS	Higher	1281, 0.243, NW
168	SIMONS CAMERA	1316 N WESTERN AVE	RCRA-SQG, FINDS, ECHO, HAZNET, HWTS	Higher	1285, 0.243, NNE
X169	METROMEDIA TECHNOLOG	1320 WILTON PLACE	RCRA-SQG	Higher	1291, 0.245, NNW
X170	METROMEDIA TECHNOLOG	1320 N WILTON PL	EMI, HAZMAT, CERS	Higher	1291, 0.245, NNW
Y171	GAS TO GO (FORMER)	1353 WESTERN AVE. N.	LUST, SWEEPS UST, CA FID UST, DEED, Cortese,...	Higher	1430, 0.271, NNE
Z172	RAMONA PRIMARY SITE	OXFORD AVENUE/ROMAIN	ENVIROSTOR, SCH	Lower	1498, 0.284, SE
Z173	RAMONA PRIMARY SITE	OXFORD AVENUE/ROMAIN	ENVIROSTOR, SCH	Lower	1498, 0.284, SE
174	BELMONT/HOLLYWOOD NO	LA MIRADA AVENUE/SER	ENVIROSTOR, SCH	Higher	1518, 0.287, ENE
Y175	USPS LA NORTH VEHICL	1375 WESTERN AVE N	LUST, SWEEPS UST, CA FID UST, Cortese, ENF, HIST...	Higher	1594, 0.302, NNE
176	SANTA MONICA NEW PRI	SANTA MONICA BLVD/GO	ENVIROSTOR, SCH	Lower	1734, 0.328, West
177	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR, SCH	Lower	1767, 0.335, WNW
178	DELUXE LABORATORIES	1377 N SERRANO AVE	RCRA-LQG, ENVIROSTOR, CPS-SLIC, HIST UST, DEED,...	Higher	1860, 0.352, NNE
179	HOLLY AUTO CENTER	6020-6062 SANTA MONI	CPS-SLIC, CERS	Lower	2017, 0.382, West
180	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR, SCH	Lower	2064, 0.391, WNW
181	RAMONA PRIMARY SITE	HOBART BOULEVARD/FOU	ENVIROSTOR, SCH	Higher	2300, 0.436, ENE
182	SUPER CAR WASH	800 WESTERN AVE N	LUST, Cortese, HIST CORTESE, CERS	Lower	2318, 0.439, SSE
183	SHELL SERVICE STATIO	5657 SUNSET BLVD	LUST, FINDS, ECHO, Cortese, CERS	Higher	2336, 0.442, NNW
184	CENTRAL LOS ANGELES	SUNSET/VAN NESS AVEN	ENVIROSTOR, SCH	Higher	2417, 0.458, NNW
185	RAMONA NEW PC AKA BO	SANTA MONICA BOULEVA	ENVIROSTOR, SCH	Higher	2430, 0.460, East
AA186	BELMONT/HOLLYWOOD NO	HARVARD BOULEVARD/RO	ENVIROSTOR, SCH	Lower	2463, 0.466, ESE
187	AMBASSADOR CAR WASH	6061 SANTA MONICA BL	LUST, Cortese, ENF, HIST CORTESE, CERS	Lower	2495, 0.473, West
AB188	TESORO USA 63037	5175 MELROSE AVE	LUST, HAZNET, HIST CORTESE, CERS, HWTS	Lower	2618, 0.496, South
AB189	THRIFTY #037/ARCO #9	5175 MELROSE AVE	LUST, Cortese	Lower	2618, 0.496, South
AB190	THRIFTY #037/CIRCLE	5175 MELROSE AVE	LUST, Cortese, CERS	Lower	2618, 0.496, South
AB191	SANTA MONICA/VINE PR	MELROSE AVENUE/GRAME	ENVIROSTOR, SCH	Lower	2676, 0.507, South
AA192	RAMONA PRIMARY SITE	KINGSLEY DRIVE/ROMAI	ENVIROSTOR, SCH	Lower	2683, 0.508, ESE
193	HOLLYWOOD NEW CONTIN	HARVARD BLVD/LEMON G	ENVIROSTOR, SCH	Lower	2926, 0.554, SE
194	SANTA MONICA HOLDING	6150 SANTA MONICA BL	ENVIROSTOR, LA Co. Site Mitigation	Lower	3002, 0.569, West
195	BELMONT/HOLLYWOOD NO	LEMON GROVE AVENUE/K	ENVIROSTOR, SCH	Lower	3186, 0.603, ESE

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196	SANTA MONICA/VINE PR	FOUNTAIN AVENUE/LA M	ENVIROSTOR, SCH	Lower	3415, 0.647, WNW
197	QUANTITY PHOTO'S, IN	5432 HOLLYWOOD BOULE	ENVIROSTOR	Higher	3506, 0.664, NNE
198	SNOW WHITE CLEANERS	1246 NORTH VINE STRE	ENVIROSTOR, VCP, DEED	Lower	4057, 0.768, WNW
199	VINE STREET ELEMENTA	955 NORTH VINE STREE	ENVIROSTOR, SCH	Lower	4280, 0.811, WSW
200	EPISCOPAL SCHOOL OF	6325 & 6331 - 6363 S	ENVIROSTOR, VCP	Lower	4283, 0.811, West
201	VINE NEW PRIMARY CEN	LA MIRADA AVE/CAHUEN	ENVIROSTOR, SCH	Lower	4656, 0.882, West
202	BOBS CLEANERS	5823 FRANKLIN AVE	RCRA-SQG, ENVIROSTOR, FINDS, ECHO, DRYCLEANERS,...	Higher	5038, 0.954, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
GAYLORD A S 5617 SANTA MONICA BL LOS ANGELES, CA	EDR Hist Auto	N/A
W H BRADY COMPANY 5607 SOUTH SANTA FE LOS ANGELES, CA 90058	RCRA-SQG EPA ID:: CAD982319642 FINDS Registry ID:: 110002793111 ECHO Registry ID: 110002793111	CAD982319642
SEARS ROEBUCK AND CO 5601 SANTA MONICA LOS ANGELES, CA 90038	HAZMAT Database: LOS ANGELES HM, Date of Government Version: 06/01/2019	N/A
SEARS, ROEBUCK & CO. 5601 SANTA MONICA BL HOLLYWOOD, CA 90038	HAZNET GEPAID: CAD980892285 HWTS	N/A
5667 SANTA MONICA BO 5601- 5667 WEST SANT LOS ANGELES, CA 90038	FINDS Registry ID:: 110070084295 ECHO Registry ID: 110070084295	N/A
SEARS ROEBUCK AND CO 5601 SANTA MONICA BL HOLLYWOOD, CA 90038	SWEEPS UST Comp Number: 3038 HIST UST CA FID UST Facility Id: 19019433 Status: I HWTS	N/A
HOLLYWOOD MARKETPLAC 5601-5667 SANTA MONI LOS ANGELES, CA 90038	NPDES	N/A
5603 SANTA MONICA BL 5603 SANTA MONICA BL HOLLYWOOD, CA	UST Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	N/A
5667 SANTA MONICA BO 5601- 5667 SANTA MON LOS ANGELES, CA 90038	CERS	N/A

OMARA MARONY 5615 SANTA MONICA BL LOS ANGELES, CA	EDR Hist Auto	N/A
5667 SANTA MONICA BO 5601- 5667 WEST SANT LOS ANGELES, CA 90038	NPDES Facility Status: Historical CIWQS	N/A
ST ANDREWS-SANTA MON 5601 SANTA MONICA BL LOS ANGELES, CA 90038	HAZNET GEPAID: CAC002665335 HWTS	N/A
SEARS ROEBUCK & CO. 5601 SANTA MONICA BL LOS ANGELES, CA 90038	HIST UST Facility Id: 00000034108	N/A
GREEN HORNET SANTA M 5601 SANTA MONICA BL HOLLYWOOD, CA 90038	RCRA-SQG EPA ID:: CAD980892285 HIST UST Facility Id: 00000055664 FINDS Registry ID:: 110002676248 ECHO Registry ID: 110002676248 HAZNET GEPAID: CAC002918191 HWTS	CAD980892285

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

EXECUTIVE SUMMARY

Federal Delisted NPL site list

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

Federal CERCLIS list

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

Federal CERCLIS NFRAP site list

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

Federal RCRA CORRACTS facilities list

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

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

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

Federal ERNS list

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

State- and tribal - equivalent NPL

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

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing

EXECUTIVE SUMMARY

State and tribal Brownfields sites

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

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
AOCONCERN ---------- Key Areas of Concerns in Los Angeles County
HIST Cal-Sites ---------- Historical Calsites Database
CDL ---------- Clandestine Drug Labs
Toxic Pits ---------- Toxic Pits Cleanup Act Sites
US CDL ---------- National Clandestine Laboratory Register
PFAS ---------- PFAS Contamination Site Location Listing

Local Land Records

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

Records of Emergency Release Reports

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

Other Ascertainable Records

FUDS ---------- Formerly Used Defense Sites
DOD ---------- Department of Defense Sites
SCRD DRYCLEANERS ---------- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---------- Financial Assurance Information
EPA WATCH LIST ---------- EPA WATCH LIST
2020 COR ACTION ---------- 2020 Corrective Action Program List
TSCA ---------- Toxic Substances Control Act
TRIS ---------- Toxic Chemical Release Inventory System

EXECUTIVE SUMMARY

SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CUPA Listings	CUPA Resources List
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
LOS ANGELES CO. HMS	HMS: Street Number List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)

EXECUTIVE SUMMARY

MINES MRDS ---------- Mineral Resources Data System
LOS ANGELES CO LF METHANE ---------- Methane Producing Landfills

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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

A review of the RCRA-LQG list, as provided by EDR, and dated 06/15/2020 has revealed that there are 5 RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
EXXONMOBIL OIL CORP EPA ID:: CAR000182436	1277 N. WESTERN AVEN	NNE 1/8 - 1/4 (0.181 mi.)	R125	231
CHEVRON 98723 EPA ID:: CAD983612870	***1276 N WESTERN AVE.***	***NNE 1/8 - 1/4 (0.189 mi.)***	***R134***	***260***
BERNSTEIN HIGH SCHOO	***1309 WILTON PL***	***NNW 1/8 - 1/4 (0.232 mi.)***	***X161***	***373***

EPA ID:: CAR000128355

HOLLYWOOD NEW CONT H	***5755 FOUNTAIN AVE***	***NW 1/8 - 1/4 (0.243 mi.)***	***W167***	***385***
EPA ID:: CAR000128975				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL STATION NO 204	***900 N WESTERN***	***SE 1/8 - 1/4 (0.214 mi.)***	***P147***	***326***
EPA ID:: CAD981405970				

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

A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2020 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FIRST 45 MINUTE PHOT	***5520 SANTA MONICA BL***	***ESE 0 - 1/8 (0.042 mi.)***	***D42***	***91***
EPA ID:: CAD982466963				
REPUBLIC PAINT INC	***5421 SANTA MONICA BL***	***E 1/8 - 1/4 (0.165 mi.)***	***M112***	***201***
EPA ID:: CAD983671686				
TOSCO 30550	1300 N WESTERN AVE	NNE 1/8 - 1/4 (0.226 mi.)	R154	338
EPA ID:: CAL000139177				
SIMONS CAMERA	***1316 N WESTERN AVE***	***NNE 1/8 - 1/4 (0.243 mi.)***	***168***	***387***
EPA ID:: CAD983661547				
METROMEDIA TECHNOLOG	1320 WILTON PLACE	NNW 1/8 - 1/4 (0.245 mi.)	X169	396
EPA ID:: CAD981998909				

Lower Elevation	Address	Direction / Distance	Map ID	Page
GLIDDEN COMPANY	***5600 SANTA MONICA BL***	***SSW 0 - 1/8 (0.020 mi.)***	***A28***	***77***
EPA ID:: CAR000112243				
PHOTO DUC INC	***5704 SANTA MONICA***	***W 0 - 1/8 (0.022 mi.)***	***B30***	***80***
EPA ID:: CAD981575731				
SUPERIOR DATA/GRAPHI	***5717 SANTA MONICA BL***	***W 0 - 1/8 (0.044 mi.)***	***C45***	***101***
EPA ID:: CAD057352916				
WINSTON TIRE COMPANY	***1172 - 74 N WESTERN***	***NE 0 - 1/8 (0.065 mi.)***	***G59***	***124***
EPA ID:: CAD982474199				
LA USD SANTA MONICA	***1022 N VAN NESS AVE***	***WSW 1/8 - 1/4 (0.165 mi.)***	***O115***	***209***
EPA ID:: CAD981624984				
LA FIRE STATION 52	***1010 N VAN NESS AVE***	***WSW 1/8 - 1/4 (0.172 mi.)***	***O122***	***226***
EPA ID:: CAD981962772				

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 04/27/2020 has revealed that there are 27 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SANTA MONICA/VINE PR Facility Id: 19880060 Facility Id: 19880059 Status: Inactive - Withdrawn	***LA MIRADA AVE/LEXING***	***NNW 0 - 1/8 (0.066 mi.)***	***F60***	***127***
CENTRAL REGION MIDDL Facility Id: 60000058 Status: Inactive - Action Required	***FOUNTAIN AVENUE/SERR***	***NE 1/8 - 1/4 (0.203 mi.)***	***U141***	***293***
SANTA MONICA/VINE PR Facility Id: 19880057 Status: Inactive - Withdrawn	***FOUNTAIN AVE/VAN NES***	***NW 1/8 - 1/4 (0.217 mi.)***	***W149***	***333***
BELMONT/HOLLYWOOD NO Facility Id: 19880049 Status: Inactive - Needs Evaluation	***LA MIRADA AVENUE/SER***	***ENE 1/4 - 1/2 (0.287 mi.)***	***174***	***432***
DELUXE LABORATORIES Facility Id: 60001863 Status: Refer: 1248 Local Agency	***1377 N SERRANO AVE***	***NNE 1/4 - 1/2 (0.352 mi.)***	***178***	***449***
RAMONA PRIMARY SITE Facility Id: 19820083 Status: Inactive - Withdrawn	***HOBART BOULEVARD/FOU***	***ENE 1/4 - 1/2 (0.436 mi.)***	***181***	***482***
CENTRAL LOS ANGELES Facility Id: 19990041 Status: Certified	***SUNSET/VAN NESS AVEN***	***NNW 1/4 - 1/2 (0.458 mi.)***	***184***	***494***
RAMONA NEW PC AKA BO Facility Id: 19790003 Status: No Further Action	***SANTA MONICA BOULEVA***	***E 1/4 - 1/2 (0.460 mi.)***	***185***	***499***
QUANTITY PHOTO'S, IN Facility Id: 71003286 Status: Refer: Other Agency	5432 HOLLYWOOD BOULE	NNE 1/2 - 1 (0.664 mi.)	197	555
BOBS CLEANERS Facility Id: 19720027 Status: Refer: 1248 Local Agency	***5823 FRANKLIN AVE***	***NNW 1/2 - 1 (0.954 mi.)***	***202***	***571***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED CFA RESTAUR	***1011 N. WESTERN AVEN***	***SE 1/8 - 1/4 (0.139 mi.)***	***L99***	***170***

Facility Id: 60002458
Status: Active

RAMONA PRIMARY SITE	***OXFORD AVENUE/ROMAIN***	***SE 1/4 - 1/2 (0.284 mi.)***	***Z172***	***427***
Facility Id: 19880046 Status: Inactive - Withdrawn				
RAMONA PRIMARY SITE	***OXFORD AVENUE/ROMAIN***	***SE 1/4 - 1/2 (0.284 mi.)***	***Z173***	***430***
Facility Id: 19880070 Status: Inactive - Withdrawn				
SANTA MONICA NEW PRI	***SANTA MONICA BLVD/GO***	***W 1/4 - 1/2 (0.328 mi.)***	***176***	***443***
Facility Id: 19880035 Status: No Further Action				
SANTA MONICA/VINE PR	***GORDON ST/LEXINGTON***	***WNW 1/4 - 1/2 (0.335 mi.)***	***177***	***446***
Facility Id: 19880063 Status: Inactive - Withdrawn				
SANTA MONICA/VINE PR	***GORDON ST/LEXINGTON***	***WNW 1/4 - 1/2 (0.391 mi.)***	***180***	***479***
Facility Id: 19880064 Status: Inactive - Withdrawn				
BELMONT/HOLLYWOOD NO	***HARVARD BOULEVARD/RO***	***ESE 1/4 - 1/2 (0.466 mi.)***	***AA186***	***503***
Facility Id: 19880048 Status: Inactive - Needs Evaluation				
SANTA MONICA/VINE PR	***MELROSE AVENUE/GRAME***	***S 1/2 - 1 (0.507 mi.)***	***AB191***	***540***
Facility Id: 19880061 Status: Inactive - Withdrawn				
RAMONA PRIMARY SITE	***KINGSLEY DRIVE/ROMAI***	***ESE 1/2 - 1 (0.508 mi.)***	***AA192***	***542***
Facility Id: 19880045 Status: Inactive - Withdrawn				
HOLLYWOOD NEW CONTIN	***HARVARD BLVD/LEMON G***	***SE 1/2 - 1 (0.554 mi.)***	***193***	***545***
Facility Id: 19880039 Status: Inactive - Withdrawn				
SANTA MONICA HOLDING	***6150 SANTA MONICA BL***	***W 1/2 - 1 (0.569 mi.)***	***194***	***548***
Facility Id: 19000032 Status: Refer: 1248 Local Agency				
BELMONT/HOLLYWOOD NO	***LEMON GROVE AVENUE/K***	***ESE 1/2 - 1 (0.603 mi.)***	***195***	***549***
Facility Id: 19880050 Status: Inactive - Needs Evaluation				
SANTA MONICA/VINE PR	***FOUNTAIN AVENUE/LA M***	***WNW 1/2 - 1 (0.647 mi.)***	***196***	***552***
Facility Id: 19880062 Status: Inactive - Withdrawn				
SNOW WHITE CLEANERS	***1246 NORTH VINE STRE***	***WNW 1/2 - 1 (0.768 mi.)***	***198***	***556***
Facility Id: 60000967 Status: Certified O&M - Land Use Restrictions Only				
VINE STREET ELEMENTA	***955 NORTH VINE STREE***	***WSW 1/2 - 1 (0.811 mi.)***	***199***	***563***
Facility Id: 19820060 Status: No Action Required				
EPISCOPAL SCHOOL OF	***6325 & 6331 - 6363 S***	***W 1/2 - 1 (0.811 mi.)***	***200***	***565***
Facility Id: 60002485 Status: Inactive - Action Required				
VINE NEW PRIMARY CEN	***LA MIRADA AVE/CAHUEN***	***W 1/2 - 1 (0.882 mi.)***	***201***	***568***
Facility Id: 19650022				

Status: Inactive - Action Required

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, has revealed that there are 16 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALTRANS	***1260 SAINT ANDREWS P***	***N 1/8 - 1/4 (0.155 mi.)***	***K105***	***192***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/08/2020 Status: Completed - Case Closed Facility Id: 900380170 Status: Case Closed Global Id: T0603700928 Global ID: T0603700928				
CALTRANS PUMPING STA	***1260 SAINT ANDREWS P***	***N 1/8 - 1/4 (0.155 mi.)***	***K107***	***195***
Database: LUST, Date of Government Version: 06/08/2020 Status: Open - Site Assessment Global Id: T10000010304				
FORMER MOBIL #18-H5D	***1277 WESTERN AVE. N.***	***NNE 1/8 - 1/4 (0.181 mi.)***	***R126***	***234***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/08/2020 Status: Completed - Case Closed Facility Id: 900290207 Status: Pollution Characterization Global Id: T0603729935 Global ID: T0603729935				
CHEVRON 98723	***1276 N WESTERN AVE.***	***NNE 1/8 - 1/4 (0.189 mi.)***	***R134***	***260***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/08/2020 Status: Completed - Case Closed Facility Id: 900290052 Status: Case Closed Global Id: T0603766903 Global Id: T0603700768 Global ID: T0603700768				
76 STATION #3739	***1300 WESTERN AVE. N.***	***NNE 1/8 - 1/4 (0.226 mi.)***	***R156***	***341***
Database: LUST, Date of Government Version: 06/08/2020 Status: Completed - Case Closed Global Id: T0603739186				
GAS TO GO (FORMER)	***1353 WESTERN AVE. N.***	***NNE 1/4 - 1/2 (0.271 mi.)***	***Y171***	***405***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/08/2020 Status: Open - Remediation Facility Id: 900270243				

Status: Pollution Characterization
Global Id: T0603742795
Global ID: T0603742795

USPS LA NORTH VEHICL ***1375 WESTERN AVE N*** ***NNE 1/4 - 1/2 (0.302 mi.)*** ***Y175*** ***435***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 06/08/2020
Status: Completed - Case Closed
Facility Id: 900280089
Status: Case Closed
Global Id: T0603700757
Global ID: T0603700757

SHELL SERVICE STATIO ***5657 SUNSET BLVD*** ***NNW 1/4 - 1/2 (0.442 mi.)*** ***183*** ***490***
Database: LUST, Date of Government Version: 06/08/2020
Status: Completed - Case Closed
Global Id: T10000003200

Lower Elevation	Address	Direction / Distance	Map ID	Page

EXXON #7-3233 (FORME ***1075 WESTERN AVE N*** ***ESE 0 - 1/8 (0.087 mi.)*** ***D80*** ***154***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 06/08/2020
Status: Completed - Case Closed
Facility Id: 900290107
Status: Case Closed
Global Id: T0603700773
Global ID: T0603700773

SANTA MONICA BLVD EL ***1022 VAN NESS AVE N*** ***WSW 1/8 - 1/4 (0.165 mi.)*** ***O116*** ***212***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 06/08/2020
Status: Completed - Case Closed
Facility Id: 900380116
Status: Case Closed
Global Id: T0603700922
Global ID: T0603700922

SHELL STATION NO 204 ***900 N WESTERN*** ***SE 1/8 - 1/4 (0.214 mi.)*** ***P147*** ***326***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 06/08/2020
Status: Completed - Case Closed
Facility Id: 900290198
Status: Case Closed
Global Id: T0603700782
Global ID: T0603700782

SUPER CAR WASH ***800 WESTERN AVE N*** ***SSE 1/4 - 1/2 (0.439 mi.)*** ***182*** ***484***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 06/08/2020
Status: Completed - Case Closed
Facility Id: 900290070
Status: Remedial action (cleanup) Underway
Global Id: T0603700770
Global ID: T0603700770

AMBASSADOR CAR WASH ***6061 SANTA MONICA BL*** ***W 1/4 - 1/2 (0.473 mi.)*** ***187*** ***506***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 06/08/2020

Status: Completed - Case Closed
Facility Id: 900380361
Status: Pollution Characterization
Global Id: T0603700946
Global ID: T0603700946

TESORO USA 63037 ***5175 MELROSE AVE*** ***S 1/4 - 1/2 (0.496 mi.)*** ***AB188*** ***520***
Database: LUST, Date of Government Version: 06/08/2020
Status: Completed - Case Closed
Global Id: T0603761700
Global Id: T0603700938

THRIFTY #037/ARCO #9 ***5175 MELROSE AVE*** ***S 1/4 - 1/2 (0.496 mi.)*** ***AB189*** ***536***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900380289A
Status: Case Closed
Global ID: T0603761700

THRIFTY #037/CIRCLE ***5175 MELROSE AVE*** ***S 1/4 - 1/2 (0.496 mi.)*** ***AB190*** ***538***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900380289
Status: Case Closed
Global ID: T0603700938

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

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 3 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DELUXE LABORATORIES	***1377 N SERRANO AVE***	***NNE 1/4 - 1/2 (0.352 mi.)***	***178***	***449***

Database: CPS-SLIC, Date of Government Version: 06/08/2020
Facility Status: Open - Inactive
Global Id: SLT43206204

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXXON #7-3233 (FORME	***1075 WESTERN***	***ESE 0 - 1/8 (0.087 mi.)***	***D81***	***159***

Database: CPS-SLIC, Date of Government Version: 06/08/2020
Facility Status: Open - Inactive
Global Id: SL0002046600

HOLLY AUTO CENTER ***6020-6062 SANTA MONI*** ***W 1/4 - 1/2 (0.382 mi.)*** ***179*** ***478***
Database: SLIC REG 4, Date of Government Version: 11/17/2004
Database: CPS-SLIC, Date of Government Version: 06/08/2020
Facility Status: Completed - Case Closed
Facility Status: No further action required
Global Id: SL184991482

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, has revealed that there are 20 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GAS TO GO Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5646 LEXINGTON AVE	NNW 0 - 1/8 (0.059 mi.)	F53	120
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5500 SANTA MONICA BL	E 0 - 1/8 (0.083 mi.)	I77	153
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	1250 N ST ANDREWS PL	N 0 - 1/8 (0.114 mi.)	K90	165
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	1260 N ST ANDREWS PL	N 1/8 - 1/4 (0.155 mi.)	K108	200
STARBUCKS Database: UST, Date of Government Version: 06/08/2020 Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 Facility Id: 24789	1277 N WESTERN AVE	NNE 1/8 - 1/4 (0.181 mi.)	R124	230
FORMER CHEVRON STATI Database: UST, Date of Government Version: 06/08/2020 Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 Facility Id: 23747	1276 N WESTERN AVE	NNE 1/8 - 1/4 (0.189 mi.)	R133	259
TOSCO CORPORATION #3 Database: UST, Date of Government Version: 06/08/2020 Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 Facility Id: FA0010715 Facility Id: 24185	1300 N WESTERN AVE	NNE 1/8 - 1/4 (0.226 mi.)	R155	340
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5439 FOUNTAIN AVE	NNE 1/8 - 1/4 (0.239 mi.)	U164	382

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5657 SANTA MONICA BL	0 - 1/8 (0.000 mi.)	B15	69
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5606 SANTA MONICA	SW 0 - 1/8 (0.018 mi.)	A21	74
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5706 SANTA MONICA BL	W 0 - 1/8 (0.025 mi.)	B31	83
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5656 SANTA MONICA BL	WSW 0 - 1/8 (0.032 mi.)	B37	86
EXXON - CHONG & CURT Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	1075 N WESTERN AVE	ESE 0 - 1/8 (0.087 mi.)	D79	153
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	1051 N RIDGEWOOD	WSW 0 - 1/8 (0.089 mi.)	H84	160
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5784 SANTA MONICA BL	W 0 - 1/8 (0.118 mi.)	H93	166
Not reported Database: LOS ANGELES UST, Date of Government Version: 06/01/2019	5410-18 SIERRA VISTA	SE 0 - 1/8 (0.123 mi.)	L96	167

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	1111 N VAN NESS AVE	WSW 1/8 - 1/4 (0.144 mi.)	N102	191
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Not reported	5825 SANTA MONICA BL	W 1/8 - 1/4 (0.162 mi.)	N111	201
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
LAFD - FIRE STATION	1010 N VAN NESS AVE	WSW 1/8 - 1/4 (0.172 mi.)	O120	221
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				
Not reported	959 N WESTERN AVE	SSE 1/8 - 1/4 (0.221 mi.)	V151	336
Database: LOS ANGELES UST, Date of Government Version: 06/01/2019				

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 04/27/2020 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED CFA RESTAUR	***1011 N. WESTERN AVEN***	***SE 1/8 - 1/4 (0.139 mi.)***	***L99***	***170***
Status: Active				
Facility Id: 60002458				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 04/27/2020 has revealed that there are 3 SCH sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SANTA MONICA/VINE PR	***LA MIRADA AVE/LEXING***	***NNW 0 - 1/8 (0.066 mi.)***	***F60***	***127***
Facility Id: 19880060				
Facility Id: 19880059				
Status: Inactive - Withdrawn				
CENTRAL REGION MIDDL	***FOUNTAIN AVENUE/SERR***	***NE 1/8 - 1/4 (0.203 mi.)***	***U141***	***293***
Facility Id: 60000058				
Status: Inactive - Action Required				
SANTA MONICA/VINE PR	***FOUNTAIN AVE/VAN NES***	***NW 1/8 - 1/4 (0.217 mi.)***	***W149***	***333***
Facility Id: 19880057				

Status: Inactive - Withdrawn

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 04/20/2020 has revealed that there are 9 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HAN'S UNION	***1300 N WESTERN AVE***	***NNE 1/8 - 1/4 (0.226 mi.)***	***R158***	***348***
BERNSTEIN HIGH SCHOO	***1309 N WILTON PL***	***NNW 1/8 - 1/4 (0.232 mi.)***	***X162***	***376***

Lower Elevation	Address	Direction / Distance	Map ID	Page
M & M AUTO CENTER	***1072 N WILTON PL***	***WSW 0 - 1/8 (0.049 mi.)***	***E48***	***107***
EXOTIC AUTO CENTER	***1174 N WESTERN AVE***	***NE 0 - 1/8 (0.081 mi.)***	***G70***	***144***
SALLY BEAUTY SUPPLIE	***5806 SANTA MONICA BL***	***W 1/8 - 1/4 (0.140 mi.)***	***N101***	***182***
30 MIN PHOTO	5834 SANTA MONICA BL	W 1/8 - 1/4 (0.171 mi.)	N119	220
EARL SCHEIB OF CAL I	***5416 SANTA MONICA BL***	***E 1/8 - 1/4 (0.202 mi.)***	***T138***	***276***
AUTOZONE # 5432	***5856 SANTA MONICA BL***	***W 1/8 - 1/4 (0.207 mi.)***	***S143***	***297***
SMART & FINAL # 363	***939 N WESTERN AVE***	***SSE 1/8 - 1/4 (0.207 mi.)***	***V145***	***302***

Local Lists of Registered Storage Tanks

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 11 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HAIAVI DEVELOPMENT, Status: A Tank Status: A Comp Number: 2124	***1277 NORTH WESTERN A***	***NNE 1/8 - 1/4 (0.181 mi.)***	***R127***	***245***
MORALES CHEVRON Status: A Tank Status: A Comp Number: 3798	***1276 N WESTERN AVE***	***NNE 1/8 - 1/4 (0.189 mi.)***	***R132***	***257***
HAN'S UNION Status: A Tank Status: A Comp Number: 1347	***1300 N WESTERN AVE***	***NNE 1/8 - 1/4 (0.226 mi.)***	***R158***	***348***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SINCLAIR PAINT STORE	***5600 SANTA MONICA BL***	***SSW 0 - 1/8 (0.020 mi.)***	***A27***	***75***

Comp Number: 2237				
95025-CHEVRON STATIO Comp Number: 3575	***5656 SANTA MONICA BL***	***WSW 0 - 1/8 (0.032 mi.)***	***B40***	***88***
SUPERIOR DATA/GRAPHI Comp Number: 5169	***5717 SANTA MONICA BL***	***W 0 - 1/8 (0.044 mi.)***	***C45***	***101***
EXXON #7-3233 (FORME Comp Number: 4027	***1075 WESTERN AVE N***	***ESE 0 - 1/8 (0.087 mi.)***	***D80***	***154***
UNK Comp Number: 7851	***5784 SANTA MONICA BL***	***W 0 - 1/8 (0.118 mi.)***	***H94***	***166***
OMEGA CINEMA PROPS C Status: A Comp Number: 9027	1111 N VAN NESS AVE	WSW 1/8 - 1/4 (0.144 mi.)	N103	191
L A UNIFIED SCHOOL D Comp Number: 8307	1022 N VAN NESS AVE	WSW 1/8 - 1/4 (0.165 mi.)	O113	204
WESTERN PLAZA SHELL Status: A Tank Status: A Comp Number: 3962	***990 N WESTERN AVE***	***SE 1/8 - 1/4 (0.214 mi.)***	***P148***	***331***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 8 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
H HAIRABEDIAN Facility Id: 00000039970	1277 N WESTERN AVE	NNE 1/8 - 1/4 (0.181 mi.)	R123	229
98723 Facility Id: 00000063137	1276 N WESTERN AVE	NNE 1/8 - 1/4 (0.189 mi.)	R131	256
UNION OIL SERVICE ST Facility Id: 00000055992	1300 N WESTERN AVE	NNE 1/8 - 1/4 (0.226 mi.)	R152	336
SERVICE STATION 3739 Facility Id: 00000018973	1300 N WESTERN AVE	NNE 1/8 - 1/4 (0.226 mi.)	R153	337

Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
SINCLAIR PAINT STORE Facility Id: 00000041303	5600 SANTA MONICA BL	SSW 0 - 1/8 (0.020 mi.)	A26	75
SINCLAIR PAINT STORE	***5600 SANTA MONICA BL***	***SSW 0 - 1/8 (0.020 mi.)***	***A27***	***75***
95025 Facility Id: 00000062701	5656 SANTA MONICA	WSW 0 - 1/8 (0.032 mi.)	B38	87
CITY OF L A GENERAL Facility Id: 00000047477	***1010 N VAN NESS AVE***	***WSW 1/8 - 1/4 (0.172 mi.)***	***O121***	***221***

EXECUTIVE SUMMARY

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 04/20/2020 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HAN'S UNION	***1300 N WESTERN AVE***	***NNE 1/8 - 1/4 (0.226 mi.)***	***R158***	***348***

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 9 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HAIAVI DEVELOPMENT, Facility Id: 19007814 Status: A	***1277 NORTH WESTERN A***	***NNE 1/8 - 1/4 (0.181 mi.)***	***R127***	***245***
MORALES CHEVRON Facility Id: 19001581 Status: A	***1276 N WESTERN AVE***	***NNE 1/8 - 1/4 (0.189 mi.)***	***R132***	***257***
HAN'S UNION Facility Id: 19023286 Status: A	***1300 N WESTERN AVE***	***NNE 1/8 - 1/4 (0.226 mi.)***	***R158***	***348***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SINCLAIR PAINT STORE Facility Id: 19054242 Status: I	***5600 SANTA MONICA BL***	***SSW 0 - 1/8 (0.020 mi.)***	***A27***	***75***
95025-CHEVRON STATIO Facility Id: 19021947 Status: I	***5656 SANTA MONICA BL***	***WSW 0 - 1/8 (0.032 mi.)***	***B40***	***88***
SUPERIOR DATA/GRAPHI Facility Id: 19028203 Status: I	***5717 SANTA MONICA BL***	***W 0 - 1/8 (0.044 mi.)***	***C45***	***101***
EXXON #7-3233 (FORME Facility Id: 19001695 Status: A	***1075 WESTERN AVE N***	***ESE 0 - 1/8 (0.087 mi.)***	***D80***	***154***
UNK Facility Id: 19054669 Status: I	***5784 SANTA MONICA BL***	***W 0 - 1/8 (0.118 mi.)***	***H94***	***166***
WESTERN PLAZA SHELL Facility Id: 19040586 Status: I	***990 N WESTERN AVE***	***SE 1/8 - 1/4 (0.214 mi.)***	***P148***	***331***

EXECUTIVE SUMMARY

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes .

A review of the DEED list, as provided by EDR, and dated 06/01/2020 has revealed that there are 2 DEED sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GAS TO GO (FORMER)	***1353 WESTERN AVE. N.***	***NNE 1/4 - 1/2 (0.271 mi.)***	***Y171***	***405***
Status: OPEN - REMEDIATION				
Envirostor ID: T0603742795				
DELUXE LABORATORIES	***1377 N SERRANO AVE***	***NNE 1/4 - 1/2 (0.352 mi.)***	***178***	***449***
Status: OPEN - INACTIVE				
Envirostor ID: SLT43206204				

Other Ascertainable Records

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

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/15/2020 has revealed that there are 23 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JOSEPH SIMANTOUB	5535 VIRGINIA AVE	NE 0 - 1/8 (0.002 mi.)	17	69
EPA ID:: CAC003043430				
SEON ROH'S DENTAL OF	5520 SANTA MONICA BL	ESE 0 - 1/8 (0.042 mi.)	D44	98
EPA ID:: CAL000386292				
FLORIDALMA LINARES D	5465 SANTA MONICA BL	E 1/8 - 1/4 (0.133 mi.)	M98	168
EPA ID:: CAL000307569				
GUARDIAN ADVISORS LL	5814 LA MIRADA AVE	WNW 1/8 - 1/4 (0.209 mi.)	146	323
EPA ID:: CAC002987432				
SUNRISE ENERGY, INC.	1300 N WESTERN AVE	NNE 1/8 - 1/4 (0.226 mi.)	R157	346
EPA ID:: CAC003030425				
SUNRISE ENERGY, INC.	1300 N WESTERN AVE	NNE 1/8 - 1/4 (0.226 mi.)	R159	368
EPA ID:: CAC002971061				

Lower Elevation	Address	Direction / Distance	Map ID	Page
M & M AUTO INC	1072 NORTH WILTON	WSW 0 - 1/8 (0.049 mi.)	E47	105
EPA ID:: CAL000143483				
MOTORSPORT EXOTICA L	1056 N RIDGEWOOD PL	WSW 0 - 1/8 (0.064 mi.)	C57	121
EPA ID:: CAL000413764				
J&J AUTO REPAIR	1172 N WESTERN AVE	NE 0 - 1/8 (0.081 mi.)	G66	134

EPA ID:: CAL000437880				
MJR MOTORSPORT EPA ID:: CAL000435973	1172 N WESTERN AVE	NE 0 - 1/8 (0.081 mi.)	G67	136
SUGAR COAT EPA ID:: CAL000445226	1172 N WESTERN AVE	NE 0 - 1/8 (0.081 mi.)	G68	139
J & H AUTO REPAIR EPA ID:: CAL000434588	1172 N WESTERN AVE	NE 0 - 1/8 (0.081 mi.)	G69	141
D & J TIRES AND AUTO EPA ID:: CAL000449769	1176 N WESTERN AVE	NE 0 - 1/8 (0.082 mi.)	G73	147
AFFORDABLE TIRES EPA ID:: CAL000434838	1176 N WESTERN AVE	NE 0 - 1/8 (0.082 mi.)	G74	150
OMEGA CINEMA PROPS EPA ID:: CAC003060215	5755 SANTA MONICA BL	W 0 - 1/8 (0.092 mi.)	H87	161
SALLY BEAUTY SUPPLIE EPA ID:: CAL000411931	5806 SANTA MONICA BL	W 1/8 - 1/4 (0.140 mi.)	N100	179
FORMOSA BUREAU OF IN EPA ID:: CAC003045266	5817 VIRGINIA AVE	WNW 1/8 - 1/4 (0.171 mi.)	Q118	217
KEVIN ZARABI EPA ID:: CAC003043274	5832 VIRGINIA AVE	W 1/8 - 1/4 (0.197 mi.)	Q135	271
AUTOZONE #5432 EPA ID:: CAL000206992	5852 SANTA MONICA BL	W 1/8 - 1/4 (0.201 mi.)	S137	273
EXCLUSIVE MOTORCARS EPA ID:: CAL000382684	5416 SANTA MONICA BL	E 1/8 - 1/4 (0.202 mi.)	T140	291
SMART & FINAL #363 EPA ID:: CAL000379475	939 N WESTERN AVE	SSE 1/8 - 1/4 (0.207 mi.)	V144	300
MAJ RIDGEWOOD LLC EPA ID:: CAC003035705	916 N RIDGEWOOD PL	SW 1/8 - 1/4 (0.227 mi.)	160	370
DANIEL NABAT EPA ID:: CAC003060634	5522 BARTON AVE	S 1/8 - 1/4 (0.241 mi.)	165	382

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/22/2020 has revealed that there are 15 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALTRANS Cleanup Status: COMPLETED - CASE CLOSED	***1260 SAINT ANDREWS P***	***N 1/8 - 1/4 (0.155 mi.)***	***K105***	***192***
CALTRANS PUMPING STA Cleanup Status: OPEN - SITE ASSESSMENT	***1260 SAINT ANDREWS P***	***N 1/8 - 1/4 (0.155 mi.)***	***K107***	***195***
FORMER MOBIL #18-H5D Cleanup Status: COMPLETED - CASE CLOSED	***1277 WESTERN AVE. N.***	***NNE 1/8 - 1/4 (0.181 mi.)***	***R126***	***234***
CHEVRON 98723 Cleanup Status: COMPLETED - CASE CLOSED	***1276 N WESTERN AVE.***	***NNE 1/8 - 1/4 (0.189 mi.)***	***R134***	***260***
76 STATION #3739	***1300 WESTERN AVE. N.***	***NNE 1/8 - 1/4 (0.226 mi.)***	***R156***	***341***

Cleanup Status: COMPLETED - CASE CLOSED

GAS TO GO (FORMER)	***1353 WESTERN AVE. N.***	***NNE 1/4 - 1/2 (0.271 mi.)***	***Y171***	***405***
Cleanup Status: OPEN - REMEDIATION				
USPS LA NORTH VEHICL	***1375 WESTERN AVE N***	***NNE 1/4 - 1/2 (0.302 mi.)***	***Y175***	***435***
Cleanup Status: COMPLETED - CASE CLOSED				
SHELL SERVICE STATIO	***5657 SUNSET BLVD***	***NNW 1/4 - 1/2 (0.442 mi.)***	***183***	***490***
Cleanup Status: COMPLETED - CASE CLOSED				

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXXON #7-3233 (FORME	***1075 WESTERN AVE N***	***ESE 0 - 1/8 (0.087 mi.)***	***D80***	***154***
Cleanup Status: COMPLETED - CASE CLOSED				
SANTA MONICA BLVD EL	***1022 VAN NESS AVE N***	***WSW 1/8 - 1/4 (0.165 mi.)***	***O116***	***212***
Cleanup Status: COMPLETED - CASE CLOSED				
SHELL STATION NO 204	***900 N WESTERN***	***SE 1/8 - 1/4 (0.214 mi.)***	***P147***	***326***
Cleanup Status: COMPLETED - CASE CLOSED				
SUPER CAR WASH	***800 WESTERN AVE N***	***SSE 1/4 - 1/2 (0.439 mi.)***	***182***	***484***
Cleanup Status: COMPLETED - CASE CLOSED				
AMBASSADOR CAR WASH	***6061 SANTA MONICA BL***	***W 1/4 - 1/2 (0.473 mi.)***	***187***	***506***
Cleanup Status: COMPLETED - CASE CLOSED				
THRIFTY #037/ARCO #9	***5175 MELROSE AVE***	***S 1/4 - 1/2 (0.496 mi.)***	***AB189***	***536***
Cleanup Status: COMPLETED - CASE CLOSED				
THRIFTY #037/CIRCLE	***5175 MELROSE AVE***	***S 1/4 - 1/2 (0.496 mi.)***	***AB190***	***538***
Cleanup Status: COMPLETED - CASE CLOSED				

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KLEEN ALL CTR	1129 N WESTERN AVE	ENE 0 - 1/8 (0.070 mi.)	G61	132
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/19/2020				

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXPO CLEANERS	***5705 SANTA MONICA BL***	***W 0 - 1/8 (0.016 mi.)***	***B20***	***72***
Database: DRYCLEANERS, Date of Government Version: 06/04/2020				
EPA Id: CAL000307889				
EXPO CLEANERS	5707 SANTA MONICA BL	W 0 - 1/8 (0.025 mi.)	C34	84
Database: DRYCLEANERS, Date of Government Version: 06/04/2020				
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/19/2020				
EPA Id: CAL000167664				
EXPO CLEANERS, CHANG	5707 SANTA MONICA BL	W 0 - 1/8 (0.025 mi.)	C35	85
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/19/2020				
EXPO CLEANERS	5707 SANTA MONICA BL	W 0 - 1/8 (0.025 mi.)	C36	86
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/19/2020				

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

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALTRANS Reg Id: 900380170	1260 SAINT ANDREWS	N 1/8 - 1/4 (0.155 mi.)	K106	195
CHEVRON 98723 Reg Id: 900290052	***1276 N WESTERN AVE.***	***NNE 1/8 - 1/4 (0.189 mi.)***	***R134***	***260***
USPS LA NORTH VEHICL Reg Id: 900280089	***1375 WESTERN AVE N***	***NNE 1/4 - 1/2 (0.302 mi.)***	***Y175***	***435***
DELUXE LABORATORIES Reg Id: 3121	***1377 N SERRANO AVE***	***NNE 1/4 - 1/2 (0.352 mi.)***	***178***	***449***

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXXON #7-3233 (FORME Reg Id: 900290107	***1075 WESTERN***	***ESE 0 - 1/8 (0.087 mi.)***	***D81***	***159***
SANTA MONICA BLVD EL Reg Id: 900380116	***1022 VAN NESS AVE N***	***WSW 1/8 - 1/4 (0.165 mi.)***	***O116***	***212***
SUPER CAR WASH Reg Id: 900290070	***800 WESTERN AVE N***	***SSE 1/4 - 1/2 (0.439 mi.)***	***182***	***484***
AMBASSADOR CAR WASH Reg Id: 900380361	***6061 SANTA MONICA BL***	***W 1/4 - 1/2 (0.473 mi.)***	***187***	***506***
TESORO USA 63037 Reg Id: 900380289	***5175 MELROSE AVE***	***S 1/4 - 1/2 (0.496 mi.)***	***AB188***	***520***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 11 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COLVIN J W	5673 SANTA MONICA BL	W 0 - 1/8 (0.005 mi.)	B18	72
BATES J E	5556 SANTA MONICA BL	SE 0 - 1/8 (0.011 mi.)	A19	72

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
DOWNEY J M	5654 SANTA MONICA BL	WSW 0 - 1/8 (0.019 mi.)	B23	74
BLUFF H E JR	5656 SANTA MONICA BL	WSW 0 - 1/8 (0.032 mi.)	B41	90
INTERNATIONAL AUTMTC	1176 N WESTERN AVE	NE 0 - 1/8 (0.082 mi.)	G71	147
RISCHE EDW	5734 SANTA MONICA BL	W 0 - 1/8 (0.082 mi.)	H75	152
CHONG & CURTIS CORPO	1075 N WESTERN AVE	ESE 0 - 1/8 (0.087 mi.)	D82	160
KRAFT ADOLPH	1211 N WESTERN AVE	NE 0 - 1/8 (0.089 mi.)	J83	160
FERRICK JAS	1200 N WESTERN AVE	NE 0 - 1/8 (0.091 mi.)	J85	161
HENISH W P	1213 N WESTERN AVE	NE 0 - 1/8 (0.098 mi.)	J88	164
SPAZZIE BROS	5418 SIERRA VISTA AV	SE 0 - 1/8 (0.117 mi.)	L92	166

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

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 19 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GROMWOOD CO	5508 SANTA MONICA BL	ESE 0 - 1/8 (0.056 mi.)	D50	120
LEES MEYER	5511 VIRGINIA AVE	ENE 0 - 1/8 (0.065 mi.)	G58	124

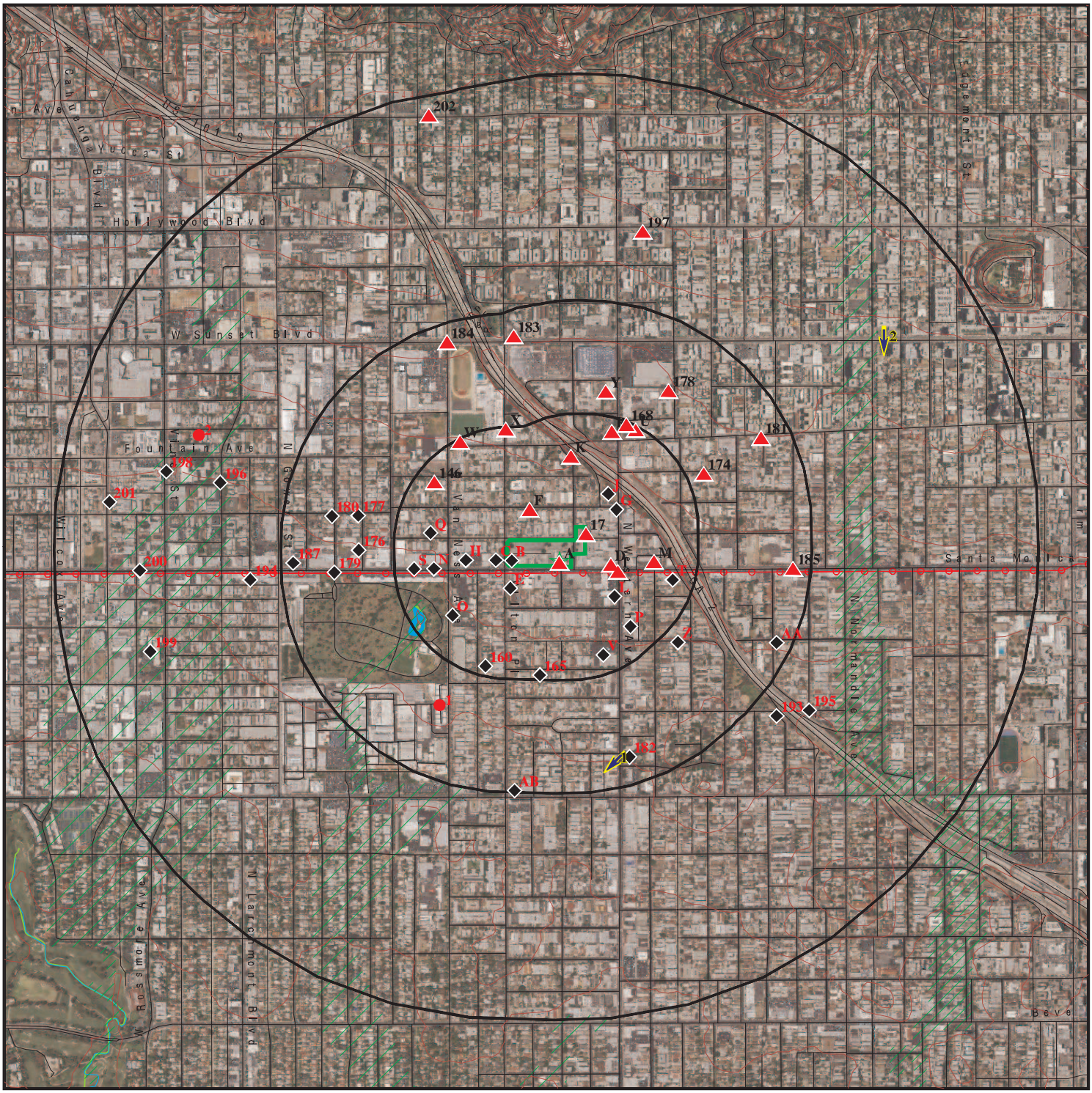
Lower Elevation	Address	Direction / Distance	Map ID	Page
ALEVY SOLOMON	5608 SANTA MONICA BL	SW 0 - 1/8 (0.019 mi.)	A22	74
SOLOMAN SAML	5702 SANTA MONICA BL	W 0 - 1/8 (0.019 mi.)	B24	74
BARRIN MORRIS	5622 SANTA MONICA BL	WSW 0 - 1/8 (0.019 mi.)	A25	75
EXPO CLEANERS	5707 SANTA MONICA BL	W 0 - 1/8 (0.025 mi.)	C32	83
GEM CLEANERS	5656 SANTA MONICA BL	WSW 0 - 1/8 (0.032 mi.)	B39	88
WOOD L A	5723 SANTA MONICA BL	W 0 - 1/8 (0.055 mi.)	C49	119
LEE DAN	5722 SANTA MONICA BL	W 0 - 1/8 (0.058 mi.)	C51	120
SOSNER SAML	5724 SANTA MONICA BL	W 0 - 1/8 (0.060 mi.)	C54	121
EISENBERG SAML	5638 SANTA MONICA BL	SW 0 - 1/8 (0.070 mi.)	E62	133
WONG TUNE	1171 N WESTERN AVE	NE 0 - 1/8 (0.074 mi.)	G63	133
WONG H	1187 N WESTERN AVE	NE 0 - 1/8 (0.078 mi.)	G64	133
KIRSHEN SOL	1191 N WESTERN AVE	NE 0 - 1/8 (0.079 mi.)	G65	133
CANDY CANE CLEANERS	5738 SANTA MONICA BL	W 0 - 1/8 (0.083 mi.)	H76	153
REYER MARIE E MRS	1201 N WESTERN AVE	NE 0 - 1/8 (0.085 mi.)	J78	153
WONG CHAS	1071 N WESTERN AVE	ESE 0 - 1/8 (0.115 mi.)	L91	166
BRAGER L H	1055 N WESTERN	SE 0 - 1/8 (0.121 mi.)	L95	167
HENZLIK H E	5408 SIERRA VISTA AV	SE 0 - 1/8 (0.124 mi.)	L97	168

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name	Database(s)
	CDL
	CDL
	CDL
HOLLYWOOD DRY CLEANERS	DRYCLEANERS
PETER'S CLEANERS	DRYCLEANERS

OVERVIEW MAP - 6214055.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

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

SITE NAME:	Former Sears and Two Vacant Parcels	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Ave LOS ANGELES CA 90038	CONTACT:	Cristina Scott
LAT/LONG:	34.091002 / 118.311459	INQUIRY #:	6214055.2s
		DATE:	October 05, 2020 4:35 pm

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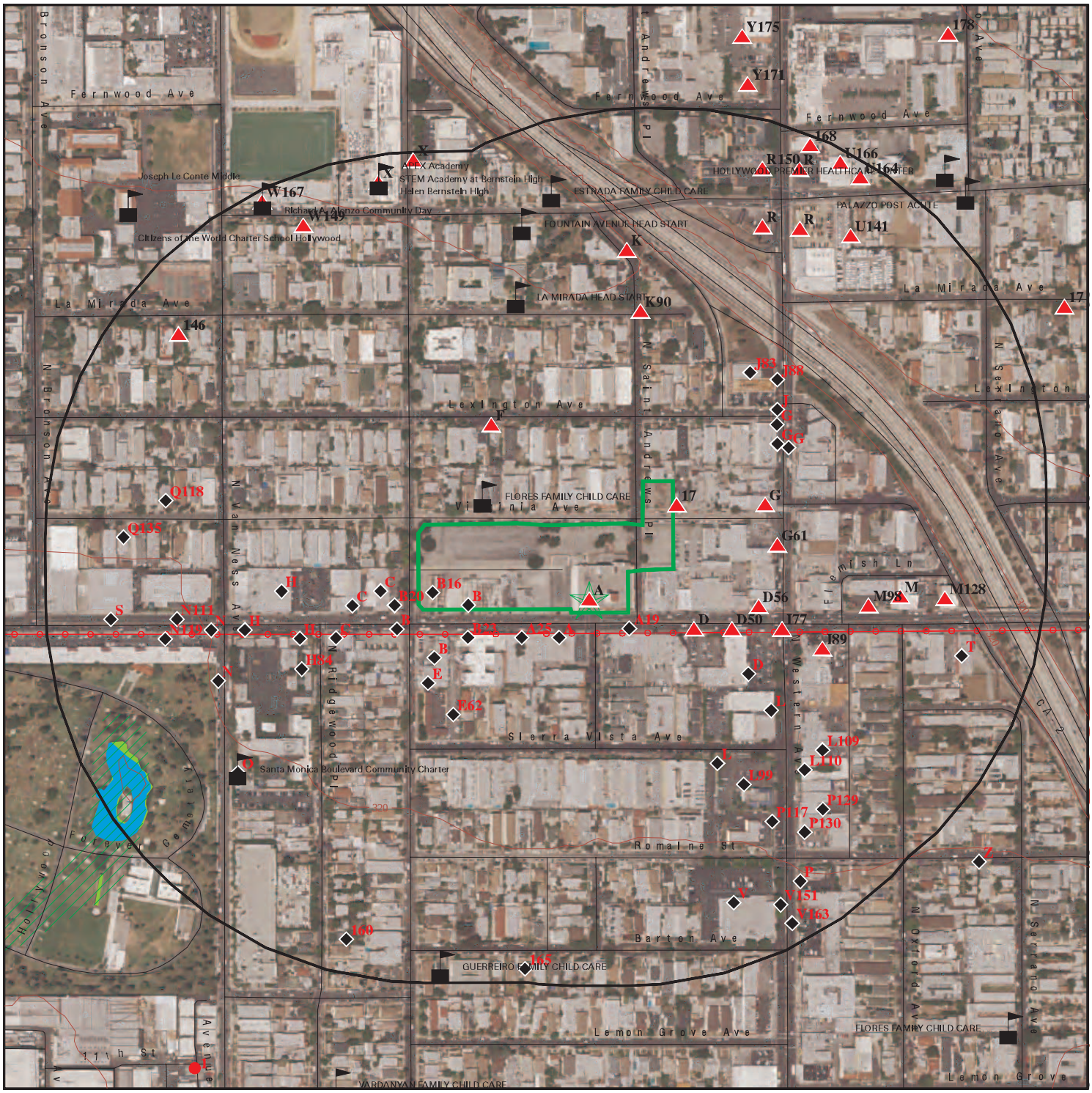
DETAIL MAP - 6214055.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

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

SITE NAME:	Former Sears and Two Vacant Parcels	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Ave LOS ANGELES CA 90038	CONTACT:	Cristina Scott
LAT/LONG:	34.091002 / 118.311459	INQUIRY #:	6214055.2s
		DATE:	October 05, 2020 4:36 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	5	NR	NR	NR	5
RCRA-SQG	0.250	2	5	6	NR	NR	NR	13
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		1	3	11	12	NR	27
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		1	7	8	NR	NR	16

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		1	0	2	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	11	9	NR	NR	NR	21
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	1	0	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		1	2	NR	NR	NR	3
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		2	7	NR	NR	NR	9
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250	1	5	6	NR	NR	NR	12
HIST UST	0.250	3	3	5	NR	NR	NR	11
CERS TANKS	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250	1	5	4	NR	NR	NR	10
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	2	NR	NR	2
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		11	12	NR	NR	NR	23
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	3	NR	NR	NR	NR	NR	3
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP	3	NR	NR	NR	NR	NR	3
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		1	7	7	NR	NR	15
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		5	0	NR	NR	NR	5
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	3	NR	NR	NR	NR	NR	3
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	3	5	NR	NR	9
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP	2	NR	NR	NR	NR	NR	2
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP	1	NR	NR	NR	NR	NR	1
CERS	TP	1	NR	NR	NR	NR	NR	1
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
LOS ANGELES CO LF METHANE	0.500		0	0	0	NR	NR	0
HWTS	TP	4	NR	NR	NR	NR	NR	4

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125	2	11	NR	NR	NR	NR	13
EDR Hist Cleaner	0.125		19	NR	NR	NR	NR	19

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals --	27	83	78	35	12	0	235

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **GAYLORD A S** **EDR Hist Auto** **1009079139**
Target **5617 SANTA MONICA BLVD** **N/A**
Property **LOS ANGELES, CA**

Site 1 of 21 in cluster A

Actual: EDR Hist Auto
330 ft.

Year:	Name:	Type:
1924	GAYLORD A S	AUTOMOBILE REPAIRING

A2 **W H BRADY COMPANY** **RCRA-SQG** **1000105228**
Target **5607 SOUTH SANTA FE AVE** **FINDS** **CAD982319642**
Property **LOS ANGELES, CA 90058** **ECHO**

Site 2 of 21 in cluster A

Actual: RCRA Listings:
330 ft.

Date Form Received by Agency:	1988-02-12 00:00:00.0
Handler Name:	W H BRADY COMPANY
Handler Address:	5607 SOUTH SANTA FE AVE
Handler City,State,Zip:	LOS ANGELES, CA 90058
EPA ID:	CAD982319642
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	5607 SOUTH SANTA FE AVE
Contact City,State,Zip:	LOS ANGELES, CA 90058
Contact Telephone:	213-585-5374
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	3
Mailing Address:	SOUTH SANTA FE AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90058
Owner Name:	WILLIAM H BRADY
Owner Type:	Private
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported

W H BRADY COMPANY (Continued) **1000105228**

Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2000-09-15 17:30:09.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	WILLIAM H BRADY
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED

W H BRADY COMPANY (Continued) **1000105228**

Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1988-02-12 00:00:00.0
Handler Name:	W H BRADY COMPANY
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:

Registry ID: 110002793111

Click Here:

Environmental Interest/Information System:

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

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

ECHO:

Envid:	1000105228
Registry ID:	110002793111
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002793111

W H BRADY COMPANY (Continued) **1000105228**

Name: W H BRADY COMPANY
Address: 5607 SOUTH SANTA FE AVE
City,State,Zip: LOS ANGELES, CA 90058

A3 **SEARS ROEBUCK AND CO # 1028** **HAZMAT** **S123549727**
Target **5601 SANTA MONICA** **N/A**
Property **LOS ANGELES, CA 90038**

Site 3 of 21 in cluster A

Actual: **330 ft.**

LOS ANGELES HM:
Name: SEARS ROEBUCK AND CO # 1028
Address: 5601 SANTA MONICA
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0026920
Last Run Date: 06/01/2019
Status: INACTIVE

A4 **SEARS, ROEBUCK & CO.** **HAZNET** **S113003211**
Target **5601 SANTA MONICA BLVD** **HWTS** **N/A**
Property **HOLLYWOOD, CA 90038**

Site 4 of 21 in cluster A

Actual: **330 ft.**

HAZNET:
Name: SEARS, ROEBUCK & CO.
Address: 5601 SANTA MONICA BLVD
Address 2: Not reported
City,State,Zip: HOLLYWOOD, CA 900380000
Contact: MICHAEL OLSEN-DIR ENV AFFAIRS
Telephone: 8472867222
Mailing Name: Not reported
Mailing Address: 3333 BEVERLY RD B5-362A

Year: 2009
Gepaid: CAD980892285
TSD EPA ID: CAD028409019
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.075

Year: 2009
Gepaid: CAD980892285
TSD EPA ID: CAD097030993
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.357

Year: 2009
Gepaid: CAD980892285
TSD EPA ID: CAD097030993
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Tons:	0.25
Year:	2009
Gepaid:	CAD980892285
TSD EPA ID:	CAD097030993
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.304
Year:	2008
Gepaid:	CAD980892285
TSD EPA ID:	CAD059494310
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.633
Year:	2008
Gepaid:	CAD980892285
TSD EPA ID:	CAD059494310
CA Waste Code:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	-
Tons:	0.065
Year:	2008
Gepaid:	CAD980892285
TSD EPA ID:	TXD982290140
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.005
Year:	2008
Gepaid:	CAD980892285
TSD EPA ID:	TXD982290140
CA Waste Code:	-
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.005
Year:	2008
Gepaid:	CAD980892285
TSD EPA ID:	UTD981552177
CA Waste Code:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.065
Year:	2007
Gepaid:	CAD980892285
TSD EPA ID:	CAT000613935
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0168

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Click this hyperlink while viewing on your computer to access
42 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2004
Gen EPA ID:	CAD980892285
Shipment Date:	20041123
Creation Date:	3/13/2007 18:30:42
Receipt Date:	20041123
Manifest ID:	23345518
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.9
Waste Quantity:	500
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040909
Creation Date:	12/21/2004 18:30:50
Receipt Date:	20040910
Manifest ID:	23345488
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	222 - Oil/water separation sludge
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.668
Waste Quantity:	400
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040901

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Creation Date:	12/28/2004 14:47:40
Receipt Date:	20040902
Manifest ID:	22307511
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20040828
Creation Date:	3/16/2007 18:31:12
Receipt Date:	20040902
Manifest ID:	23345516
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.34
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20040828
Creation Date:	3/16/2007 18:31:12
Receipt Date:	20040830
Manifest ID:	23345515
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON

SEARS, ROEBUCK & CO. (Continued) **S113003211**

TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.38
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040812
Creation Date:	12/28/2004 14:47:40
Receipt Date:	20040812
Manifest ID:	22307428
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.33
Waste Quantity:	350
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040603
Creation Date:	11/1/2004 9:00:46
Receipt Date:	20040604
Manifest ID:	23345603
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.52
Waste Quantity:	400
Quantity Unit:	G
Additional Code 1:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040512
Creation Date:	10/15/2004 10:47:43
Receipt Date:	20040513
Manifest ID:	23478007
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040408
Creation Date:	10/14/2004 15:19:37
Receipt Date:	20040408
Manifest ID:	23027996
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.855
Waste Quantity:	225
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040325
Creation Date:	10/14/2004 7:35:58
Receipt Date:	20040326
Manifest ID:	23027776

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.255
Waste Quantity:	75
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2009
Gen EPA ID:	CAD980892285
Shipment Date:	20090825
Creation Date:	10/20/2009 18:30:23
Receipt Date:	20090903
Manifest ID:	000230775WAS
Trans EPA ID:	MDR000013854
Trans Name:	MARCOR REMEDIATION INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY AND OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D008
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090825
Creation Date:	10/13/2009 18:30:21
Receipt Date:	20090901
Manifest ID:	002482146FLE
Trans EPA ID:	CAR000047613
Trans Name:	CAL WEST ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS WATER TECHNOLOGY CORP
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Quantity Tons:	0.357
Waste Quantity:	85
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090825
Creation Date:	10/13/2009 18:30:21
Receipt Date:	20090901
Manifest ID:	002482146FLE
Trans EPA ID:	CAR000047613
Trans Name:	CAL WEST ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS WATER TECHNOLOGY CORP
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.25
Waste Quantity:	500
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090825
Creation Date:	10/13/2009 18:30:21
Receipt Date:	20090901
Manifest ID:	002482146FLE
Trans EPA ID:	CAR000047613
Trans Name:	CAL WEST ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS WATER TECHNOLOGY CORP
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

SEARS, ROEBUCK & CO. (Continued) **S113003211**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.304
Waste Quantity:	80
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2003
Gen EPA ID:	CAD980892285
Shipment Date:	Not reported
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	22101359
Trans EPA ID:	CAD008364432
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.145
Waste Quantity:	290
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	Not reported
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	22101359
Trans EPA ID:	CAD008364432
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.13
Waste Quantity:	260
Quantity Unit:	P
Additional Code 1:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20031120
Creation Date:	8/5/2004 10:14:17
Receipt Date:	20031121
Manifest ID:	23302319
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20031118
Creation Date:	8/30/2004 14:52:16
Receipt Date:	20031119
Manifest ID:	22639507
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.026
Waste Quantity:	270
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20031115
Creation Date:	8/5/2004 10:08:03
Receipt Date:	20031117
Manifest ID:	23303814

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.084
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20031015
Creation Date:	8/5/2004 10:07:02
Receipt Date:	20031015
Manifest ID:	22316045
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.6872
Waste Quantity:	444
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20031015
Creation Date:	8/5/2004 10:14:17
Receipt Date:	20031023
Manifest ID:	22316047
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture

SEARS, ROEBUCK & CO. (Continued) **S113003211**

RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.34
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20031001
Creation Date:	5/21/2004 15:18:56
Receipt Date:	Not reported
Manifest ID:	22519514
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	- Not reported
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030825
Creation Date:	7/29/2004 7:43:54
Receipt Date:	20030826
Manifest ID:	22878424
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.105
Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 5:	Not reported
Shipment Date:	20030808
Creation Date:	7/28/2004 10:45:53
Receipt Date:	20030808
Manifest ID:	22875855
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1996
Gen EPA ID:	CAD980892285
Shipment Date:	19961008
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19961011
Manifest ID:	96500880
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960926
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19961007

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Manifest ID:	96105009
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19960910
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19960916
Manifest ID:	96500839
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19960830
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19960909
Manifest ID:	96500805
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960812
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19960819
Manifest ID:	95772721
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0166
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960702
Creation Date:	12/4/1997 0:00:00
Receipt Date:	19960711
Manifest ID:	96093840
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960620
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19960626
Manifest ID:	96145580
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960606
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19960614
Manifest ID:	96145547
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960524
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19960531
Manifest ID:	95974919
Trans EPA ID:	ILD984908202
Trans Name:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19960509
Creation Date:	9/12/1997 0:00:00
Receipt Date:	19960513
Manifest ID:	96086659
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1994
Gen EPA ID:	CAD980892285

Shipment Date:	19940310
Creation Date:	3/25/1996 0:00:00
Receipt Date:	19940315
Manifest ID:	93051479
Trans EPA ID:	CAD982472854
Trans Name:	Not reported
Trans 2 EPA ID:	CAD981455520
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD009007626
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD009007626

SEARS, ROEBUCK & CO. (Continued) **S113003211**

TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	2.5284
Waste Quantity:	3
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1999
Gen EPA ID:	CAD980892285
Shipment Date:	19990603
Creation Date:	7/19/1999 0:00:00
Receipt Date:	19990607
Manifest ID:	96420736
Trans EPA ID:	CAL000181724
Trans Name:	Not reported
Trans 2 EPA ID:	CAR000017657
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD009007626
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD009007626
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	1.6856
Waste Quantity:	2
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2008
Gen EPA ID:	CAD980892285
Shipment Date:	20080401
Creation Date:	8/20/2008 18:30:39
Receipt Date:	20080408
Manifest ID:	001729723FLE
Trans EPA ID:	UTR000007708
Trans Name:	SLT EXPRESSWAY
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE
TSDF Alt EPA ID:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.065
Waste Quantity:	130
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080314
Creation Date:	10/1/2008 18:30:07
Receipt Date:	20080417
Manifest ID:	000533435FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	TXD982290140
Trans Name:	CLEAN HARBORS LA PORTE LP
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080312
Creation Date:	7/2/2008 18:30:07
Receipt Date:	20080327
Manifest ID:	001822882FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.6
Waste Quantity:	1200
Quantity Unit:	P

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080312
Creation Date:	8/29/2008 18:30:08
Receipt Date:	20080401
Manifest ID:	000533436FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	TXD982290140
Trans Name:	CLEAN HARBORS LA PORTE LP
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080312
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001822882FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080312

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001822882FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	232 - Pesticides and other waste associated with pesticide production
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20080312
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001822882FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20080312
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001822882FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS

SEARS, ROEBUCK & CO. (Continued) **S113003211**

TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080312
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001822882FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0505
Waste Quantity:	101
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080312
Creation Date:	7/2/2008 18:30:07
Receipt Date:	20080327
Manifest ID:	001822882FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D001
Meth Code:	- Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Quantity Tons:	0.065
Waste Quantity:	130
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1995
Gen EPA ID:	CAD980892285
Shipment Date:	19951121
Creation Date:	7/26/1996 0:00:00
Receipt Date:	19951129
Manifest ID:	95484436
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19951110
Creation Date:	7/29/1996 0:00:00
Receipt Date:	19951129
Manifest ID:	95458729
Trans EPA ID:	CAD980584510
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	AZD983473539
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	261 - Not reported
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.55
Waste Quantity:	1100
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19951027
Creation Date:	7/26/1996 0:00:00
Receipt Date:	19951101
Manifest ID:	95480908
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950927
Creation Date:	7/26/1996 0:00:00
Receipt Date:	19950929
Manifest ID:	95509698
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950828
Creation Date:	4/1/1996 0:00:00
Receipt Date:	19950830
Manifest ID:	95521863
Trans EPA ID:	ILD984908202

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950814
Creation Date:	4/1/1996 0:00:00
Receipt Date:	19950818
Manifest ID:	95034850
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950810
Creation Date:	4/1/1996 0:00:00
Receipt Date:	19950831
Manifest ID:	95379358
Trans EPA ID:	OHD009865825
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	OHD000816629
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Meth Code:	- Not reported
Quantity Tons:	0.4587
Waste Quantity:	110
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950731
Creation Date:	4/1/1996 0:00:00
Receipt Date:	19950803
Manifest ID:	95521955
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950706
Creation Date:	11/13/1995 0:00:00
Receipt Date:	19950710
Manifest ID:	95521922
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Shipment Date:	19950606
Creation Date:	10/24/1995 0:00:00
Receipt Date:	19950609
Manifest ID:	95521790
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD093459485
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0144
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2007
Gen EPA ID:	CAD980892285

Shipment Date:	20070831
Creation Date:	2/5/2008 18:30:13
Receipt Date:	20070913
Manifest ID:	000078966SKS
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD
TSDF EPA ID:	TXD077603371
Trans Name:	SAFETY-KLEEN SYSTEMS INC 000618
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	Not reported
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20070831
Creation Date:	3/4/2008 18:30:55
Receipt Date:	20070911
Manifest ID:	000078967SKS
Trans EPA ID:	TXR000050930

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.4
Waste Quantity:	800
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20070305
Creation Date:	8/11/2007 18:30:13
Receipt Date:	20070307
Manifest ID:	000012385SKS
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO / KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	222 - Oil/water separation sludge
RCRA Code:	Not reported
Meth Code:	H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20070206
Creation Date:	8/8/2007 18:30:15
Receipt Date:	20070206
Manifest ID:	000015484SKS
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC 708802
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0168
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2001
Gen EPA ID:	CAD980892285
Shipment Date:	20010824
Creation Date:	10/3/2001 0:00:00
Receipt Date:	20010829
Manifest ID:	99726789
Trans EPA ID:	CAR000008367
Trans Name:	Not reported
Trans 2 EPA ID:	CAR000017657
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD009007626
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	4.214
Waste Quantity:	5
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2002
Gen EPA ID:	CAD980892285
Shipment Date:	20021119
Creation Date:	2/25/2003 18:31:38
Receipt Date:	20021119
Manifest ID:	22139342
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20021107
Creation Date:	3/15/2003 18:31:28
Receipt Date:	20021107
Manifest ID:	22108369
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.8398
Waste Quantity:	221
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020927
Creation Date:	1/28/2003 18:31:46
Receipt Date:	20020927
Manifest ID:	21907990
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020916
Creation Date:	2/6/2003 18:31:16
Receipt Date:	20020916
Manifest ID:	22192782
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.14
Waste Quantity:	300
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020730
Creation Date:	3/14/2003 18:31:30
Receipt Date:	20020801
Manifest ID:	21971867
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.52
Waste Quantity:	400
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2005
Gen EPA ID:	CAD980892285
Shipment Date:	20051114

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Creation Date:	7/12/2006 18:30:47
Receipt Date:	20051115
Manifest ID:	24364530
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20051114
Creation Date:	7/12/2006 18:30:47
Receipt Date:	20051115
Manifest ID:	24364530
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050927
Creation Date:	4/13/2006 18:48:46
Receipt Date:	20050930
Manifest ID:	24674131
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENV SERVICES INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC

SEARS, ROEBUCK & CO. (Continued) **S113003211**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	T03 - Treatment, Incineration
Quantity Tons:	0.25
Waste Quantity:	500
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050919
Creation Date:	4/13/2006 18:48:46
Receipt Date:	20050921
Manifest ID:	24269452
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	Not reported
Waste Quantity:	8
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050908
Creation Date:	4/13/2006 18:48:46
Receipt Date:	20050908
Manifest ID:	23345521
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Additional Code 1:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050908
Creation Date:	4/13/2006 18:48:46
Receipt Date:	20050908
Manifest ID:	23345521
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	222 - Oil/water separation sludge
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	2.2935
Waste Quantity:	550
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050902
Creation Date:	1/17/2006 18:31:26
Receipt Date:	20050912
Manifest ID:	24269323
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO / KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.95
Waste Quantity:	250
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050902
Creation Date:	1/17/2006 18:31:26
Receipt Date:	20050912
Manifest ID:	24269322

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO / KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.408
Waste Quantity:	120
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050728
Creation Date:	10/11/2005 18:32:36
Receipt Date:	20050729
Manifest ID:	24348209
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050725
Creation Date:	11/23/2005 18:30:57
Receipt Date:	20050816
Manifest ID:	24348195
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO / KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil

SEARS, ROEBUCK & CO. (Continued) **S113003211**

RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.3528
Waste Quantity:	356
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2006
Gen EPA ID:	CAD980892285
Shipment Date:	20061215
Creation Date:	4/19/2007 18:31:22
Receipt Date:	20061215
Manifest ID:	000121283CEX
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20061018
Creation Date:	4/19/2007 18:30:50
Receipt Date:	20061019
Manifest ID:	000121358CEX
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0336

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20061018
Creation Date:	4/19/2007 18:30:50
Receipt Date:	20061019
Manifest ID:	000121358CEX
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060822
Creation Date:	2/22/2007 18:30:13
Receipt Date:	20060823
Manifest ID:	25034035
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Shipment Date:	20060809
Creation Date:	10/5/2006 18:32:35
Receipt Date:	20060809
Manifest ID:	25025363
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	222 - Oil/water separation sludge
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	2.2935
Waste Quantity:	550
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20060626
Creation Date:	9/17/2006 18:33:10
Receipt Date:	20060627
Manifest ID:	25024225
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20060501
Creation Date:	8/1/2006 18:30:52
Receipt Date:	20060502
Manifest ID:	24616416
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.063
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060501
Creation Date:	8/1/2006 18:30:52
Receipt Date:	20060502
Manifest ID:	24616416
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060308
Creation Date:	7/5/2006 12:03:31
Receipt Date:	20060309
Manifest ID:	24626735
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0336
Waste Quantity:	8
Quantity Unit:	G

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060109
Creation Date:	3/22/2006 18:32:45
Receipt Date:	20060110
Manifest ID:	24364534
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613935
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613935
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	Not reported
Waste Quantity:	8
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	SEARS, ROEBUCK & CO.
Address:	5601 SANTA MONICA BLVD
Address 2:	Not reported
City,State,Zip:	HOLLYWOOD, CA 900380000
EPA ID:	CAD980892285
Inactive Date:	12/24/2009
Create Date:	04/10/1987
Last Act Date:	10/21/2010
Mailing Name:	Not reported
Mailing Address:	3333 BEVERLY RD B5-362A
Mailing Address 2:	Not reported
Mailing City,State,Zip:	HOFFMAN ESTATES, IL 601790000
Owner Name:	SEARS, ROEBUCK & CO #1028/6488
Owner Address:	3333 BEVERLY RD B5-362A
Owner Address 2:	Not reported
Owner City,State,Zip:	HOFFMAN ESTATES, IL 601790000
Contact Name:	MICHAEL OLSEN-DIR ENV AFFAIRS
Contact Address:	3333 BEVERLY RD B5-362A
Contact Address 2:	Not reported
City,State,Zip:	HOFFMAN ESTATES, IL 601790000

NAICS:

EPA ID:	CAD980892285
Create Date:	2008-03-20 15:51:28
NAICS Code:	45299
NAICS Description:	All Other General Merchandise Stores

SEARS, ROEBUCK & CO. (Continued) **S113003211**

Issued EPA ID Date:	1987-04-10 00:00:00
Inactive Date:	2009-12-24 00:00:00
Facility Name:	SEARS, ROEBUCK & CO.
Facility Address:	5601 SANTA MONICA BLVD
Facility Address 2:	Not reported
Facility City:	HOLLYWOOD
Facility County:	19
Facility State:	CA
Facility Zip:	900380000

A5 **5667 SANTA MONICA BOULEVARD** **FINDS** **1023687331**
Target **5601- 5667 WEST SANTA MONICA** **ECHO** **N/A**
Property **LOS ANGELES, CA 90038**

Site 5 of 21 in cluster A

Actual: **330 ft.**

FINDS:
Registry ID: 110070084295

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

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

ECHO:

Envid:	1023687331
Registry ID:	110070084295
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110070084295
Name:	5667 SANTA MONICA BOULEVARD
Address:	5601- 5667 WEST SANTA MONICA
City,State,Zip:	LOS ANGELES, CA 90038

A6 **SEARS ROEBUCK AND CO** **SWEEPS UST** **S101585086**
Target **5601 SANTA MONICA BLVD** **HIST UST** **N/A**
Property **HOLLYWOOD, CA 90038** **CA FID UST**
HWTS

Site 6 of 21 in cluster A

Actual: **330 ft.**

SWEEPS UST:

Name:	SEARS ROEBUCK AND CO
Address:	5601 SANTA MONICA BLVD
City:	HOLLYWOOD
Status:	Not reported
Comp Number:	3038
Number:	Not reported
Board Of Equalization:	44-011384

SEARS ROEBUCK AND CO (Continued) **S101585086**

Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003038-000001
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: 1

HIST UST:
Name: SEARS ROEBUCK AND COMPANY
Address: 5601 SANTA MONICA BLVD
City,State,Zip: HOLLYWOOD, CA 90038
File Number: 00028288
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028288.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19019433
Regulated By: UTNKI
Regulated ID: 00055664
Cortese Code: Not reported
SIC Code: Not reported

SEARS ROEBUCK AND CO (Continued) **S101585086**

Facility Phone: 2134695941
Mail To: Not reported
Mailing Address: 5601 SANTA MONICA BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: HOLLYWOOD 900380000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HWTS:
Name: SEARS ROEBUCK AND CO
Address: 5601 SANTA MONICA BLVD
Address 2: Not reported
City,State,Zip: HOLLYWOOD, CA 900380000
EPA ID: CAL912735362
Inactive Date: 06/30/1998
Create Date: 09/30/1991
Last Act Date: 10/15/1998
Mailing Name: Not reported
Mailing Address: 5601 SANTA MONICA BLVD
Mailing Address 2: Not reported
Mailing City,State,Zip: LOS ANGELES, CA 900382903
Owner Name: WALTER HAGEN
Owner Address: 5601 SANTA MONICA BLVD
Owner Address 2: Not reported
Owner City,State,Zip: LOS ANGELES, CA 900382903
Contact Name: DAWN A JESS
Contact Address: INACTIVE PER VQ98 - BMI
Contact Address 2: Not reported
City,State,Zip: --, 99 --

A7 **HOLLYWOOD MARKETPLACE** **NPDES** **S126214768**
Target **5601-5667 SANTA MONICA BOULEVARD** **N/A**
Property **LOS ANGELES, CA 90038**

Site 7 of 21 in cluster A

Actual:
330 ft.

NPDES:
Name: HOLLYWOOD MARKETPLACE
Address: 5601-5667 SANTA MONICA BOULEVARD
City,State,Zip: LOS ANGELES, CA 90038
Facility Status: Not reported
NPDES Number: Not reported
Region: Not reported
Agency Number: Not reported
Regulatory Measure ID: Not reported
Place ID: Not reported
Order Number: Not reported
WDID: Not reported
Regulatory Measure Type: Construction
Program Type: Not reported
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: Not reported

HOLLYWOOD MARKETPLACE (Continued) **S126214768**

Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Returned
Status Date:	01/03/2017
Operator Name:	5601 5667 SANTA MONICA BLVD LA OWNER LLC
Operator Address:	4700 Wilshire Boulevard
Operator City:	Los Angeles
Operator State:	California
Operator Zip:	90010

A8 **UST** **U004303359**
Target Property **5603 SANTA MONICA BLVD** **N/A**
HOLLYWOOD, CA

Site 8 of 21 in cluster A

Actual: 330 ft.

LOS ANGELES UST:

Name:	Not reported
Address:	5603 SANTA MONICA BLVD
City,State,Zip:	HOLLYWOOD, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

A9 **5667 SANTA MONICA BOULEVARD** **CERS** **S123518477**
Target Property **5601- 5667 SANTA MONICA** **N/A**
LOS ANGELES, CA 90038

Site 9 of 21 in cluster A

Actual: 330 ft.

CERS:

Name:	5667 SANTA MONICA BOULEVARD
Address:	5601- 5667 SANTA MONICA
City,State,Zip:	LOS ANGELES, CA 90038
Site ID:	417737
CERS ID:	829597
CERS Description:	NPDES Wastewater and Stormwater

Violations:

Site ID:	417737
Site Name:	5667 Santa Monica Boulevard
Violation Date:	07-21-2017
Citation:	California Water Code
Violation Description:	Not reported
Violation Notes:	1Q17 report submitted 66 days late. Due 5/15/2017, received 7/20/2017.
Violation Division:	Water Boards
Violation Program:	NPDNONMUNI
Violation Source:	CIWQS

Affiliation:

Affiliation Type Desc:	Owner and Operator

5667 SANTA MONICA BOULEVARD (Continued) **S123518477**

Entity Name:	5601 - 5667 Santa Monica Blvd (LA) Owner, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

A10 **OMARA MARONY** **EDR Hist Auto** **1009077868**
Target **5615 SANTA MONICA BLVD** **N/A**
Property **LOS ANGELES, CA**

Site 10 of 21 in cluster A

Actual: EDR Hist Auto
330 ft.

Year:	Name:	Type:
1924	OMARA MARONY	AUTOMOBILE SERVICE STATIONS

A11 **5667 SANTA MONICA BOULEVARD** **NPDES** **S120025297**
Target **5601- 5667 WEST SANTA MONICA BOULEVARD** **CIWQS** **N/A**
Property **LOS ANGELES, CA 90038**

Site 11 of 21 in cluster A

Actual: NPDES:
330 ft.

Name:	5667 SANTA MONICA BOULEVARD
Address:	5601- 5667 WEST SANTA MONICA BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90038-2903
Facility Status:	Historical
NPDES Number:	CAG994004
Region:	4
Agency Number:	560329
Regulatory Measure ID:	410057
Place ID:	829597
Order Number:	R4-2013-0095
WDID:	4B198901131
Regulatory Measure Type:	Enrollee - NPDES
Program Type:	NPDNONMUNIPRCS
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	02/07/2017
Termination Date Of Regulatory Measure:	05/15/2019
Expiration Date Of Regulatory Measure:	07/06/2018
Discharge Address:	4700 Wilshire Boulevard
Discharge Name:	5601 - 5667 Santa Monica Blvd (LA) Owner, LLC
Discharge City:	Los Angeles
Discharge State:	CA
Discharge Zip:	90010
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported

5667 SANTA MONICA BOULEVARD (Continued) **S120025297**

Operator Zip: Not reported

CIWQS:
Name: 5667 SANTA MONICA BOULEVARD
Address: 5601- 5667 WEST SANTA MONICA BOULEVARD
City,State,Zip: LOS ANGELES, CA 90038
Agency: 5601 - 5667 Santa Monica Blvd (LA) Owner, LLC
Agency Address: 4700 Wilshire Boulevard, Los Angeles, CA 90010
Place/Project Type: Residence, NEC
SIC/NAICS: Not reported
Region: 4
Program: NPDNONMUNIPRCS
Regulatory Measure Status: Historical
Regulatory Measure Type: Enrollee - NPDES
Order Number: R4-2013-0095
WDID: 4B198901131
NPDES Number: CAG994004
Adoption Date: Not reported
Effective Date: 02/07/2017
Termination Date: 05/15/2019
Expiration/Review Date: 07/06/2018
Design Flow: Not reported
Major/Minor: Minor
Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 1
Latitude: 34.09107
Longitude: -118.31329

A12 **ST ANDREWS-SANTA MONICA LLC** **HAZNET** **S112985208**
Target **5601 SANTA MONICA BLVD** **HWTS** **N/A**
Property **LOS ANGELES, CA 90038**

Site 12 of 21 in cluster A

Actual: **330 ft.**

HAZNET:
Name: ST ANDREWS-SANTA MONICA LLC
Address: 5601 SANTA MONICA BLVD
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 90038
Contact: TERESA GARZA
Telephone: 3102539998
Mailing Name: Not reported
Mailing Address: 3851 OVERLAND AVE STE B

Year: 2012
Gepaid: CAC002665335
TSD EPA ID: AZC950823111
CA Waste Code: 151 - Asbestos containing waste
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.8

Year: 2011
Gepaid: CAC002665335
TSD EPA ID: AZC950823111

ST ANDREWS-SANTA MONICA LLC (Continued) **S112985208**

CA Waste Code: 151 - Asbestos containing waste
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 5.6

Year: 2011
Gepaid: CAC002665335
TSD EPA ID: CAD009007626
CA Waste Code: 151 - Asbestos containing waste
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 48

Additional Info:
Year: 2012
Gen EPA ID: CAC002665335

Shipment Date: 20120801
Creation Date: 5/21/2013 22:15:15
Receipt Date: 20120803
Manifest ID: 004644354FLE
Trans EPA ID: CAR000049064
Trans Name: ECTI
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: AZC950823111
Trans Name: LA PAZ COUNTY LANDFILL
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 151 - Asbestos-containing waste
RCRA Code: Not reported
Meth Code: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons: 0.8
Waste Quantity: 2
Quantity Unit: Y
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 2011
Gen EPA ID: CAC002665335

Shipment Date: 20110628
Creation Date: 11/30/2011 18:30:29
Receipt Date: 20110707
Manifest ID: 008478081JJK
Trans EPA ID: MDR000522383
Trans Name: MARCOR ENVIRONMENTAL LP
Trans 2 EPA ID: CAR000049064
Trans 2 Name: ECTI
TSDF EPA ID: AZC950823111

ST ANDREWS-SANTA MONICA LLC (Continued) **S112985208**

Trans Name:	LA PAZ COUNTY LANDFILL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	5.6
Waste Quantity:	14
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110504
Creation Date:	6/16/2011 18:30:25
Receipt Date:	20110504
Manifest ID:	008478070JJK
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD009007626
Trans Name:	AZUSA LAND RECLAMATION CO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	16
Waste Quantity:	40
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110504
Creation Date:	6/16/2011 18:30:25
Receipt Date:	20110504
Manifest ID:	008478071JJK
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD009007626
Trans Name:	AZUSA LAND RECLAMATION CO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)

ST ANDREWS-SANTA MONICA LLC (Continued) **S112985208**

Quantity Tons:	32
Waste Quantity:	80
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	ST ANDREWS-SANTA MONICA LLC
Address:	5601 SANTA MONICA BLVD
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAC002665335
Inactive Date:	10/11/2011
Create Date:	04/13/2011
Last Act Date:	04/13/2011
Mailing Name:	Not reported
Mailing Address:	3851 OVERLAND AVE STE B
Mailing Address 2:	Not reported
Mailing City,State,Zip:	CULVER CITY, CA 902323306
Owner Name:	ST ANDREWS-SANTA MONICA LLC
Owner Address:	3851 OVERLAND AVE STE B
Owner Address 2:	Not reported
Owner City,State,Zip:	CULVER CITY, CA 902323306
Contact Name:	TERESA GARZA
Contact Address:	3851 OVERLAND AVE STE B
Contact Address 2:	Not reported
City,State,Zip:	CULVER CITY, CA 902323306

A13 **SEARS ROEBUCK & CO. AUTO CENTE** **HIST UST** **U001561493**
Target **5601 SANTA MONICA BLVD** **N/A**
Property **LOS ANGELES, CA 90038**

Site 13 of 21 in cluster A

Actual:
330 ft.

HIST UST:

Name:	SEARS ROEBUCK & CO. AUTO CENTE
Address:	5601 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000034108
Facility Type:	Other
Other Type:	OIL
Contact Name:	Not reported
Telephone:	2134695941
Owner Name:	SEARS, ROEBUCK & CO. A NEW YOR
Owner Address:	5601 SANTA MONICA BLVD.
Owner City,St,Zip:	HOLLYWOOD, CA 90038
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported

SEARS ROEBUCK & CO. AUTO CENTE (Continued) **U001561493**

Tank Capacity:	00000100
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

A14 **GREEN HORNET SANTA MONICA** **RCRA-SQG** **1000369399**
Target **5601 SANTA MONICA BLVD** **HIST UST** **CAD980892285**
Property **HOLLYWOOD, CA 90038** **FINDS**
ECHO

Site 14 of 21 in cluster A **HAZNET**
HWTS

Actual:
330 ft.

RCRA Listings:

Date Form Received by Agency:	2009-08-18 00:00:00.0
Handler Name:	GREEN HORNET SANTA MONICA
Handler Address:	5601 SANTA MONICA BLVD
Handler City,State,Zip:	HOLLYWOOD, CA 90038
EPA ID:	CAD980892285
Contact Name:	CAROL L REYNOLDS
Contact Address:	10202 W WASHINGTON BLVD
Contact City,State,Zip:	CULVER CITY, CA 90232
Contact Telephone:	310-244-8866
Contact Fax:	Not reported
Contact Email:	CAROL_REYNOLDS@SPE.SONY.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	10202 W WASHINGTON BLVD
Mailing City,State,Zip:	CULVER CITY, CA 90232
Owner Name:	ST ANDREWS SANTA MONICA LLC
Owner Type:	Private
Operator Name:	COLUMBIA PICTURES
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---

GREEN HORNET SANTA MONICA (Continued) **1000369399**

Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2009-08-21 16:08:38.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	F003
Waste Description:	THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Waste Code:	F005

GREEN HORNET SANTA MONICA (Continued) **1000369399**

Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	COLUMBIA PICTURES
Legal Status:	Private
Date Became Current:	2009-08-17 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ST ANDREWS SANTA MONICA LLC
Legal Status:	Private
Date Became Current:	2004-12-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	3851 OVERLAND AVE
Owner/Operator City,State,Zip:	CULVER CITY, CA 90232
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SEARS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

GREEN HORNET SANTA MONICA (Continued) **1000369399**

Historic Generators:

Receive Date:	1996-09-01 00:00:00.0
Handler Name:	SEARS- HOLLYWOOD
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1985-10-09 00:00:00.0
Handler Name:	SEARS- HOLLYWOOD
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2009-08-18 00:00:00.0
Handler Name:	GREEN HORNET SANTA MONICA
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	45211
NAICS Description:	DEPARTMENT STORES

NAICS Code:	51211
NAICS Description:	MOTION PICTURE AND VIDEO PRODUCTION

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

GREEN HORNET SANTA MONICA (Continued) **1000369399**

HIST UST:

Name:	SEARS, ROEBUCK AND COMPANY
Address:	5601 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000055664
Facility Type:	Other
Other Type:	AUTO REPAIR
Contact Name:	L. ALTMAN
Telephone:	2134695941
Owner Name:	SEARS, ROEBUCK AND COMPANY
Owner Address:	5601 SANTA MONICA BLVD.
Owner City,St,Zip:	HOLLYWOOD, CA 91030
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

FINDS:

Registry ID: 110002676248

Click Here:

Environmental Interest/Information System:

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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

ECHO:

Envid:	1000369399
Registry ID:	110002676248
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002676248
Name:	SEARS- HOLLYWOOD
Address:	5601 SANTA MONICA BLVD
City,State,Zip:	HOLLYWOOD, CA 90038

HAZNET:

Name:	5601-5667 SANTA MONICA BLVD (LA) OWNER, LLC
Address:	5601 SANTA MONICA BLVD

GREEN HORNET SANTA MONICA (Continued) **1000369399**

Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90038
Contact:	5601-5667 SANTA MONICA BLVD OWNER
Telephone:	3238604859
Mailing Name:	Not reported
Mailing Address:	4700 WILSHIRE BOULEVARD
Year:	2017
Gepaid:	CAC002918191
TSD EPA ID:	NVT330010000
CA Waste Code:	135 - Unspecified aqueous solution
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.0126
Year:	2017
Gepaid:	CAC002918191
TSD EPA ID:	NVT330010000
CA Waste Code:	352 - Other organic solids
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.04
Year:	2017
Gepaid:	CAC002918191
TSD EPA ID:	NVT330010000
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.81315

Additional Info:

Year:	2017
Gen EPA ID:	CAC002918191
Shipment Date:	20170717
Creation Date:	7/28/2018 18:34:05
Receipt Date:	20170724
Manifest ID:	009698895FLE
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.6255
Waste Quantity:	150
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported

GREEN HORNET SANTA MONICA (Continued) **1000369399**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170717
Creation Date:	7/28/2018 18:34:05
Receipt Date:	20170724
Manifest ID:	009698895FLE
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.0126
Waste Quantity:	3
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170717
Creation Date:	7/28/2018 18:34:05
Receipt Date:	20170724
Manifest ID:	009698895FLE
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.04
Waste Quantity:	80
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170717
Creation Date:	7/28/2018 18:34:05
Receipt Date:	20170724

GREEN HORNET SANTA MONICA (Continued) **1000369399**

Manifest ID:	009698895FLE
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.18765
Waste Quantity:	45
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	5601-5667 SANTA MONICA BLVD (LA) OWNER, LLC
Address:	5601 SANTA MONICA BLVD
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAC002918191
Inactive Date:	10/10/2017
Create Date:	07/10/2017
Last Act Date:	10/10/2017
Mailing Name:	Not reported
Mailing Address:	4700 WILSHIRE BOULEVARD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 90010
Owner Name:	5601-5667 SANTA MONICA BLVD (LA) OW
Owner Address:	5601 SANTA MONICA BLVD
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 90038
Contact Name:	5601-5667 SANTA MONICA BLVD OWNER
Contact Address:	4700 WILSHIRE BOULEVARD
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90010

NAICS:

EPA ID:	CAC002918191
Create Date:	2017-07-10 15:05:49
NAICS Code:	23311
NAICS Description:	Land Subdivision and Land Development
Issued EPA ID Date:	2017-07-10 15:05:49
Inactive Date:	2017-10-10 03:00:21
Facility Name:	5601-5667 SANTA MONICA BLVD (LA) OWNER, LLC
Facility Address:	5601 SANTA MONICA BLVD
Facility Address 2:	Not reported
Facility City:	LOS ANGELES
Facility County:	19
Facility State:	CA

GREEN HORNET SANTA MONICA (Continued) **1000369399**

Facility Zip: 90038

B15 **UST** **U004303385**
5657 SANTA MONICA BLVD **N/A**
< 1/8 **HOLLYWOOD, CA**
1 ft.

Site 1 of 14 in cluster B

Relative: LOS ANGELES UST:
Lower
Name: Not reported
Actual: Address: 5657 SANTA MONICA BLVD
328 ft. City,State,Zip: HOLLYWOOD, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

B16 **SEARS AUTO CENTER** **HAZMAT** **S123550517**
5667 W SANTA MONICA BLVD **N/A**
< 1/8 **LOS ANGELES, CA 90038**
1 ft.

Site 2 of 14 in cluster B

Relative: LOS ANGELES HM:
Lower
Name: SEARS AUTO CENTER
Actual: Address: 5667 W SANTA MONICA BLVD
329 ft. City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0031246
Last Run Date: 06/01/2019
Status: INACTIVE

---

17 **JOSEPH SIMANTOUB** **RCRA NonGen / NLR** **1025862699**
NE **5535 VIRGINIA AVE** **CAC003043430**
< 1/8 **LOS ANGELES, CA 90038**
0.002 mi.
12 ft.

Relative: RCRA Listings:
Higher
Date Form Received by Agency: 2019-11-15 00:00:00.0
Actual: Handler Name: JOSEPH SIMANTOUB
332 ft. Handler Address: 5535 VIRGINIA AVE
Handler City,State,Zip: LOS ANGELES, CA 90038-2951
EPA ID: CAC003043430
Contact Name: JOSEPH SIMANTOUB
Contact Address: PO BOX 6175
Contact City,State,Zip: BOYLE HEIGHTS, CA 90212
Contact Telephone: 323-952-6112
Contact Fax: Not reported
Contact Email: ARMANDO@PGJENVIRONMENTAL.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported

JOSEPH SIMANTOUB (Continued) **1025862699**

Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 6175
Mailing City,State,Zip:	BOYLE HEIGHTS, CA 90212
Owner Name:	JOSEPH SIMANTOUB
Owner Type:	Other
Operator Name:	JOSEPH SIMANTOUB
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported

JOSEPH SIMANTOUB (Continued) **1025862699**

Handler Date of Last Change:	2019-11-22 19:28:51.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JOSEPH SIMANTOUB
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 6175
Owner/Operator City,State,Zip:	BOYLE HEIGHTS, CA 90212
Owner/Operator Telephone:	323-952-6112
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JOSEPH SIMANTOUB
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 6175
Owner/Operator City,State,Zip:	BOYLE HEIGHTS, CA 90212
Owner/Operator Telephone:	323-952-6112
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2019-11-15 00:00:00.0
Handler Name:	JOSEPH SIMANTOUB
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violation:

JOSEPH SIMANTOUB (Continued) **1025862699**

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

B18 **COLVIN J W** **EDR Hist Auto** **1009078538**
West **5673 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.005 mi.
29 ft. **Site 3 of 14 in cluster B**

Relative: EDR Hist Auto
Lower

Actual:
328 ft.

Year:	Name:	Type:
1929	COLVIN J W	GASOLINE AND OIL SERVICE STATION

A19 **BATES J E** **EDR Hist Auto** **1009080441**
SE **5556 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.011 mi.
57 ft. **Site 15 of 21 in cluster A**

Relative: EDR Hist Auto
Lower

Actual:
329 ft.

Year:	Name:	Type:
1929	BATES J E	AUTOMOBILE REPAIRING AND SERVICE STATIONS

B20 **EXPO CLEANERS** **DRYCLEANERS** **S108540820**
West **5705 SANTA MONICA BLVD** **HWTS** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.016 mi.
85 ft. **Site 4 of 14 in cluster B**

Relative: DRYCLEANERS:
Lower

Actual:
328 ft.

Name:	EXPO CLEANERS
Address:	5705 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 900383201
EPA Id:	CAL000307889
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	06/13/2006
Facility Active:	No
Inactive Date:	06/30/2008
Facility Addr2:	Not reported
Owner Name:	JAE KOO CHANG
Owner Address:	5705 SANTA MONICA BLVD
Owner Address 2:	Not reported
Owner Telephone:	3234614849
Contact Name:	JAE KOO CHANG
Contact Address:	5705 SANTA MONICA BLVD

EXPO CLEANERS (Continued) **S108540820**

Contact Address 2:	Not reported
Contact Telephone:	3234614849
Mailing Name:	Not reported
Mailing Address 1:	5705 SANTA MONICA BLVD
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900383201
Owner Fax:	Not reported
Region Code:	3

HWTS:

Name:	EXPO CLEANERS
Address:	5705 SANTA MONICA BLVD
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900383201
EPA ID:	CAL000307889
Inactive Date:	06/30/2008
Create Date:	06/13/2006
Last Act Date:	04/23/2009
Mailing Name:	Not reported
Mailing Address:	5705 SANTA MONICA BLVD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900383201
Owner Name:	JAE KOO CHANG
Owner Address:	5705 SANTA MONICA BLVD
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 900383201
Contact Name:	JAE KOO CHANG
Contact Address:	5705 SANTA MONICA BLVD
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900383201

NAICS:

EPA ID:	CAL000307889
Create Date:	2006-06-13 15:35:03
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2006-06-13 15:35:03
Inactive Date:	2008-06-30 00:00:00
Facility Name:	EXPO CLEANERS
Facility Address:	5705 SANTA MONICA BLVD
Facility Address 2:	Not reported
Facility City:	LOS ANGELES
Facility County:	19
Facility State:	CA
Facility Zip:	900383201

A21
SW
< 1/8
0.018 mi.
93 ft.

5606 SANTA MONICA
LOS ANGELES, CA

Site 16 of 21 in cluster A

Relative:
Lower

Actual:
328 ft.

UST **U004303361**
N/A

LOS ANGELES UST:

Name:	Not reported
Address:	5606 SANTA MONICA
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

A22
SW
< 1/8
0.019 mi.
98 ft.

ALEVY SOLOMON
5608 SANTA MONICA BLVD
LOS ANGELES, CA

Site 17 of 21 in cluster A

Relative:
Lower

Actual:
328 ft.

EDR Hist Cleaner **1009191567**
N/A

EDR Hist Cleaner

Year:	Name:	Type:
1937	ALEVY SOLOMON	CLOTHES PRESSERS AND CLEANERS

B23
WSW
< 1/8
0.019 mi.
99 ft.

DOWNEY J M
5654 SANTA MONICA BLVD
LOS ANGELES, CA

Site 5 of 14 in cluster B

Relative:
Lower

Actual:
327 ft.

EDR Hist Auto **1009080768**
N/A

EDR Hist Auto

Year:	Name:	Type:
1937	DOWNEY J M	AUTOMOBILE REPAIRING

B24
West
< 1/8
0.019 mi.
99 ft.

SOLOMAN SAML
5702 SANTA MONICA BLVD
LOS ANGELES, CA

Site 6 of 14 in cluster B

Relative:
Lower

Actual:
327 ft.

EDR Hist Cleaner **1009191761**
N/A

EDR Hist Cleaner

Year:	Name:	Type:
1937	SOLOMAN SAML	CLOTHES PRESSERS AND CLEANERS

A25 **BARRIN MORRIS** **EDR Hist Cleaner** **1009190173**
WSW **5622 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.019 mi.
100 ft. **Site 18 of 21 in cluster A**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
328 ft. 1929 BARRIN MORRIS CLOTHES PRESSERS CLEANERS AND REPAIRERS

A26 **SINCLAIR PAINT STORE #2** **HIST UST** **U001561494**
SSW **5600 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.020 mi.
105 ft. **Site 19 of 21 in cluster A**

Relative: HIST UST:
Lower

Actual:
328 ft.

Name:	SINCLAIR PAINT STORE #2
Address:	5600 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000041303
Facility Type:	Other
Other Type:	PAINT STORE
Contact Name:	HUEY ALDRIDGE
Telephone:	2134657161
Owner Name:	F & H SINCLAIR PROPERTIES
Owner Address:	2500 S. ATLANTIC BLVD.
Owner City,St,Zip:	LOS ANGELES, CA 90040
Total Tanks:	0001
Tank Num:	001
Container Num:	S-2
Year Installed:	Not reported
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor

A27 **SINCLAIR PAINT STORE #2** **SWEEPS UST** **S101617406**
SSW **5600 SANTA MONICA BLVD** **HIST UST** **N/A**
< 1/8 **HOLLYWOOD, CA 90038** **CA FID UST**
0.020 mi.
105 ft. **Site 20 of 21 in cluster A**

Relative: SWEEPS UST:
Lower

Actual:
328 ft.

Name:	SINCLAIR PAINT STORE #2
Address:	5600 SANTA MONICA BLVD
City:	HOLLYWOOD
Status:	Not reported
Comp Number:	2237
Number:	Not reported
Board Of Equalization:	44-012209
Referral Date:	Not reported

SINCLAIR PAINT STORE #2 (Continued) **S101617406**

Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002237-000001
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: 1

HIST UST:
Name: SINCLAIR PAINT STORE 2
Address: 5600 SANTA MONICA BLVD
City,State,Zip: HOLLYWOOD, CA 90038
File Number: 00026650
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026650.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19054242
Regulated By: UTNKI
Regulated ID: 00041303
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134657161
Mail To: Not reported
Mailing Address: 2500 S ATLANTIC BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: HOLLYWOOD 900380000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported

SINCLAIR PAINT STORE #2 (Continued) **S101617406**

Comments: Not reported
Status: Inactive

A28 **GLIDDEN COMPANY** **RCRA-SQG** **1005415527**
SSW **5600 SANTA MONICA BLVD** **FINDS** **CAR000112243**
< 1/8 **HOLLYWOOD, CA 90038** **ECHO**
0.020 mi.
105 ft. **Site 21 of 21 in cluster A**

Relative: **Lower**
Actual: **328 ft.**

RCRA Listings:

Date Form Received by Agency:	2002-02-07 00:00:00.0
Handler Name:	GLIDDEN COMPANY
Handler Address:	5600 SANTA MONICA BLVD
Handler City,State,Zip:	HOLLYWOOD, CA 90038
EPA ID:	CAR000112243
Contact Name:	RHONDA CROSS
Contact Address:	925 EUCLID AVE
Contact City,State,Zip:	CLEVELAND, OH 44115
Contact Telephone:	216-344-8431
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	925 EUCLID AVE
Mailing City,State,Zip:	CLEVELAND, OH 44115
Owner Name:	GLIDDEN CO
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No

GLIDDEN COMPANY (Continued) **1005415527**

Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-10-07 16:36:06.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GLIDDEN CO
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	925 EUCLID AVE
Owner/Operator City,State,Zip:	CLEVELAND, OH 44115
Owner/Operator Telephone:	216-344-8000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2002-02-07 00:00:00.0
Handler Name:	GLIDDEN COMPANY

GLIDDEN COMPANY (Continued) **1005415527**

Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110012247773

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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

ECHO:

Envid:	1005415527
Registry ID:	110012247773
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012247773
Name:	GLIDDEN COMPANY
Address:	5600 SANTA MONICA BLVD
City,State,Zip:	HOLLYWOOD, CA 90038

B29 **T J PHOTO** **HAZMAT** **S123550919**
West **5704 W SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.022 mi.
115 ft. **Site 7 of 14 in cluster B**

Relative: LOS ANGELES HM:
Lower
Actual: Name: T J PHOTO
326 ft. Address: 5704 W SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0032421
Last Run Date: 06/01/2019
Status: INACTIVE

B30 **PHOTO DUC INC** **RCRA-SQG** **1000415256**
West **5704 SANTA MONICA** **FINDS** **CAD981575731**
< 1/8 **LOS ANGELES, CA 90038** **ECHO**
0.022 mi.
115 ft. **Site 8 of 14 in cluster B**

Relative: RCRA Listings:
Lower
Actual: Date Form Received by Agency: 1996-09-01 00:00:00.0
326 ft. Handler Name: PHOTO DUC INC
Handler Address: 5704 SANTA MONICA
Handler City,State,Zip: LOS ANGELES, CA 90038
EPA ID: CAD981575731
Contact Name: Not reported
Contact Address: Not reported
Contact City,State,Zip: Not reported
Contact Telephone: Not reported
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: CA
State District: 4R
Mailing Address: 5704 SANTA MONICA BLVD
Mailing City,State,Zip: LOS ANGELES, CA 90038
Owner Name: Not reported
Owner Type: Not reported
Operator Name: NOT REQUIRED
Operator Type: Private
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No

PHOTO DUC INC (Continued) **1000415256**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:25:39.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CORPORATION
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

PHOTO DUC INC (Continued) **1000415256**

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1996-09-01 00:00:00.0
Handler Name:	PHOTO DUC INC
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1986-11-20 00:00:00.0
Handler Name:	PHOTO DUC INC
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110002720299

PHOTO DUC INC (Continued) **1000415256**

Click Here:

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

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

ECHO:

Envid:	1000415256
Registry ID:	110002720299
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002720299
Name:	PHOTO DUC INC
Address:	5704 SANTA MONICA
City,State,Zip:	LOS ANGELES, CA 90038

B31 **UST** **U004303401**
West **5706 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.025 mi.
130 ft. **Site 9 of 14 in cluster B**

Relative: **Lower**

Actual: **326 ft.**

LOS ANGELES UST:

Name:	Not reported
Address:	5706 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

C32 **EXPO CLEANERS** **EDR Hist Cleaner** **1018580610**
West **5707 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.025 mi.
134 ft. **Site 1 of 11 in cluster C**

Relative: **Lower**

Actual: **328 ft.**

EDR Hist Cleaner

Year:	Name:	Type:
2000	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2001	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2002	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2003	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2004	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2005	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2006	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2007	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2008	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2009	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2010	EXPO CLEANERS	Drycleaning Plants, Except Rugs
2011	EXPO CLEANERS	Drycleaning Plants, Except Rugs

C33 **EXPO CLEANERS** **HAZMAT** **S123542401**
West **5707 W SANTA MONICA BLVD SU 3** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.025 mi.
134 ft. **Site 2 of 11 in cluster C**

Relative: LOS ANGELES HM:
Lower

Name:	EXPO CLEANERS
Address:	5707 W SANTA MONICA BLVD SU 3
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0003504
Last Run Date:	06/01/2019
Status:	INACTIVE

Actual:
328 ft.

C34 **EXPO CLEANERS** **DRYCLEANERS** **S105030861**
West **5707 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.025 mi.
134 ft. **Site 3 of 11 in cluster C**

Relative: DRYCLEAN SOUTH COAST:
Lower

Name:	EXPO CLEANERS
Address:	5707 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	101123
Application Number:	296420
Permit Number:	D85473
Status:	O
Representative Name:	CHOON T. HONG
Representative Telephone:	213 4614849
Permit Status:	INACTIVE
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Actual:
328 ft.

DRYCLEANERS:

Name:	EXPO CLEANERS
Address:	5707 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 900380000
EPA Id:	CAL000167664
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	06/17/1995
Facility Active:	No
Inactive Date:	06/30/2007
Facility Addr2:	Not reported
Owner Name:	JAEKOO CHANG
Owner Address:	5707 SANTA MONICA BL #C
Owner Address 2:	Not reported
Owner Telephone:	3234614849
Contact Name:	JAEKOO CHANG/OWNER
Contact Address:	5707 SANTA MONICA BL #C
Contact Address 2:	Not reported
Contact Telephone:	3234614849

EXPO CLEANERS (Continued) **S105030861**

Mailing Name:	Not reported
Mailing Address 1:	5707 SANTA MONICA BLVD STE C
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900380000
Owner Fax:	Not reported
Region Code:	3

C35 **EXPO CLEANERS, CHANG, JAE-KOO** **DRYCLEANERS** **S121693638**
West **5707 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.025 mi.
134 ft. **Site 4 of 11 in cluster C**

Relative: **Lower**

Actual: **328 ft.**

DRYCLEAN SOUTH COAST:

Name:	EXPO CLEANERS, CHANG, JAE-KOO
Address:	5707 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	105577
Application Number:	305250
Permit Number:	D92132
Status:	A
Representative Name:	CHANG, JAE-KOO
Representative Telephone:	213 4614849
Permit Status:	INACTIVE
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	378.78601074
UTM North:	3772.809082

Name:	EXPO CLEANERS, CHANG, JAE-KOO
Address:	5707 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	105577
Application Number:	311310
Permit Number:	D96562
Status:	A
Representative Name:	CHANG, JAE-KOO
Representative Telephone:	213 4614849
Permit Status:	INACTIVE
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	378.78601074
UTM North:	3772.809082

Name:	EXPO CLEANERS, CHANG, JAE-KOO
Address:	5707 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	105577
Application Number:	468502
Permit Number:	F90502
Status:	A
Representative Name:	CHANG, JAE-KOO

EXPO CLEANERS, CHANG, JAE-KOO (Continued) **S121693638**

Representative Telephone:	213 4614849
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	378.78601074
UTM North:	3772.809082

C36 **EXPO CLEANERS** **DRYCLEANERS** **S121698083**
West **5707 SANTA MONICA BLVD #C** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.025 mi.
134 ft. **Site 5 of 11 in cluster C**

Relative:
Lower

Actual:
328 ft.

DRYCLEAN SOUTH COAST:

Name:	EXPO CLEANERS
Address:	5707 SANTA MONICA BLVD #C
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	48085
Application Number:	134150
Permit Number:	M45235
Status:	O
Representative Name:	CHANG H KIM
Representative Telephone:	213 4614849
Permit Status:	EXPIRED
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	378.79998779
UTM North:	3772.8000488

B37 **UST** **U004303383**
WSW **5656 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.032 mi.
170 ft. **Site 10 of 14 in cluster B**

Relative:
Lower

Actual:
325 ft.

LOS ANGELES UST:

Name:	Not reported
Address:	5656 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

B38
WSW
< 1/8
0.032 mi.
170 ft.

95025
5656 SANTA MONICA
LOS ANGELES, CA 90038

Site 11 of 14 in cluster B

HIST UST **U001561469**
N/A

Relative:
Lower

Actual:
325 ft.

HIST UST:

Name:	95025
Address:	5656 SANTA MONICA
City,State,Zip:	LOS ANGELES, CA 90038
File Number:	00026DCE
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026DCE.pdf
Region:	STATE
Facility ID:	00000062701
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	KINDER,MARVIN T
Telephone:	2134627091
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0005
Tank Num:	001
Container Num:	1
Year Installed:	1962
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000170
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	1962
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	1962
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000170
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	1969
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

95025 (Continued) **U001561469**

Tank Num:	005
Container Num:	5
Year Installed:	1962
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000100
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

B39 **GEM CLEANERS** **EDR Hist Cleaner** **1009189359**
WSW **5656 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.032 mi.
170 ft. **Site 12 of 14 in cluster B**

Relative: EDR Hist Cleaner
Lower

Actual: **325 ft.**

Year:	Name:	Type:
1933	GEM CLEANERS	CLOTHES PRESSERS AND CLEANERS

B40 **95025-CHEVRON STATION** **SWEEPS UST** **S101585283**
WSW **5656 SANTA MONICA BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.032 mi.
170 ft. **Site 13 of 14 in cluster B**

Relative: SWEEPS UST:
Lower

Actual: **325 ft.**

Name:	CHEVRON STATION
Address:	5656 SANTA MONICA BLVD
City:	LOS ANGELES
Status:	Not reported
Comp Number:	3575
Number:	Not reported
Board Of Equalization:	44-013119
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003575-000001
Tank Status:	Not reported
Capacity:	4000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	5

Name:	CHEVRON STATION
Address:	5656 SANTA MONICA BLVD
City:	LOS ANGELES
Status:	Not reported
Comp Number:	3575
Number:	Not reported
Board Of Equalization:	44-013119

95025-CHEVRON STATION (Continued) **S101585283**

Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003575-000002
Tank Status:	Not reported
Capacity:	5000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

Name:	CHEVRON STATION
Address:	5656 SANTA MONICA BLVD
City:	LOS ANGELES
Status:	Not reported
Comp Number:	3575
Number:	Not reported
Board Of Equalization:	44-013119
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003575-000003
Tank Status:	Not reported
Capacity:	2000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

Name:	CHEVRON STATION
Address:	5656 SANTA MONICA BLVD
City:	LOS ANGELES
Status:	Not reported
Comp Number:	3575
Number:	Not reported
Board Of Equalization:	44-013119
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003575-000004
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

Name:	CHEVRON STATION
Address:	5656 SANTA MONICA BLVD
City:	LOS ANGELES
Status:	Not reported

95025-CHEVRON STATION (Continued) **S101585283**

Comp Number:	3575
Number:	Not reported
Board Of Equalization:	44-013119
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003575-000005
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19021947
Regulated By:	UTNKI
Regulated ID:	00062701
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134627091
Mail To:	Not reported
Mailing Address:	575 MARKET ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900380000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

B41 **BLUFF H E JR** **EDR Hist Auto** **1009082481**
WSW **5656 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.032 mi.
170 ft. **Site 14 of 14 in cluster B**

Relative: EDR Hist Auto
Lower

Actual: **325 ft.**

Year:	Name:	Type:
1942	BLUFF H E JR	GASOLINE AND OIL SERVICE STATIONS
1969	MALLOZZI & SON CHEVRON SERVICE	Gasoline Service Stations
1970	MALLOZZI & SON CHEVRON SERVICE	Gasoline Service Stations
1971	GEORGE & SON CHEVRON	Gasoline Service Stations
1972	GEORGE & SON CHEVRON	Gasoline Service Stations
1973	GEORGE & SON CHEVRON	Gasoline Service Stations
1974	GEORGE & SON CHEVRON	Gasoline Service Stations
1975	KINDER MARVIN T JR	Gasoline Service Stations
1976	KINDER MARVIN T JR	Gasoline Service Stations
1977	KINDER MARVIN T JR	Gasoline Service Stations
1978	KINDER MARVIN T JR	Gasoline Service Stations
1979	KINDER MARVIN T JR	Gasoline Service Stations
1980	KINDER MARVIN T JR	Gasoline Service Stations

BLUFF H E JR (Continued) **1009082481**

1982	KINDER MARVIN T JR	Gasoline Service Stations
1983	KINDER MARVIN T JR	Gasoline Service Stations
1985	KINDER MARVIN T JR	Gasoline Service Stations

D42 **FIRST 45 MINUTE PHOTO & VIDEO** **RCRA-SQG** **1000386977**
ESE **5520 SANTA MONICA BLVD #102** **FINDS** **CAD982466963**
< 1/8 **LOS ANGELES, CA 90038** **ECHO**
0.042 mi.
223 ft. **Site 1 of 9 in cluster D**

Relative:
Higher

Actual:
330 ft.

RCRA Listings:

Date Form Received by Agency:	1988-10-31 00:00:00.0
Handler Name:	FIRST 45 MINUTE PHOTO & VIDEO
Handler Address:	5520 SANTA MONICA BLVD #102
Handler City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAD982466963
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	5520 SANTA MONICA BLVD #102
Contact City,State,Zip:	LOS ANGELES, CA 90038
Contact Telephone:	213-463-2957
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4R
Mailing Address:	SANTA MONICA BLVD #102
Mailing City,State,Zip:	LOS ANGELES, CA 90038
Owner Name:	NG HANKHYN
Owner Type:	Private
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported

FIRST 45 MINUTE PHOTO & VIDEO (Continued) **1000386977**

Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2000-09-15 17:30:23.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	NG HANKHYN
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999

FIRST 45 MINUTE PHOTO & VIDEO (Continued) **1000386977**

Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1988-10-31 00:00:00.0
Handler Name:	FIRST 45 MINUTE PHOTO & VIDEO
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110002818372

Click Here:

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

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

ECHO:

Envid:	1000386977
Registry ID:	110002818372
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002818372
Name:	FIRST 45 MINUTE PHOTO & VIDEO
Address:	5520 SANTA MONICA BLVD #102
City,State,Zip:	LOS ANGELES, CA 90038

D43 **SEON ROH'S DENTAL OFFICE** **HAZNET** **S113107523**
ESE **5520 SANTA MONICA BLVD #104** **HAZMAT** **N/A**
< 1/8 **LOS ANGELES, CA 90038** **CERS**
0.042 mi. **HWTS**
223 ft. **Site 2 of 9 in cluster D**

Relative:
Higher

Actual:
330 ft.

HAZNET:

Name:	SEON ROH'S DENTAL OFFICE
Address:	5520 SANTA MONICA BLVD #104
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900380000
Contact:	DR ROH
Telephone:	3239628748
Mailing Name:	Not reported
Mailing Address:	5520 SANTA MONICA BLVD #104
Year:	2002
Gepaid:	CAL000212466
TSD EPA ID:	CAL000212588
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	-
Tons:	0.00052
Year:	2002
Gepaid:	CAL000212466
TSD EPA ID:	CAL000212588
CA Waste Code:	-
Disposal Method:	-
Tons:	Not reported
Year:	2001
Gepaid:	CAL000212466
TSD EPA ID:	CAD028409019
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H01 - Transfer Station
Tons:	0.0001

Additional Info:

Year:	2002
Gen EPA ID:	CAL000212466
Shipment Date:	20020201
Creation Date:	6/7/2002 18:30:54
Receipt Date:	20020204
Manifest ID:	21776839
Trans EPA ID:	CAL000827859
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000212588
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported

SEON ROH'S DENTAL OFFICE (Continued) **S113107523**

Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020201
Creation Date:	6/7/2002 18:30:54
Receipt Date:	20020204
Manifest ID:	21776839
Trans EPA ID:	CAL000827859
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000212588
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	- Not reported
Quantity Tons:	0.00052
Waste Quantity:	0.125
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2001
Gen EPA ID:	CAL000212466
Shipment Date:	20010312
Creation Date:	5/31/2001 0:00:00
Receipt Date:	20010316
Manifest ID:	20824636
Trans EPA ID:	CAL000827859
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0001
Waste Quantity:	0.025
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

SEON ROH'S DENTAL OFFICE (Continued) **S113107523**

Additional Code 5: Not reported

LOS ANGELES HM:
Name: EL POLLO LOCO #5532
Address: 5520 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0039914
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: EL POLLO LOCO #5532
Address: 5520 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Site ID: 27830
CERS ID: 10503067
CERS Description: Chemical Storage Facilities

Coordinates:
Site ID: 27830
Facility Name: El Pollo Loco #5532
Env Int Type Code: HMBP
Program ID: 10503067
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.090730
Longitude: -118.310030

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Legal Owner
Entity Name: El Pollo Loco
Entity Title: Not reported
Affiliation Address: 3535 Harbor Blvd, Suite 100
Affiliation City: Costa Mesa
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92626
Affiliation Phone: (714) 599-5000

Affiliation Type Desc: Parent Corporation
Entity Name: El Pollo Loco
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

SEON ROH'S DENTAL OFFICE (Continued) **S113107523**

Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: CHRIS RAYMOND
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 5520 Santa Monica Blvd
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90038
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Dan Milojevich
Entity Title: Director of Facilities
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Dan Milojevich
Entity Title: Not reported
Affiliation Address: 3535 Harbor Blvd, Suite 100
Affiliation City: Costa Mesa
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92626
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: El Pollo Loco #5532
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (323) 464-0860

HWTS:
Name: SEON ROH'S DENTAL OFFICE
Address: 5520 SANTA MONICA BLVD #104

SEON ROH'S DENTAL OFFICE (Continued) **S113107523**

Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900380000
EPA ID:	CAL000212466
Inactive Date:	06/30/2002
Create Date:	04/18/2000
Last Act Date:	04/24/2003
Mailing Name:	Not reported
Mailing Address:	5520 SANTA MONICA BLVD #104
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900380000
Owner Name:	SEON ROH DENTAL CLINIC
Owner Address:	5520 SANTA MONICA BL 104
Owner Address 2:	Not reported
Owner City,State,Zip:	LA, CA 900380000
Contact Name:	DR ROH
Contact Address:	5520 SANTA MONICA BLVD #104
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900380000

D44 **SEON ROH'S DENTAL OFFICE** **RCRA NonGen / NLR** **1024838883**
ESE **5520 SANTA MONICA BLVD STE 104** **CAL000386292**
< 1/8 **LOS ANGELES, CA 90038**
0.042 mi.
223 ft. **Site 3 of 9 in cluster D**

Relative: **Higher**

Actual: **330 ft.**

RCRA Listings:

Date Form Received by Agency:	2013-06-18 00:00:00.0
Handler Name:	SEON ROH'S DENTAL OFFICE
Handler Address:	5520 SANTA MONICA BLVD STE 104
Handler City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAL000386292
Contact Name:	SEON ROH
Contact Address:	5520 SANTA MONICA BLVD STE 104
Contact City,State,Zip:	LOS ANGELES, CA 90038
Contact Telephone:	323-962-2828
Contact Fax:	323-962-4577
Contact Email:	LSEU8@CS.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5520 SANTA MONICA BLVD STE 104
Mailing City,State,Zip:	LOS ANGELES, CA 90038
Owner Name:	SEON ROH
Owner Type:	Other
Operator Name:	SEON ROH
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No

SEON ROH'S DENTAL OFFICE (Continued) **1024838883**

Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-06 17:02:33.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SEON ROH
Legal Status:	Other
Date Became Current:	Not reported

SEON ROH'S DENTAL OFFICE (Continued) **1024838883**

Date Ended Current:	Not reported
Owner/Operator Address:	5520 SANTA MONICA BLVD STE 104
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038
Owner/Operator Telephone:	323-962-2828
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	SEON ROH
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5520 SANTA MONICA BLVD STE 104
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038
Owner/Operator Telephone:	562-413-6763
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2013-06-18 00:00:00.0
Handler Name:	SEON ROH'S DENTAL OFFICE
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	62121
NAICS Description:	OFFICES OF DENTISTS

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

C45 **SUPERIOR DATA/GRAPHICS CORP** **RCRA-SQG** **1000215790**
West **5717 SANTA MONICA BLVD** **SWEEPS UST** **CAD057352916**
< 1/8 **LOS ANGELES, CA 90038** **CA FID UST**
0.044 mi. **FINDS**
234 ft. **Site 6 of 11 in cluster C** **ECHO**
HWTS

Relative:
Lower

Actual:
327 ft.

RCRA Listings:

Date Form Received by Agency:	1996-09-01 00:00:00.0
Handler Name:	SUPERIOR DATA/GRAPHICS CORP
Handler Address:	5717 SANTA MONICA BLVD
Handler City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAD057352916
Contact Name:	Not reported
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4R
Mailing Address:	SANTA MONICA BLVD
Mailing City,State,Zip:	LOS ANGELES, CA 90038
Owner Name:	J WOLFORD
Owner Type:	Private
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline

SUPERIOR DATA/GRAPHICS CORP (Continued) **1000215790**

Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2000-09-15 17:29:17.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	J WOLFORD
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

SUPERIOR DATA/GRAPHICS CORP (Continued) **1000215790**

Historic Generators:

Receive Date:	1996-09-01 00:00:00.0
Handler Name:	SUPERIOR DATA/GRAPHICS CORP
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

SWEEPS UST:

Name:	SUPERIOR DATA/GRAPHICS CORP
Address:	5717 SANTA MONICA BLVD
City:	LOS ANGELES
Status:	Not reported
Comp Number:	5169
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19028203
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported

SUPERIOR DATA/GRAPHICS CORP (Continued) **1000215790**

Mailing Address: 5717 SANTA MONICA BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900380000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

FINDS:
Registry ID: 110002651158

Click Here:

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

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

ECHO:
Envid: 1000215790
Registry ID: 110002651158
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002651158
Name: SUPERIOR DATA/GRAPHICS CORP
Address: 5717 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038

HWTS:
Name: SUPERIOR DATA/GRAPHICS CORP
Address: 5717 SANTA MONICA BLVD
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 900380000
EPA ID: CAD057352916
Inactive Date: 01/01/1995
Create Date: 04/10/1987
Last Act Date: 07/24/2001
Mailing Name: Not reported
Mailing Address: 5717 SANTA MONICA BLVD
Mailing Address 2: Not reported
Mailing City,State,Zip: LOS ANGELES, CA 900380000
Owner Name: --
Owner Address: --
Owner Address 2: Not reported
Owner City,State,Zip: --, 99 --
Contact Name: UNDELIVERABLE PER SURVEY
Contact Address: --
Contact Address 2: Not reported
City,State,Zip: --, 99 --

C46 **SUPERIOR ENGRAVING CO** **HAZMAT** **S123544373**
West **5717 W SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.044 mi.
234 ft. **Site 7 of 11 in cluster C**

Relative: **Lower**

Actual: **327 ft.**

LOS ANGELES HM:

Name:	SUPERIOR ENGRAVING CO
Address:	5717 W SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0009012
Last Run Date:	06/01/2019
Status:	INACTIVE

E47 **M & M AUTO INC** **RCRA NonGen / NLR** **1024793876**
WSW **1072 NORTH WILTON** **CAL000143483**
< 1/8 **LOS ANGELES, CA 90038**
0.049 mi.
260 ft. **Site 1 of 3 in cluster E**

Relative: **Lower**

Actual: **324 ft.**

RCRA Listings:

Date Form Received by Agency:	1996-02-08 00:00:00.0
Handler Name:	M & M AUTO INC
Handler Address:	1072 NORTH WILTON
Handler City,State,Zip:	LOS ANGELES, CA 90038-0000
EPA ID:	CAL000143483
Contact Name:	MARK AZEEZ,
Contact Address:	1072 N WILTON PL
Contact City,State,Zip:	LOS ANGELES, CA 90038
Contact Telephone:	213-465-4684
Contact Fax:	000-000-0000
Contact Email:	MANDMAUTOCTR@YAHOO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1072 N WILTON PL
Mailing City,State,Zip:	LOS ANGELES, CA 90038-3250
Owner Name:	MARK AZEEZ
Owner Type:	Other
Operator Name:	MARK AZEEZ,
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes

M & M AUTO INC (Continued) **1024793876**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-05 15:43:11.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MARK AZEEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1072 N WILTON PL
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038-3250
Owner/Operator Telephone:	323-465-4684
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

M & M AUTO INC (Continued) **1024793876**

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MARK AZEEZ,
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1072 N WILTON PL
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038
Owner/Operator Telephone:	213-465-4684
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1996-02-08 00:00:00.0
Handler Name:	M & M AUTO INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	811111
NAICS Description:	GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

E48 **M & M AUTO CENTER** **CERS HAZ WASTE** **S123500721**
WSW **1072 N WILTON PL** **HAZMAT** **N/A**
< 1/8 **LOS ANGELES, CA 90038** **CERS**
0.049 mi.
260 ft. **Site 2 of 3 in cluster E**

Relative:
Lower

Actual:
324 ft.

CERS HAZ WASTE:

Name:	M & M AUTO CENTER, INC
Address:	1072 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90038
Site ID:	131936
CERS ID:	10244467
CERS Description:	Hazardous Waste Generator

LOS ANGELES HM:

Name:	M & M AUTO CENTER
Address:	1072 N WILTON PL

M & M AUTO CENTER (Continued) **S123500721**

City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0010910
Last Run Date: 06/01/2019
Status: INACTIVE

CERS:
Name: M & M AUTO CENTER, INC
Address: 1072 N WILTON PL
City,State,Zip: LOS ANGELES, CA 90038
Site ID: 131936
CERS ID: 10244467
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: Un-Specified
Violation Description: Business Plan Program - Training - General Local Ordinance
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 08-28-2018
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/18/2018. OBSERVATION: Observed 2 x 55 gallon drums of used oil with no hazardous waste labels. Label was affixed on the wall and not on the drum. Did not observe any accumulation start date on the label. Last pick up entry on label was noted for 2011. CORRECTIVE ACTION: Submit a photo to the CUPA demonstrating that hazardous waste label(s) are on the container(s) listed above and they have been completely filled out.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

M & M AUTO CENTER (Continued) **S123500721**

Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	Un-Specified
Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance

M & M AUTO CENTER (Continued) **S123500721**

Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to provide a copy of the business plan to the owner or the owner’s agent within five working days after receiving a request for a copy from the owner or the owner’s agent.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936

M & M AUTO CENTER (Continued) **S123500721**

Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description:	Business Plan Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	Un-Specified
Violation Description:	Business Plan Program - Administration/Documentation - General Local Ordinance

M & M AUTO CENTER (Continued) **S123500721**

Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Release/Leaks/Spills - General
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)

M & M AUTO CENTER (Continued) **S123500721**

Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Description:	Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	08-28-2018
Citation:	HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description:	Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes:	Returned to compliance on 09/18/2018. OBSERVATION: Observed 2 x 55 gallon drums and 1 x 55 gallon drum of used oil filters accumulating over 180 days in the shop. Last disposal receipt shows the used oil was disposed on 9/20/17-003290368GBF-120 gallons used oil. Label shows last pick up was on 2011. No records of disposal within 180 days. CORRECTIVE ACTION: Dispose of 2 x 55 gallon of used oil drums and submit a copy of the manifest/receipt to the CUPA.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that

M & M AUTO CENTER (Continued) **S123500721**

	requires modification to any portion of the business plan.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description:	Business Plan Program - Training - General
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC

M & M AUTO CENTER (Continued) **S123500721**

Violation Date:	05-11-2018
Citation:	Un-Specified
Violation Description:	Business Plan Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General Local Ordinance
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-11-2018
Citation:	Un-Specified
Violation Description:	Business Plan Program - Release/Leaks/Spills - General Local Ordinance
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Description:	Failure to electronically update the business plan within 30 days of a substantial change.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	131936
Site Name:	M & M AUTO CENTER, INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes:	Returned to compliance on 05/24/2018.
Violation Division:	Los Angeles City Fire Department

M & M AUTO CENTER (Continued) **S123500721**

Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 131936
Site Name: M & M AUTO CENTER, INC
Violation Date: 05-11-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 05/24/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-21-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Consent to do inspection was given by MARK AZEEZ
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-18-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Mark Azeez, Manager. mandmautoctr@yahoo.com Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed

M & M AUTO CENTER (Continued) **S123500721**

the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-24-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Majority of the cylinders were removed at the time of reinspect. Site has 1(ea) small oxygen tank on site, under the reportable threshold. Referral sent to DMU to inactivate
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-11-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Consent to enter, inspect and take photographs was given by: Mark Azeez Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. Provide your facility information through CERS fort this current year (2018). Include a site map, contingency plan, and hazardous materials inventory. Oxygen and Acetylene were observed at time of inspection NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-28-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Mark Azeez, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

M & M AUTO CENTER (Continued) **S123500721**

Coordinates:

Site ID:	131936
Facility Name:	M & M AUTO CENTER, INC
Env Int Type Code:	HWG
Program ID:	10244467
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.090190
Longitude:	-118.313290

Affiliation:

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1072 N WILTON PL
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90038
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	M & M AUTO CENTER, INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	BRUMER, STAN
Entity Title:	Not reported
Affiliation Address:	1072 N. Wilton Pl
Affiliation City:	Hollywood
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90038
Affiliation Phone:	(323) 465-4684

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680

Affiliation Type Desc:	Operator
Entity Name:	Mark Azeez
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

M & M AUTO CENTER (Continued) **S123500721**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(323) 465-4867
Affiliation Type Desc:	Document Preparer
Entity Name:	Mark Azeez
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Mark Azeez
Entity Title:	Not reported
Affiliation Address:	1072 N Wilton Pl
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90038
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	MARK AZEEZ
Entity Title:	MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	M&M Auto Center,Inc
Entity Title:	Not reported
Affiliation Address:	1072 N WILTON PL
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90038
Affiliation Phone:	(323) 465-4684

C49 **WOOD L A** **EDR Hist Cleaner** **1009192022**
West **5723 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.055 mi.
289 ft. **Site 8 of 11 in cluster C**

Relative: EDR Hist Cleaner
Lower

Actual: **326 ft.**

Year:	Name:	Type:
1929	WOOD L A	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1937	BOKERJIAN VAHAN	CLOTHES PRESSERS AND CLEANERS

D50
ESE
< 1/8
0.056 mi.
297 ft.

GROMWOOD CO — **EDR Hist Cleaner** — **1009187968**
5508 SANTA MONICA BLVD — **N/A**
LOS ANGELES, CA

Site 4 of 9 in cluster D

Relative:
Higher

EDR Hist Cleaner

Actual:
331 ft.

Year:	Name:	Type:
1924	GRIMWOOD B K	CLOTHES CLEANERS PRESSERS AND DYERS
1929	GROMWOOD CO	CLOTHES PRESSERS CLEANERS AND REPAIRERS

C51
West
< 1/8
0.058 mi.
308 ft.

LEE DAN — **EDR Hist Cleaner** — **1009189529**
5722 SANTA MONICA BLVD — **N/A**
LOS ANGELES, CA

Site 9 of 11 in cluster C

Relative:
Lower

EDR Hist Cleaner

Actual:
326 ft.

Year:	Name:	Type:
1937	LEE DAN	LAUNDRIES CHINESE
1942	LEE DAN	LAUNDRIES ORIENTAL

F52
NNW
< 1/8
0.059 mi.
313 ft.

GAS TO GO — **HAZMAT** — **S123550158**
5646 LEXINGTON AVE — **N/A**
LOS ANGELES, CA 90038

Site 1 of 3 in cluster F

Relative:
Higher

LOS ANGELES HM:

Actual:
333 ft.

Name:	GAS TO GO
Address:	5646 LEXINGTON AVE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0029668
Last Run Date:	06/01/2019
Status:	INACTIVE

F53
NNW
< 1/8
0.059 mi.
313 ft.

GAS TO GO — **UST** — **U004307118**
5646 LEXINGTON AVE — **N/A**
LOS ANGELES, CA 90038

Site 2 of 3 in cluster F

Relative:
Higher

LOS ANGELES UST:

Actual:
333 ft.

Name:	GAS TO GO
Address:	5646 LEXINGTON AVE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0029668
Last Run Date:	06/03/2019
Status:	INACTIVE

C54 **SOSNER SAML** **EDR Hist Cleaner** **1009187326**
West **5724 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.060 mi.
315 ft. **Site 10 of 11 in cluster C**

Relative: EDR Hist Cleaner
Lower

Actual:
326 ft.

Year:	Name:	Type:
1924	SOSNER SAML	CLOTHES CLEANERS PRESSERS AND DYERS
1929	SOSNER S I	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1933	SOSNER FANNIE	CLOTHES PRESSERS AND CLEANERS
1937	SOSNER SAML	CLOTHES PRESSERS AND CLEANERS

G55 **YOUNG'S GUN SHOP** **HAZMAT** **S123545012**
ENE **5509 W VIRGINIA AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.062 mi.
325 ft. **Site 1 of 16 in cluster G**

Relative: LOS ANGELES HM:
Higher

Actual:
330 ft.

Name:	YOUNG'S GUN SHOP
Address:	5509 W VIRGINIA AVE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0010568
Last Run Date:	06/01/2019
Status:	INACTIVE

D56 **AT&T MOBILITY-SANTA MONICA OVLY - 212 (USID 11747)** **HAZMAT** **S123549234**
East **5505 W SANTA MONICA BLVD STE 203** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.062 mi.
329 ft. **Site 5 of 9 in cluster D**

Relative: LOS ANGELES HM:
Higher

Actual:
332 ft.

Name:	AT&T MOBILITY-SANTA MONICA OVLY - 212 (USID 11747)
Address:	5505 W SANTA MONICA BLVD STE 203
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0024871
Last Run Date:	06/01/2019
Status:	ACTIVE

C57 **MOTORSPORT EXOTICA LLC** **RCRA NonGen / NLR** **1024853696**
WSW **1056 N RIDGEWOOD PL** **CAL000413764**
< 1/8 **LOS ANGELES, CA 90038**
0.064 mi.
340 ft. **Site 11 of 11 in cluster C**

Relative: RCRA Listings:
Lower

Actual:
325 ft.

Date Form Received by Agency:	2016-01-21 00:00:00.0
Handler Name:	MOTORSPORT EXOTICA LLC
Handler Address:	1056 N RIDGEWOOD PL
Handler City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAL000413764
Contact Name:	JARRED FIXLER/FOUNDER
Contact Address:	1915 ARRIBA DR
Contact City,State,Zip:	MONTERAY PARK, CA 91754

MOTORSPORT EXOTICA LLC (Continued) **1024853696**

Contact Telephone:	203-803-0161
Contact Fax:	Not reported
Contact Email:	JARRED@MOTORSPORTEXOTICA.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1056 N RIDGEWOOD PL
Mailing City,State,Zip:	LOS ANGELES, CA 90038
Owner Name:	MOTORSPORT EXOTICA LLC
Owner Type:	Other
Operator Name:	JARRED FIXLER/FOUNDER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

MOTORSPORT EXOTICA LLC (Continued) **1024853696**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-06 17:07:22.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JARRED FIXLER/FOUNDER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1915 ARRIBA DR
Owner/Operator City,State,Zip:	MONTERAY PARK, CA 91754
Owner/Operator Telephone:	203-803-0161
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MOTORSPORT EXOTICA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1915 ARRIBA DR
Owner/Operator City,State,Zip:	MONTERAY PARK, CA 91754
Owner/Operator Telephone:	203-803-0161
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2016-01-21 00:00:00.0
Handler Name:	MOTORSPORT EXOTICA LLC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported

MOTORSPORT EXOTICA LLC (Continued) **1024853696**

Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

G58 **LEES MEYER** **EDR Hist Cleaner** **1009190877**
ENE **5511 VIRGINIA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.065 mi.
342 ft. **Site 2 of 16 in cluster G**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
330 ft. 1933 LIES MEYER CLOTHES PRESSERS AND CLEANERS
1937 LEES MEYER CLOTHES PRESSERS AND CLEANERS

G59 **WINSTON TIRE COMPANY** **RCRA-SQG** **1000389770**
NE **1172 - 74 N WESTERN AVE** **FINDS** **CAD982474199**
< 1/8 **LOS ANGELES, CA 90029** **ECHO**
0.065 mi.
345 ft. **Site 3 of 16 in cluster G**

Relative: RCRA Listings:
Lower

Actual:
328 ft.

Date Form Received by Agency:	1988-06-15 00:00:00.0
Handler Name:	WINSTON TIRE COMPANY
Handler Address:	1172 - 74 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAD982474199
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	1172 - 74 N WESTERN AVE
Contact City,State,Zip:	LOS ANGELES, CA 90029
Contact Telephone:	818-843-7311
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Other
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4R
Mailing Address:	900 W ALAMEDA AVENUE

WINSTON TIRE COMPANY (Continued) **1000389770**

Mailing City,State,Zip:	BURBANK, CA 91506
Owner Name:	OLIVER & WISTON
Owner Type:	Private
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:34:10.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No

WINSTON TIRE COMPANY (Continued) **1000389770**

Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	OLIVER & WISTON
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1988-06-15 00:00:00.0
Handler Name:	WINSTON TIRE COMPANY
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

WINSTON TIRE COMPANY (Continued) **1000389770**

FINDS:
Registry ID: 110002821992

Click Here:

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

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

ECHO:

Envid:	1000389770
Registry ID:	110002821992
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002821992
Name:	WINSTON TIRE COMPANY
Address:	1172 - 74 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029

F60 **SANTA MONICA/VINE PRIMARY SITE NO. 3A** **ENVIROSTOR** **S107737284**
NNW **LA MIRADA AVE/LEXINGTON AVE/WILTON PLACE** **SCH** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.066 mi.
350 ft. **Site 3 of 3 in cluster F**

Relative:
Higher

Actual:
333 ft.

ENVIROSTOR:

Name:	SANTA MONICA/VINE PRIMARY SITE NO. 3A
Address:	LA MIRADA AVE/LEXINGTON AVE/WILTON PLACE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19880060
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Site Code:	304126
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.4
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09270
Longitude:	-118.3126
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED

SANTA MONICA/VINE PRIMARY SITE NO. 3A (Continued) **S107737284**

Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3A
Alias Type: Alternate Name
Alias Name: 304050
Alias Type: Project Code (Site Code)
Alias Name: 304126
Alias Type: Project Code (Site Code)
Alias Name: 19880060
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Name: SANTA MONICA/VINE PRIMARY SITE NO. 3
Address: LA MIRADA AVE/LEXINGTON AVE/WILTON PLACE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19880059
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304120
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.7
NPL: NO
Regulatory Agencies: SMBRP

SANTA MONICA/VINE PRIMARY SITE NO. 3A (Continued) **S107737284**

Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09270
Longitude: -118.3126
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA PRIMARY SITE #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA PRIMARY SITE #3/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3
Alias Type: Alternate Name
Alias Name: 304049
Alias Type: Project Code (Site Code)
Alias Name: 304120
Alias Type: Project Code (Site Code)
Alias Name: 19880059
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 3A (Continued) **S107737284**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SANTA MONICA/VINE PRIMARY SITE NO. 3A
Address: LA MIRADA AVE/LEXINGTON AVE/WILTON PLACE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19880060
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.4
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304126
Assembly: 43
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09270
Longitude: -118.3126
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3A
Alias Type: Alternate Name
Alias Name: 304050
Alias Type: Project Code (Site Code)
Alias Name: 304126
Alias Type: Project Code (Site Code)
Alias Name: 19880060
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 3A (Continued) **S107737284**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Name:	SANTA MONICA/VINE PRIMARY SITE NO. 3
Address:	LA MIRADA AVE/LEXINGTON AVE/WILTON PLACE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19880059
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304120
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09270
Longitude:	-118.3126
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA PRIMARY SITE #3/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA PRIMARY SITE #3/VCA
Alias Type:	Alternate Name

SANTA MONICA/VINE PRIMARY SITE NO. 3A (Continued) **S107737284**

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3
Alias Type: Alternate Name
Alias Name: 304049
Alias Type: Project Code (Site Code)
Alias Name: 304120
Alias Type: Project Code (Site Code)
Alias Name: 19880059
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

G61 **KLEEN ALL CTR** **DRYCLEANERS** **S121697239**
ENE **1129 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90029**
0.070 mi.
368 ft. **Site 4 of 16 in cluster G**

Relative:
Higher

Actual:
332 ft.

DRYCLEAN SOUTH COAST:
Name: KLEEN ALL CTR
Address: 1129 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 35621
Application Number: 100530
Permit Number: M28097
Status: O
Representative Name: I. BAMRUNGPHONG
Representative Telephone: 213 4620276
Permit Status: INACTIVE
BCAT Number: 000234

KLEEN ALL CTR (Continued) **S121697239**

BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 0
UTM North: 0

E62 **EISENBERG SAML** **EDR Hist Cleaner** **1009190833**
SW **5638 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.070 mi.
372 ft. **Site 3 of 3 in cluster E**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
324 ft. 1933 EL CORTEZ CLEANERS CLOTHES PRESSERS AND CLEANERS
1937 EISENBERG SAML CLOTHES PRESSERS AND CLEANERS

G63 **WONG TUNE** **EDR Hist Cleaner** **1009186293**
NE **1171 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.074 mi.
392 ft. **Site 5 of 16 in cluster G**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
327 ft. 1929 KAUFMAN MAX CLOTHES PRESSERS CLEANERS AND REPAIRERS
1933 KIRSHEN SOL CLOTHES PRESSERS AND CLEANERS
1942 WONG TUNE LAUNDRIES ORIENTAL

G64 **WONG H** **EDR Hist Cleaner** **1009190524**
NE **1187 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.078 mi.
414 ft. **Site 6 of 16 in cluster G**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
326 ft. 1937 WONG H LAUNDRIES CHINESE

G65 **KIRSHEN SOL** **EDR Hist Cleaner** **1009191396**
NE **1191 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.079 mi.
419 ft. **Site 7 of 16 in cluster G**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
326 ft. 1937 KIRSHEN SOL CLOTHES PRESSERS AND CLEANERS

G66 **J&J AUTO REPAIR** **RCRA NonGen / NLR** **1024869268**
NE **1172 N WESTERN AVE** **CAL000437880**
< 1/8 **LOS ANGELES, CA 90029**
0.081 mi.
426 ft. **Site 8 of 16 in cluster G**

Relative: **Lower**

Actual: **326 ft.**

RCRA Listings:

Date Form Received by Agency:	2018-07-27 00:00:00.0
Handler Name:	J&J AUTO REPAIR
Handler Address:	1172 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000437880
Contact Name:	JOSE D CASTILLO
Contact Address:	820 N ST ANDREWS PL APT 7
Contact City,State,Zip:	LOS ANGELES, CA 90004
Contact Telephone:	323-745-9404
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1172 N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90029
Owner Name:	JOSE D CASTILLO
Owner Type:	Other
Operator Name:	JOSE D CASTILLO
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

J&J AUTO REPAIR (Continued) **1024869268**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-07 19:38:41.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JOSE D CASTILLO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	820 N ST ANDREWS PL APT 7
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90004
Owner/Operator Telephone:	323-745-9404
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JOSE D CASTILLO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	820 N ST ANDREWS PL APT 7
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90004
Owner/Operator Telephone:	323-745-9404
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

J&J AUTO REPAIR (Continued) **1024869268**

Historic Generators:

Receive Date:	2018-07-27 00:00:00.0
Handler Name:	J&J AUTO REPAIR
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	811111
NAICS Description:	GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

G67 **MJR MOTORSPORT** **RCRA NonGen / NLR** **1024867379**
NE **1172 N WESTERN AVE** **CAL000435973**
< 1/8 **LOS ANGELES, CA 90029**
0.081 mi.
426 ft. **Site 9 of 16 in cluster G**

Relative:
Lower

Actual:
326 ft.

RCRA Listings:

Date Form Received by Agency:	2018-05-10 00:00:00.0
Handler Name:	MJR MOTORSPORT
Handler Address:	1172 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000435973
Contact Name:	HERBERT A OSORIO OWNER
Contact Address:	1172 N WESTERN AVE
Contact City,State,Zip:	LOS ANGELES, CA 90029
Contact Telephone:	213-909-7409
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1207 N SERRANO AVE APT 3
Mailing City,State,Zip:	LOS ANGELES, CA 90029

MJR MOTORSPORT (Continued) **1024867379**

Owner Name:	HERBERT A OSORIO
Owner Type:	Other
Operator Name:	HERBERT A OSORIO OWNER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-07 19:38:09.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No

MJR MOTORSPORT (Continued) **1024867379**

Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: HERBERT A OSORIO OWNER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1172 N WESTERN AVE
Owner/Operator City,State,Zip: LOS ANGELES, CA 90029
Owner/Operator Telephone: 213-909-7409
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: HERBERT A OSORIO
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1172 N WESTERN AVE
Owner/Operator City,State,Zip: LOS ANGELES, CA 90029
Owner/Operator Telephone: 213-909-7409
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2018-05-10 00:00:00.0
Handler Name: MJR MOTORSPORT
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811121
NAICS Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

G68 **SUGAR COAT** **RCRA NonGen / NLR** **1025872106**
NE **1172 N WESTERN AVE** **CAL000445226**
< 1/8 **LOS ANGELES, CA 90029**
0.081 mi.
426 ft. **Site 10 of 16 in cluster G**

Relative: **Lower**
Actual: **326 ft.**

RCRA Listings:

Date Form Received by Agency:	2019-04-15 00:00:00.0
Handler Name:	SUGAR COAT
Handler Address:	1172 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000445226
Contact Name:	JUAN LUIS MUNOZ JR
Contact Address:	1022 WILCOX AVE APT 3
Contact City,State,Zip:	LOS ANGELES, CA 90038
Contact Telephone:	323-352-4648
Contact Fax:	Not reported
Contact Email:	LLGGROUP33@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1172 N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90029
Owner Name:	JUAN LUIS MUNOZ JR
Owner Type:	Other
Operator Name:	JUAN LUIS MUNOZ JR
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	Yes
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

SUGAR COAT (Continued) **1025872106**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2019-06-28 17:26:56.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JUAN LUIS MUNOZ JR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1022 WILCOX AVE APT 3
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038
Owner/Operator Telephone:	323-352-4648
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JUAN LUIS MUNOZ JR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1022 WILCOX AVE APT 3
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038
Owner/Operator Telephone:	323-352-4648
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

SUGAR COAT (Continued) **1025872106**

Historic Generators:

Receive Date:	2019-04-15 00:00:00.0
Handler Name:	SUGAR COAT
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	811111
NAICS Description:	GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

G69 **J & H AUTO REPAIR** **RCRA NonGen / NLR** **1024866006**
NE **1172 N WESTERN AVE** **CAL000434588**
< 1/8 **LOS ANGELES, CA 90029**
0.081 mi.
426 ft. **Site 11 of 16 in cluster G**

Relative:
Lower

Actual:
326 ft.

RCRA Listings:

Date Form Received by Agency:	2018-03-26 00:00:00.0
Handler Name:	J & H AUTO REPAIR
Handler Address:	1172 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000434588
Contact Name:	JOSE CASTILLO OR HERBERT OSORIO
Contact Address:	1172 N WESTERN AVE
Contact City,State,Zip:	LOS ANGELES, CA 90029
Contact Telephone:	323-945-9404
Contact Fax:	Not reported
Contact Email:	MJRMOTORSPORT@YAHOO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1172 N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90029

J & H AUTO REPAIR (Continued) **1024866006**

Owner Name:	JOSE CASTILLO AND HERBERT OSORIO
Owner Type:	Other
Operator Name:	JOSE CASTILLO OR HERBERT OSORIO
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-07 19:37:45.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No

J & H AUTO REPAIR (Continued) **1024866006**

Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: JOSE CASTILLO AND HERBERT OSORIO
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1172 N WESTERN AVE
Owner/Operator City,State,Zip: LOS ANGELES, CA 90029
Owner/Operator Telephone: 323-745-9404
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: JOSE CASTILLO OR HERBERT OSORIO
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1172 N WESTERN AVE
Owner/Operator City,State,Zip: LOS ANGELES, CA 90029
Owner/Operator Telephone: 323-945-9404
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2018-03-26 00:00:00.0
Handler Name: J & H AUTO REPAIR
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

G70 **EXOTIC AUTO CENTER** **CERS HAZ WASTE** **S123536764**
NE **1174 N WESTERN AVE** **HAZMAT** **N/A**
< 1/8 **LOS ANGELES, CA 90029**
0.081 mi.
429 ft. **Site 12 of 16 in cluster G**

Relative: **Lower**
Actual: **326 ft.**

CERS HAZ WASTE:

Name:	HOLLYWOOD AUTOMOTIVE CENTER
Address:	1174 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	122968
CERS ID:	10254853
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	122968
Site Name:	HOLLYWOOD AUTOMOTIVE CENTER
Violation Date:	12-12-2013
Citation:	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description:	Failure to properly handle, manage, label, and recycle used oil and fuel filters.
Violation Notes:	Returned to compliance on 01/22/2014. FAILED TO PROPERLY MANAGE USED OIL FILTER.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	122968
Site Name:	HOLLYWOOD AUTOMOTIVE CENTER
Violation Date:	12-12-2013
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 01/22/2014. FAILED TO PROPERLY LABEL ALL HW CONTAINERS.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	122968
Site Name:	HOLLYWOOD AUTOMOTIVE CENTER
Violation Date:	12-12-2013
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment..
Violation Notes:	Returned to compliance on 01/22/2014. FAILED TO PROVIDE AND APPROVED CONTAINERS FOR THE STORAGE OF SPENT ABSERBENT MATERIAL.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	122968

EXOTIC AUTO CENTER (Continued) **S123536764**

Site Name: HOLLYWOOD AUTOMOTIVE CENTER
Violation Date: 12-12-2013
Citation: 22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description: Failure to properly handle, manage, label, and recycle used oil and fuel filters.
Violation Notes: Returned to compliance on 01/22/2014. FAILED PROPERLY MAINTAIN, STORE, AND LABEL ALL USED OIL CONTAINERS.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-15-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Ashot Akopyan, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-12-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY M.N. FLOREZ CONSENT GIVEN BY ASHOT AKOPYAN
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-12-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 122968
Site Name: HOLLYWOOD AUTOMOTIVE CENTER
Site Address: 1174 N WESTERN AVE
Site City: LOS ANGELES
Site Zip: 90029
Enf Action Date: 12-12-2013
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 122968

EXOTIC AUTO CENTER (Continued) **S123536764**

Facility Name: HOLLYWOOD AUTOMOTIVE CENTER
Env Int Type Code: HWG
Program ID: 10254853
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.092640
Longitude: -118.309140

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1174 N WESTERN AV
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90029
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: HOLLYWOOD AUTOMOTIVE CENTER
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

LOS ANGELES HM:
Name: EXOTIC AUTO CENTER
Address: 1174 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0031055
Last Run Date: 06/01/2019
Status: INACTIVE

Name: EXOTIC AUTO CENTER
Address: 1174 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0031055
Last Run Date: 06/01/2019
Status: INACTIVE

G71 **INTERNATIONAL AUTMTC TRANSM CT** **EDR Hist Auto** **1009083152**
NE **1176 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90029**
0.082 mi.
431 ft. **Site 13 of 16 in cluster G**

Relative: EDR Hist Auto
Lower

Actual:
326 ft.

Year:	Name:	Type:
1942	FRIEDMAN W H	GASOLINE AND OIL SERVICE STATIONS
1971	RICH INDUSTRIES INC	Carwashes
1972	RICH INDUSTRIES INC	Carwashes
1973	RICH INDUSTRIES INC	Carwashes
1974	RICH INDUSTRIES INC	Carwashes
1982	INTERNATIONAL AUTMTC TRANSM CT	Automotive Repair Shops, NEC
1983	INTERNATIONAL AUTMTC TRANSM CT	Automotive Repair Shops, NEC
1985	INTERNATIONAL AUTMTC TRANSM CT	Automotive Repair Shops, NEC
1986	INTERNATIONAL AUTMTC TRANSM CT	Automotive Repair Shops, NEC
1987	INTERNATIONAL AUTMTC TRANSM CT	Automotive Repair Shops, NEC
1988	INTERNTIONAL AUTMTC TRANSM CTR	Automotive Repair Shops, NEC
1989	INTERNTIONAL AUTMTC TRANSM CTR	Automotive Transmission Repair Shops
2000	SPEED AUTO SERVICE	Automotive Transmission Repair Shops
2001	SPEED AUTO SERVICE	Automotive Transmission Repair Shops
2002	MONRO MUFFLER BRAKE INC	Automotive Transmission Repair Shops
2003	MONRO MUFFLER BRAKE INC	Automotive Transmission Repair Shops
2004	MONRO MUFFLER BRAKE INC	Automotive Transmission Repair Shops
2005	MONRO MUFFLER BRAKE INC	Automotive Transmission Repair Shops
2006	MONRO MUFFLER BRAKE INC	Automotive Transmission Repair Shops

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G72 **SPEED AUTO SERVICE** **HAZMAT** **S123550396**
NE **1176 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90029**
0.082 mi.
431 ft. **Site 14 of 16 in cluster G**

Relative: LOS ANGELES HM:
Lower

Actual:
326 ft.

Name:	SPEED AUTO SERVICE
Address:	1176 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0030712
Last Run Date:	06/01/2019
Status:	INACTIVE

G73 **D & J TIRES AND AUTO REPAIR** **RCRA NonGen / NLR** **1025876633**
NE **1176 N WESTERN AVE** **CAL000449769**
< 1/8 **LOS ANGELES, CA 90029**
0.082 mi.
431 ft. **Site 15 of 16 in cluster G**

Relative: RCRA Listings:
Lower

Actual:
326 ft.

Date Form Received by Agency:	2019-10-08 00:00:00.0
Handler Name:	D & J TIRES AND AUTO REPAIR
Handler Address:	1176 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000449769
Contact Name:	JOSE DANIEL CASTILLO
Contact Address:	620 N ST ANDREWS PL APT 7
Contact City,State,Zip:	LOS ANGELES, CA 90004

D & J TIRES AND AUTO REPAIR (Continued) **1025876633**

Contact Telephone:	323-745-9404
Contact Fax:	323-685-5488
Contact Email:	JUANJMM2@YAHOO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1176 N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90029
Owner Name:	D & J TIRES AND AUTO REPAIR
Owner Type:	Other
Operator Name:	JOSE DANIEL CASTILLO
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

D & J TIRES AND AUTO REPAIR (Continued) **1025876633**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2019-10-11 18:29:10.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JOSE DANIEL CASTILLO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	620 N ST ANDREWS PL APT 7
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90004
Owner/Operator Telephone:	323-745-9404
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	D & J TIRES AND AUTO REPAIR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1176 N WESTERN AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90029
Owner/Operator Telephone:	323-745-9404
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2019-10-08 00:00:00.0
Handler Name:	D & J TIRES AND AUTO REPAIR
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported

D & J TIRES AND AUTO REPAIR (Continued) **1025876633**

Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811198
NAICS Description: ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

G74 **AFFORDABLE TIRES** **RCRA NonGen / NLR** **1024866254**
NE **1176 N WESTERN AVE** **CAL000434838**
< 1/8 **LOS ANGELES, CA 90029**
0.082 mi.
431 ft. **Site 16 of 16 in cluster G**

Relative: **Lower**
Actual: **326 ft.**

RCRA Listings:

Date Form Received by Agency:	2018-04-09 00:00:00.0
Handler Name:	AFFORDABLE TIRES
Handler Address:	1176 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000434838
Contact Name:	LEVY VAZQUEZ
Contact Address:	1176 N WESTERN AVE
Contact City,State,Zip:	LOS ANGELES, CA 90029
Contact Telephone:	818-664-6044
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1176 N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90029
Owner Name:	CLAUDIA V DIAZ BENAVIDES
Owner Type:	Other
Operator Name:	LEVY VAZQUEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No

AFFORDABLE TIRES (Continued) **1024866254**

Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-07 19:37:50.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CLAUDIA V DIAZ BENAVIDES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	123 S NORMANDIE AVE APT 306
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90004

AFFORDABLE TIRES (Continued) **1024866254**

Owner/Operator Telephone: 818-664-6044
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: LEVY VAZQUEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1176 N WESTERN AVE
Owner/Operator City,State,Zip: LOS ANGELES, CA 90029
Owner/Operator Telephone: 818-664-6044
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2018-04-09 00:00:00.0
Handler Name: AFFORDABLE TIRES
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

H75 **RISCHE EDW** **EDR Hist Auto** **1009083456**
West **5734 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.082 mi.
432 ft. **Site 1 of 7 in cluster H**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
325 ft. 1942 RISCHE EDW GASOLINE AND OIL SERVICE STATIONS

H76 **CANDY CANE CLEANERS** **EDR Hist Cleaner** **1019948074**
West **5738 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.083 mi.
436 ft. **Site 2 of 7 in cluster H**

Relative: EDR Hist Cleaner
Lower

Actual:
325 ft.

Year:	Name:	Type:
1979	CANDY CANE CLEANERS	Drycleaning Plants, Except Rugs
1980	CANDY CANE CLEANERS	Drycleaning Plants, Except Rugs
1982	CANDY CANE CLEANERS	Drycleaning Plants, Except Rugs
1983	CANDY CANE CLEANERS	Drycleaning Plants, Except Rugs
1985	CANDY CANE CLEANERS	Drycleaning Plants, Except Rugs

I77 **UST** **U004303296**
East **5500 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.083 mi.
439 ft. **Site 1 of 2 in cluster I**

Relative: LOS ANGELES UST:
Higher

Actual:
331 ft.

Name:	Not reported
Address:	5500 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

J78 **REYER MARIE E MRS** **EDR Hist Cleaner** **1009189050**
NE **1201 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.085 mi.
448 ft. **Site 1 of 4 in cluster J**

Relative: EDR Hist Cleaner
Lower

Actual:
325 ft.

Year:	Name:	Type:
1929	REYER MARIE E MRS	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1929	REYER MARIE E MRS	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1933	COHEN LOUIS	CLOTHES PRESSERS AND CLEANERS
1937	COHEN LOUIS	CLOTHES PRESSERS AND CLEANERS

D79 **EXXON - CHONG & CURTIS CORP.** **UST** **U004306557**
ESE **1075 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90029**
0.087 mi.
457 ft. **Site 6 of 9 in cluster D**

Relative: LOS ANGELES UST:
Lower

Actual:
328 ft.

Name:	EXXON - CHONG & CURTIS CORP.
Address:	1075 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0019229
Last Run Date:	06/03/2019
Status:	INACTIVE

D80 **EXXON #7-3233 (FORMER)** **LUST** **S101582870**
ESE **1075 WESTERN AVE N** **SWEEPS UST** **N/A**
< 1/8 **LOS ANGELES, CA 90029** **CA FID UST**
0.087 mi. **Cortese**
457 ft. **Site 7 of 9 in cluster D** **HAZMAT**
CERS

Relative:
Lower

Actual:
328 ft.

LUST:

Name:	EXXON #7-3233 (FORMER)
Address:	1075 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90029
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700773
Global Id:	T0603700773
Latitude:	34.090268
Longitude:	-118.309604
Status:	Completed - Case Closed
Status Date:	04/28/1998
Case Worker:	Not reported
RB Case Number:	900290107
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700773
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

LUST:

Global Id:	T0603700773
Action Type:	Other
Date:	05/26/1988
Action:	Leak Discovery

Global Id:	T0603700773
Action Type:	Other
Date:	05/26/1988
Action:	Leak Stopped

Global Id:	T0603700773
Action Type:	Other
Date:	06/03/1988
Action:	Leak Reported

LUST:

Global Id:	T0603700773
Status:	Open - Case Begin Date
Status Date:	05/26/1988

EXXON #7-3233 (FORMER) (Continued) **S101582870**

Global Id: T0603700773
Status: Open - Site Assessment
Status Date: 08/13/1991

Global Id: T0603700773
Status: Open - Remediation
Status Date: 11/17/1994

Global Id: T0603700773
Status: Completed - Case Closed
Status Date: 04/28/1998

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900290107	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		OT
Global ID:	T0603700773	
W Global ID:	Not reported	
Staff:	BRC	
Local Agency:	19050	
Cross Street:	SANTA MONICA	
Enforcement Type:	Not reported	
Date Leak Discovered:	5/26/1988	
Date Leak First Reported:		6/3/1988
Date Leak Record Entered:	6/8/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	5/26/1988	
Date Case Last Changed on Database:		9/30/1997
Date the Case was Closed:		4/28/1998
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Piping	
Operator:	BRIAN, GEORGE	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		7330.4876784276276949300332583
Source of Cleanup Funding:		Piping
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		8/13/1991
Remediation Plan Submitted:		11/17/1994
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes

EXXON #7-3233 (FORMER) (Continued) **S101582870**

GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	EXXON COMPANY, U.S.A.	
RP Address:	PO BOX 4032, CONCORD, CA 94524-4032	
Program:	SLIC	
Lat/Long:	34.0901827 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	DISCOVERED BY LEAK DECTECTOR. TANK 7 MONTHS OLD. RISK ASSMT/REQUEST FOR CLOSURE	4/15/97

SWEEPS UST:

Name:	EXXON SERVICE STATION 7-3233
Address:	1075 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	4027
Number:	Not reported
Board Of Equalization:	44-000285
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-004027-000001
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	5

Name:	EXXON SERVICE STATION 7-3233
Address:	1075 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	4027
Number:	Not reported
Board Of Equalization:	44-000285
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-004027-000002
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

EXXON #7-3233 (FORMER) (Continued) **S101582870**

Name:	EXXON SERVICE STATION 7-3233
Address:	1075 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	4027
Number:	Not reported
Board Of Equalization:	44-000285
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-004027-000003
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	PRM UNLEADED
Number Of Tanks:	Not reported

Name:	EXXON SERVICE STATION 7-3233
Address:	1075 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	4027
Number:	Not reported
Board Of Equalization:	44-000285
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-004027-000004
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	EXXON SERVICE STATION 7-3233
Address:	1075 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	4027
Number:	Not reported
Board Of Equalization:	44-000285
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-004027-000005
Tank Status:	Not reported
Capacity:	1
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT

EXXON #7-3233 (FORMER) (Continued) **S101582870**

Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19001695
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134614239
Mail To: Not reported
Mailing Address: P O BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900290000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CORTESE:
Name: EXXON #7-3233 (FORMER)
Address: 1075 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90029
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603700773
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

LOS ANGELES HM:
Name: EXXON - CHONG & CURTIS CORP.
Address: 1075 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0019229
Last Run Date: 06/01/2019
Status: INACTIVE

EXXON #7-3233 (FORMER) (Continued) **S101582870**

CERS:
Name: EXXON #7-3233 (FORMER)
Address: 1075 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90029
Site ID: 248386
CERS ID: T0603700773
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

D81 **EXXON #7-3233 (FORMER)** **CPS-SLIC** **S101297343**
ESE **1075 WESTERN** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90029** **CERS**
0.087 mi.
457 ft. **Site 8 of 9 in cluster D**

Relative:
Lower

Actual:
328 ft.

CPS-SLIC:
Name: EXXON S.S. FORMER
Address: 1075 WESTERN AVENUE
City,State,Zip: LOS ANGELES, CA
Region: STATE
Facility Status: **Open - Inactive**
Status Date: 01/01/1965
Global Id: SL0002046600
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.0907
Longitude: -118.308274
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: Not reported
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

HIST CORTESE:
edr_fname: EXXON #7-3233 (FORMER)
edr_fadd1: 1075 WESTERN
City,State,Zip: LOS ANGELES, CA 90029
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900290107

EXXON #7-3233 (FORMER) (Continued) **S101297343**

CERS:
Name: EXXON S.S. FORMER
Address: 1075 WESTERN AVENUE
City,State,Zip: LOS ANGELES, CA
Site ID: 246431
CERS ID: SL0002046600
CERS Description: Cleanup Program Site

D82 **CHONG & CURTIS CORPORATION** **EDR Hist Auto** **1020425193**
ESE **1075 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90029**
0.087 mi.
457 ft. **Site 9 of 9 in cluster D**

Relative: EDR Hist Auto
Lower

Actual:
328 ft.

Year:	Name:	Type:
1983	BRIANS GEORGE EXXON SERVICE	Gasoline Service Stations
1985	BRIANS GEORGE EXXON SERVICE	Gasoline Service Stations
1986	BRIANS GEORGE EXXON SERVICE	Gasoline Service Stations
1987	BRIANS GEORGE EXXON SERVICE	Gasoline Service Stations
1988	BRIANS GEORGE EXXON SERVICE	Gasoline Service Stations
1989	BRIANS GEORGE EXXON SERVICE	Gasoline Service Stations, NEC
1991	CHONG & CURTIS CORPORATION	Gasoline Service Stations, NEC
1992	CHONG & CURTIS CORPORATION	Gasoline Service Stations, NEC

J83 **KRAFT ADOLPH** **EDR Hist Auto** **1009081893**
NE **1211 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.089 mi.
472 ft. **Site 2 of 4 in cluster J**

Relative: EDR Hist Auto
Lower

Actual:
324 ft.

Year:	Name:	Type:
1942	KRAFT ADOLPH	AUTOMOBILE REPAIRING

H84 **UST** **U004298682**
WSW **1051 N RIDGEWOOD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.089 mi.
472 ft. **Site 3 of 7 in cluster H**

Relative: LOS ANGELES UST:
Lower
Name: Not reported
Actual: Address: 1051 N RIDGEWOOD
325 ft. City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

J85 **FERRICK JAS** **EDR Hist Auto** **1009078830**
NE **1200 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.091 mi.
480 ft. **Site 3 of 4 in cluster J**

Relative: EDR Hist Auto
Lower

Actual:
325 ft.

Year:	Name:	Type:
1929	FERRICK KNOTT	GASOLINE AND OIL SERVICE STATION
1929	SENATOR JAS	AUTOMOBILE REPAIRING AND SERVICE STATIONS
1933	FITT A T	AUTOMOBILE REPAIRING
1933	FERRICK KNOTT	GASOLINE AND OIL SERVICE STATIONS
1937	FERRICK JAS	GASOLINE AND OIL SERVICE STATIONS
1942	OFSTEIN SAML	GASOLINE AND OIL SERVICE STATIONS

H86 **C P TWO** **HAZMAT** **S123545759**
West **5755 W SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90038**
0.092 mi.
484 ft. **Site 4 of 7 in cluster H**

Relative: LOS ANGELES HM:
Lower

Actual:
324 ft.

Name:	C P TWO
Address:	5755 W SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0013762
Last Run Date:	06/01/2019
Status:	INACTIVE

H87 **OMEGA CINEMA PROPS** **RCRA NonGen / NLR** **1026053316**
West **5755 SANTA MONICA BLVD** **CAC003060215**
< 1/8 **LOS ANGELES, CA 90038**
0.092 mi.
484 ft. **Site 5 of 7 in cluster H**

Relative: RCRA Listings:
Lower

Actual:
324 ft.

Date Form Received by Agency:	2020-03-16 00:00:00.0
Handler Name:	OMEGA CINEMA PROPS
Handler Address:	5755 SANTA MONICA BLVD
Handler City,State,Zip:	LOS ANGELES, CA 90038-3201
EPA ID:	CAC003060215
Contact Name:	ALLAN SONGER
Contact Address:	5755 SANTA MONICA BLVD
Contact City,State,Zip:	LOS ANGELES, CA 90038-3201
Contact Telephone:	323-855-0190
Contact Fax:	Not reported
Contact Email:	ALLANSONGER@OMEGACINEMAPROPS.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported

OMEGA CINEMA PROPS (Continued) **1026053316**

Mailing Address:	5755 SANTA MONICA BLVD
Mailing City,State,Zip:	LOS ANGELES, CA 90038-3201
Owner Name:	OMEGA CINEMA PROPS
Owner Type:	Other
Operator Name:	ALLAN SONGER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2020-03-20 19:21:25.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No

OMEGA CINEMA PROPS (Continued) **1026053316**

Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	OMEGA CINEMA PROPS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5755 SANTA MONICA BLVD
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038-3201
Owner/Operator Telephone:	323-855-0190
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ALLAN SONGER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5755 SANTA MONICA BLVD
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038-3201
Owner/Operator Telephone:	323-855-0190
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2020-03-16 00:00:00.0
Handler Name:	OMEGA CINEMA PROPS
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	532490
NAICS Description:	OTHER COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT RENTAL AND LEASING

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

OMEGA CINEMA PROPS (Continued) **1026053316**

No Evaluations Found:

J88 **HENISH W P** **EDR Hist Auto** **1009078177**
NE **1213 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.098 mi.
516 ft. **Site 4 of 4 in cluster J**

Relative: EDR Hist Auto
Lower

Actual:
324 ft.

Year:	Name:	Type:
1929	HENISH W P	AUTOMOBILE REPAIRING AND SERVICE STATIONS

I89 **KIM, JESSIE** **HAZNET** **S118211228**
ESE **1096 N. WESTERN AVE.** **HAZMAT** **N/A**
< 1/8 **LOS ANGELES, CA 90029** **HWTS**
0.113 mi.
598 ft. **Site 2 of 2 in cluster I**

Relative: HAZNET:
Higher

Actual:
330 ft.

Name:	KIM, JESSIE
Address:	1096 N. WESTERN AVE.
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90029
Contact:	SU, J.T.
Telephone:	5624775602
Mailing Name:	Not reported
Mailing Address:	1096 N. WESTERN AVE.
Year:	2014
Gepaid:	CAC002772170
TSD EPA ID:	AZC950823111
CA Waste Code:	151 - Asbestos containing waste
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	2.8

Additional Info:

Year:	2014
Gen EPA ID:	CAC002772170
Shipment Date:	20140627
Creation Date:	11/13/2014 22:15:04
Receipt Date:	20140710
Manifest ID:	012493910JJK
Trans EPA ID:	CAR000050815
Trans Name:	PW STEPHENS ENVIRONMENTAL INC
Trans 2 EPA ID:	CAR000049064
Trans 2 Name:	ECTI
TSDF EPA ID:	AZC950823111
Trans Name:	LA PAZ
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

KIM, JESSIE (Continued) **S118211228**

Waste Code Description:	151 - Asbestos-containing waste
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	2.8
Waste Quantity:	7
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

LOS ANGELES HM:

Name:	VERIZON WIRELESS: SUNSET
Address:	1096 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0024798
Last Run Date:	06/01/2019
Status:	ACTIVE

HWTS:

Name:	KIM, JESSIE
Address:	1096 N. WESTERN AVE.
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAC002772170
Inactive Date:	08/21/2014
Create Date:	05/22/2014
Last Act Date:	08/22/2014
Mailing Name:	Not reported
Mailing Address:	1096 N. WESTERN AVE.
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 90029
Owner Name:	SU, J.T.
Owner Address:	1096 N. WESTERN AVE.
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 90029
Contact Name:	SU, J.T.
Contact Address:	1096 N. WESTERN AVE.
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90029

K90 **UST** **U004299386**
North **1250 N ST ANDREWS PL** **N/A**
< 1/8 **LOS ANGELES, CA**
0.114 mi.
601 ft. **Site 1 of 5 in cluster K**

Relative:
Higher

Actual:
331 ft.

LOS ANGELES UST:

Name:	Not reported
Address:	1250 N ST ANDREWS PL
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

L91 **WONG CHAS** **EDR Hist Cleaner** **1009192165**
ESE **1071 N WESTERN AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.115 mi.
609 ft. **Site 1 of 8 in cluster L**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
326 ft. 1933 WONG CHAS LAUNDRIES CHINESE
1937 ZASLAV BENJ CLOTHES PRESSERS AND CLEANERS

L92 **SPAZZIE BROS** **EDR Hist Auto** **1009080000**
SE **5418 SIERRA VISTA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.117 mi.
620 ft. **Site 2 of 8 in cluster L**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
324 ft. 1929 SPAZZIE BROS AUTOMOBILE REPAIRING AND SERVICE STATIONS

H93 **UST** **U004303432**
West **5784 SANTA MONICA BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.118 mi.
621 ft. **Site 6 of 7 in cluster H**

Relative: LOS ANGELES UST:
Lower

Actual: Name: Not reported
322 ft. Address: 5784 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

H94 **UNK** **SWEEPS UST** **S101586976**
West **5784 SANTA MONICA BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90015**
0.118 mi.
621 ft. **Site 7 of 7 in cluster H**

Relative: SWEEPS UST:
Lower

Actual: Name: Not reported
322 ft. Address: 5784 SANTA MONICA BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 7851
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported

UNK (Continued) **S101586976**

Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:
Facility ID: 19054669
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 1425 S SAN PEDRO ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900150000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

L95 **BRAGER L H** **EDR Hist Cleaner** **1009192588**
SE **1055 N WESTERN** **N/A**
< 1/8 **LOS ANGELES, CA**
0.121 mi.
640 ft. **Site 3 of 8 in cluster L**

Relative: EDR Hist Cleaner
Lower

Actual:
325 ft.

Year:	Name:	Type:
1933	CARDINAL STUDIO CLEANERS	CLOTHES PRESSERS AND CLEANERS
1937	BRAGER L H	CLOTHES PRESSERS AND CLEANERS

L96 **UST** **U004303246**
SE **5410-18 SIERRA VISTA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.123 mi.
648 ft. **Site 4 of 8 in cluster L**

Relative: LOS ANGELES UST:
Lower
Name: Not reported
Address: 5410-18 SIERRA VISTA AVE
Actual: City,State,Zip: LOS ANGELES, CA
324 ft. Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

L97 **HENZLIK H E** **EDR Hist Cleaner** **1009187492**
SE **5408 SIERRA VISTA AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.124 mi.
655 ft. **Site 5 of 8 in cluster L**

Relative: EDR Hist Cleaner
Lower

Actual: **324 ft.**

Year:	Name:	Type:
1929	HENZLIK H E	CLOTHES PRESSERS CLEANERS AND REPAIRERS
1933	LENTZNER MARY MRS	CLOTHES PRESSERS AND CLEANERS

M98 **FLORIDALMA LINARES D.D.S., INC** **RCRA NonGen / NLR** **1024814089**
East **5465 SANTA MONICA BLVD STE 102** **CAL000307569**
1/8-1/4 **LOS ANGELES, CA 90029**
0.133 mi.
702 ft. **Site 1 of 4 in cluster M**

Relative: RCRA Listings:
Higher

Actual: **331 ft.**

Date Form Received by Agency:	2006-06-01 00:00:00.0
Handler Name:	FLORIDALMA LINARES D.D.S., INC
Handler Address:	5465 SANTA MONICA BLVD STE 102
Handler City,State,Zip:	LOS ANGELES, CA 90029-2339
EPA ID:	CAL000307569
Contact Name:	FLORIDALMA LINARES - OWNER
Contact Address:	5465 SANTA MONICA BLVD STE 102
Contact City,State,Zip:	LOS ANGELES, CA 90029
Contact Telephone:	323-467-8768
Contact Fax:	323-467-8758
Contact Email:	FLOR2DENTIST@YAHOO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5465 SANTA MONICA BLVD STE 102
Mailing City,State,Zip:	LOS ANGELES, CA 90029-2339
Owner Name:	FLORIDALMA LINARES D.D.S. INC
Owner Type:	Other
Operator Name:	FLORIDALMA LINARES - OWNER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported

FLORIDALMA LINARES D.D.S., INC (Continued) **1024814089**

Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-05 20:28:15.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	FLORIDALMA LINARES D.D.S. INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5465 SANTA MONICA BLVD STE 102
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90029-2339
Owner/Operator Telephone:	323-467-8768
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator

FLORIDALMA LINARES D.D.S., INC (Continued) **1024814089**

Owner/Operator Name:	FLORIDALMA LINARES - OWNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5465 SANTA MONICA BLVD STE 102
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90029
Owner/Operator Telephone:	323-467-8768
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-06-01 00:00:00.0
Handler Name:	FLORIDALMA LINARES D.D.S., INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

L99 **PROPOSED CFA RESTAURANT 3798** **ENVIROSTOR** **S120714319**
SE **1011 N. WESTERN AVENUE** **VCP** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.139 mi.
733 ft. **Site 6 of 8 in cluster L**

Relative:
Lower

Actual:
323 ft.

ENVIROSTOR:

Name:	PROPOSED CFA RESTAURANT 3798
Address:	1011 N. WESTERN AVENUE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	60002458
Status:	Active
Status Date:	12/07/2016
Site Code:	401769
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.87
NPL:	NO
Regulatory Agencies:	SMBRP

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Lead Agency: SMBRP
Program Manager: Chia Rin Yen
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: , 53
Senate: , 24
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.08907
Longitude: -118.3094
APN: 5536-021-024
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE Vinyl chloride
Confirmed COC: Tetrachloroethylene (PCE Vinyl chloride
Potential Description: SV, UE
Alias Name: 5536-021-024
Alias Type: APN
Alias Name: 401769
Alias Type: Project Code (Site Code)
Alias Name: 60002458
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 10/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 02/11/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 12/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 11/20/2018
Comments: As Final.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 12/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Date: 03/01/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/24/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/03/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 07/09/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/12/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/20/2017
Comments: Community survey mailed on 3/20/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Prospective Purchaser Agreement
Completed Date: 11/17/2017
Comments: The PPA & Covenant Not to Sue was fully executed on 11/17/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 10/08/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 09/12/2017
Comments: Not reported

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/14/2018
Comments: FY 1819 Cost Estimate: $49,111

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/27/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Consultation
Completed Date: 05/21/2018
Comments: PPA amendment is not needed at this time. PPA amendment may be needed if CFA requests one.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 04/24/2019
Comments: Pre Harp for CFA

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 02/11/2019
Comments: NOE signed by DTSC on 2/11/2019

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/11/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 02/11/2019
Comments: Revised Estimate: $84,172

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/22/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/27/2017
Comments: The document was submitted for informational purposes only. No comment was provided by DTSC.

Completed Area Name: PROJECT WIDE

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 09/11/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 10/27/2017
Comments: Notice published on 10/27/2017, Register No. 2017, 43-Z

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 02/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 12/29/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 11/12/2015
Comments: Phase 1 ESA was submitted as part of PPA Application. DTSC's review and approval were not needed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 10/08/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 07/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 05/08/2019
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: CEQA - Notice of Exemption
Schedule Due Date: 05/04/2018
Schedule Revised Date: Not reported

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 05/31/2019
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 01/20/2019
Schedule Revised Date: Not reported

VCP:
Name: PROPOSED CFA RESTAURANT 3798
Address: 1011 N. WESTERN AVENUE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 60002458
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.87
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Chia Rin Yen
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 401769
Assembly: , 53
Senate: , 24
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 12/07/2016
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.08907 / -118.3094
APN: 5536-021-024
Past Use: DRY CLEANING
Potential COC: 30022, 30028
Confirmed COC: 30022,30028
Potential Description: SV, UE
Alias Name: 5536-021-024
Alias Type: APN
Alias Name: 401769
Alias Type: Project Code (Site Code)
Alias Name: 60002458
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 10/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Document Type: Removal Action Workplan
Completed Date: 02/11/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 12/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 11/20/2018
Comments: As Final.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 12/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 03/01/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/24/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/03/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 07/09/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/12/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/20/2017
Comments: Community survey mailed on 3/20/2017

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Prospective Purchaser Agreement
Completed Date: 11/17/2017
Comments: The PPA & Covenant Not to Sue was fully executed on 11/17/2017

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 10/08/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 09/12/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/14/2018
Comments: FY 1819 Cost Estimate: $49,111

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/27/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Consultation
Completed Date: 05/21/2018
Comments: PPA amendment is not needed at this time. PPA amendment may be needed if CFA requests one.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 04/24/2019
Comments: Pre Harp for CFA

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 02/11/2019
Comments: NOE signed by DTSC on 2/11/2019

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Document Type: Correspondence
Completed Date: 09/11/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 02/11/2019
Comments: Revised Estimate: $84,172

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/22/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/27/2017
Comments: The document was submitted for informational purposes only. No comment was provided by DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 09/11/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 10/27/2017
Comments: Notice published on 10/27/2017, Register No. 2017, 43-Z

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 02/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 12/29/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 11/12/2015
Comments: Phase 1 ESA was submitted as part of PPA Application. DTSC's review and approval were not needed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan

PROPOSED CFA RESTAURANT 3798 (Continued) **S120714319**

Completed Date:	10/08/2018
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Monitoring Report
Completed Date:	07/17/2018
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	05/08/2019
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	CEQA - Notice of Exemption
Schedule Due Date:	05/04/2018
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Land Use Restriction
Schedule Due Date:	05/31/2019
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Land Use Restriction
Schedule Due Date:	01/20/2019
Schedule Revised Date:	Not reported

N100 **SALLY BEAUTY SUPPLIES** **RCRA NonGen / NLR** **1024852661**
West **5806 SANTA MONICA BLVD** **CAL000411931**
1/8-1/4 **LOS ANGELES, CA 90038**
0.140 mi.
739 ft. **Site 1 of 6 in cluster N**

Relative: **Lower**
Actual: **320 ft.**

RCRA Listings:

Date Form Received by Agency:	2015-11-04 00:00:00.0
Handler Name:	SALLY BEAUTY SUPPLIES
Handler Address:	5806 SANTA MONICA BLVD
Handler City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAL000411931
Contact Name:	RANDY GOSS
Contact Address:	3001 COLORADO BLVD
Contact City,State,Zip:	DENTON, TX 76210
Contact Telephone:	940-898-7500
Contact Fax:	Not reported
Contact Email:	RGOSS@SALLYBEAUTY.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported

SALLY BEAUTY SUPPLIES (Continued) **1024852661**

Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5806 SANTA MONICA BLVD
Mailing City,State,Zip:	LOS ANGELES, CA 90038
Owner Name:	SALLY BEAUTY HOLDING LLC
Owner Type:	Other
Operator Name:	RANDY GOSS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No

SALLY BEAUTY SUPPLIES (Continued) **1024852661**

Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-06 17:07:02.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RANDY GOSS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	3001 COLORADO BLVD
Owner/Operator City,State,Zip:	DENTON, TX 76210
Owner/Operator Telephone:	940-898-7500
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SALLY BEAUTY HOLDING LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	3001 COLORADO BLVD
Owner/Operator City,State,Zip:	DENTON, TX 76210
Owner/Operator Telephone:	940-898-7500
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2015-11-04 00:00:00.0
Handler Name:	SALLY BEAUTY SUPPLIES
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44612
NAICS Description:	COSMETICS, BEAUTY SUPPLIES, AND PERFUME STORES

Facility Has Received Notices of Violation:

SALLY BEAUTY SUPPLIES (Continued) **1024852661**

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

N101 **SALLY BEAUTY SUPPLIES** **CERS HAZ WASTE** **S121019938**
West **5806 SANTA MONICA BLVD** **HAZNET** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038** **HWTS**
0.140 mi.
739 ft. **Site 2 of 6 in cluster N**

Relative:
Lower

Actual:
320 ft.

CERS HAZ WASTE:

Name:	SALLY BEAUTY SUPPLY
Address:	5806 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Site ID:	368132
CERS ID:	10667842
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-08-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Heydy Merino, Sales Associate Amber Peters, Sales Associate
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Coordinates:

Site ID:	368132
Facility Name:	SALLY BEAUTY SUPPLY
Env Int Type Code:	HWG
Program ID:	10667842
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.090690
Longitude:	-118.315900

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Larry Burton
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	3001 COLORADO BLVD
Affiliation City:	DENTON

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	76210
Affiliation Phone:	(940) 898-7500
Affiliation Type Desc:	Parent Corporation
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	5806 SANTA MONICA BLVD
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90038
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Larry Burton
Entity Title:	DIRECTOR,TEMARRY RECYCLING,INC
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	5806 Santa Monica Blvd
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90038
Affiliation Phone:	(323) 467-6835
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680
Affiliation Type Desc:	Environmental Contact
Entity Name:	Randy Goss

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

Entity Title: Not reported
Affiliation Address: 3001 COLORADO BLVD
Affiliation City: DENTON
Affiliation State: TX
Affiliation Country: Not reported
Affiliation Zip: 76210
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: Sally Beauty Holding LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (940) 898-7500

HAZNET:
Name: SALLY BEAUTY SUPPLIES
Address: 5806 SANTA MONICA BLVD
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 083500000
Contact: DAVID EPSTEIN
Telephone: 8566928100
Mailing Name: Not reported
Mailing Address: PO BOX 339

Year: 2018
Gepaid: CAL000411931
TSD EPA ID: MXC130619001
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.04050

Year: 2018
Gepaid: CAL000411931
TSD EPA ID: MXC130619001
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Tons: 0.01450

Year: 2018
Gepaid: CAL000411931
TSD EPA ID: MXC130619001
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H020 - Solvents Recovery
Tons: 0.01300

Year: 2017
Gepaid: CAL000411931
TSD EPA ID: MXC130619001
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H020 - Solvents Recovery

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

Tons:	0.0105
Year:	2017
Gepaid:	CAL000411931
TSD EPA ID:	MXC130619001
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.055
Year:	2017
Gepaid:	CAL000411931
TSD EPA ID:	MXC130619001
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Tons:	0.017
Year:	2016
Gepaid:	CAL000411931
TSD EPA ID:	MXC130619001
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H020 - Solvents Recovery
Tons:	0.024
Year:	2016
Gepaid:	CAL000411931
TSD EPA ID:	MXC130619001
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.0375
Year:	2016
Gepaid:	CAL000411931
TSD EPA ID:	MXC130619001
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Tons:	0.0155
Year:	2016
Gepaid:	CAL000411931
TSD EPA ID:	MXC130619001
CA Waste Code:	343 - Unspecified organic liquid mixture
Disposal Method:	H123 - Settling Or Clarification
Tons:	0.04

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

Additional Info:

Year:	2017
Gen EPA ID:	CAL000411931
Shipment Date:	20171106

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

Creation Date:	9/29/2018 18:30:10
Receipt Date:	20171208
Manifest ID:	018005532JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.006
Waste Quantity:	12
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171106
Creation Date:	9/29/2018 18:30:10
Receipt Date:	20171208
Manifest ID:	018005532JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171106
Creation Date:	9/29/2018 18:30:10
Receipt Date:	20171208
Manifest ID:	018005532JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.018
Waste Quantity:	36
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170810
Creation Date:	12/1/2018 18:30:20
Receipt Date:	20170822
Manifest ID:	017531719JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.0065
Waste Quantity:	13
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170810
Creation Date:	12/1/2018 18:30:20
Receipt Date:	20170822
Manifest ID:	017531719JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170810
Creation Date:	12/1/2018 18:30:20
Receipt Date:	20170822
Manifest ID:	017531719JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.0035
Waste Quantity:	7
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170810
Creation Date:	12/1/2018 18:30:20
Receipt Date:	20170822
Manifest ID:	017531719JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	F003
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	D035
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

Shipment Date:	20170530
Creation Date:	7/16/2018 18:30:53
Receipt Date:	20170607
Manifest ID:	016842096JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADOR TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170530
Creation Date:	7/16/2018 18:30:53
Receipt Date:	20170607
Manifest ID:	016842096JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADOR TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.0105
Waste Quantity:	21
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170530
Creation Date:	7/16/2018 18:30:53
Receipt Date:	20170607
Manifest ID:	016842096JJK
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC

SALLY BEAUTY SUPPLIES (Continued) **S121019938**

TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADOR TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	F003
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	D035
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	SALLY BEAUTY SUPPLIES
Address:	5806 SANTA MONICA BLVD
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAL000411931
Inactive Date:	Not reported
Create Date:	11/04/2015
Last Act Date:	09/06/2019
Mailing Name:	Not reported
Mailing Address:	PO BOX 339
Mailing Address 2:	Not reported
Mailing City,State,Zip:	RICHLAND, NJ 083500000
Owner Name:	SALLY BEAUTY HOLDING LLC
Owner Address:	3001 COLORADO BLVD
Owner Address 2:	Not reported
Owner City,State,Zip:	DENTON, TX 76210
Contact Name:	DAVID EPSTEIN
Contact Address:	PO BOX 339
Contact Address 2:	Not reported
City,State,Zip:	RICHLAND, NJ 08350

NAICS:

EPA ID:	CAL000411931
Create Date:	2015-11-04 08:59:27
NAICS Code:	44612
NAICS Description:	Cosmetics, Beauty Supplies, and Perfume Stores
Issued EPA ID Date:	2015-11-04 08:59:27
Inactive Date:	Not reported
Facility Name:	SALLY BEAUTY SUPPLIES
Facility Address:	5806 SANTA MONICA BLVD
Facility Address 2:	Not reported
Facility City:	LOS ANGELES
Facility County:	19
Facility State:	CA
Facility Zip:	90038

N102
WSW
1/8-1/4
0.144 mi.
759 ft.

1111 N VAN NESS AVE
LOS ANGELES, CA

Site 3 of 6 in cluster N

Relative:
Lower

Actual:
321 ft.

UST **U004298902**
N/A

LOS ANGELES UST:

Name:	Not reported
Address:	1111 N VAN NESS AVE
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

N103
WSW
1/8-1/4
0.144 mi.
759 ft.

OMEGA CINEMA PROPS CORP
1111 N VAN NESS AVE
LOS ANGELES, CA 90038

Site 4 of 6 in cluster N

Relative:
Lower

Actual:
321 ft.

SWEEPS UST **S106930150**
N/A

SWEEPS UST:

Name:	OMEGA CINEMA PROPS CORP
Address:	1111 N VAN NESS AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	9027
Number:	1
Board Of Equalization:	Not reported
Referral Date:	03-30-94
Action Date:	03-30-94
Created Date:	03-30-94
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

M104
East
1/8-1/4
0.153 mi.
808 ft.

NEXTEL OF CA INC., SITE CA-7843
5425 W SANTA MONICA BLVD SU 406
LOS ANGELES, CA 90029

Site 2 of 4 in cluster M

Relative:
Higher

Actual:
332 ft.

HAZMAT **S123551765**
N/A

LOS ANGELES HM:

Name:	NEXTEL OF CA INC., SITE CA-7843
Address:	5425 W SANTA MONICA BLVD SU 406
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0035799
Last Run Date:	06/01/2019
Status:	INACTIVE

K105 **CALTRANS** **LUST** **S105051354**
North **1260 SAINT ANDREWS PL N** **Cortese** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90038** **CERS**
0.155 mi.
820 ft. **Site 2 of 5 in cluster K**

Relative:
Higher

Actual:
342 ft.

LUST:

Name:	CALTRANS
Address:	1260 SAINT ANDREWS PL N
City,State,Zip:	HOLLYWOOD, CA 90038
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700928
Global Id:	T0603700928
Latitude:	34.094366885
Longitude:	-118.3108026
Status:	Completed - Case Closed
Status Date:	09/03/1996
Case Worker:	YR
RB Case Number:	900380170
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700928
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

Global Id:	T0603700928
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603700928
Action Type:	ENFORCEMENT
Date:	09/03/1996
Action:	Closure/No Further Action Letter

Global Id:	T0603700928
Action Type:	Other
Date:	02/01/1990
Action:	Leak Reported

LUST:

Global Id:	T0603700928

CALTRANS (Continued) **S105051354**

Status: Open - Case Begin Date
Status Date: 02/01/1990

Global Id: T0603700928
Status: Open - Site Assessment
Status Date: 06/18/1990

Global Id: T0603700928
Status: Open - Site Assessment
Status Date: 06/28/1991

Global Id: T0603700928
Status: Completed - Case Closed
Status Date: 09/03/1996

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900380170
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0603700928
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19050
Cross Street:	Not reported
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	2/1/1990
Date Leak Record Entered:	4/3/1990
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	6/1/1990
Date the Case was Closed:	9/3/1996
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	8808.659748783415116313912938
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	6/18/1990
Pollution Characterization Began:	6/28/1991
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported

CALTRANS (Continued) **S105051354**

Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CA DEPT. OF TRANSPORTATION
RP Address: 120 S SPRING ST., LOS ANGELES CA 90012
Program: LUST
Lat/Long: 34.0940985 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: ASSIGNE CASE TO GN

CORTESE:
Name: CALTRANS
Address: 1260 SAINT ANDREWS PL N
City,State,Zip: HOLLYWOOD, CA 90038
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603700928
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:
Name: CALTRANS
Address: 1260 SAINT ANDREWS PL N
City,State,Zip: HOLLYWOOD, CA 90038
Site ID: 251642
CERS ID: T0603700928
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported

CALTRANS (Continued) **S105051354**

Affiliation Address:	320 W. 4TH ST., SUITE 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

K106 **CALTRANS** **HIST CORTESE** **S110060399**
North **1260 SAINT ANDREWS** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038**
0.155 mi.
820 ft. **Site 3 of 5 in cluster K**

Relative: **Higher**

Actual: **342 ft.**

HIST CORTESE:

edr_fname:	CALTRANS
edr_fadd1:	1260 SAINT ANDREWS
City,State,Zip:	LOS ANGELES, CA 90038
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900380170

K107 **CALTRANS PUMPING STATION** **LUST** **S121132512**
North **1260 SAINT ANDREWS PLACE N.** **Cortese** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038** **CERS**
0.155 mi.
820 ft. **Site 4 of 5 in cluster K**

Relative: **Higher**

Actual: **342 ft.**

LUST:

Name:	CALTRANS PUMPING STATION
Address:	1260 SAINT ANDREWS PLACE N.
City,State,Zip:	LOS ANGELES, CA 90038
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000010304
Global Id:	T10000010304
Latitude:	34.094374135
Longitude:	-118.31082262
Status:	Open - Site Assessment
Status Date:	04/07/2017
Case Worker:	DMB
RB Case Number:	900380170A
Local Agency:	Not reported
File Location:	Not reported
Local Case Number:	Not reported

CALTRANS PUMPING STATION (Continued) **S121132512**

Potential Media Affect: Not reported
Potential Contaminants of Concern: Gasoline
Site History: Caltrans had maintained a 100-gallon gasoline UST for this stormwater pumping station for about 30 years until its removal in 1989. Gasoline was observed to be leaking from small holes in the bottom of the UST when it was removed. Soil sampling in September 1989 identified petroleum impacts directly beneath the UST, while three deeper soil borings in January 1990 detected petroleum impacts especially at 15 feet below ground surface (bgs), which was just above the groundwater table of 16-17 feet bgs that was encountered when the three borings were drilled. The maximum concentrations of total petroleum hydrocarbons as gasoline (TPHG), benzene, toluene, ethylbenzene, and xylenes in the ten soil samples collected in September 1989 and January 1990 were 3,040 milligrams per kilogram (mg/kg) (TPHG), 55.7 mg/kg (benzene), 434 mg/kg (toluene), 120 mg/kg (ethylbenzene), and 740 mg/kg (xylenes), respectively. Caltrans and their consultant submitted a work plan in May 1990 for installation of three groundwater monitoring wells and associated soil sampling, and the Regional Board approved the work plan on June 1, 1990; however, Caltrans never installed these groundwater monitoring wells. The Regional Board closure form incorrectly stated that the soil contamination was highest at 5-10 feet bgs, but concentrations in soil at 15 feet bgs were higher than at 5 or 10 feet bgs. The Former Gas-To-Go UST case (1353 Western Ave) found free product in monitoring wells MW-23, located just 50 feet away from the former Caltrans pumping station, so this historical case was re-opened.

LUST:
Global Id: T10000010304
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T10000010304
Action Type: Other
Date: 04/07/2017
Action: Leak Began

Global Id: T10000010304
Action Type: RESPONSE
Date: 04/13/2017
Action: Other Report / Document

Global Id: T10000010304
Action Type: RESPONSE
Date: 01/15/2020
Action: Monitoring Report - Semi-Annually

Global Id: T10000010304
Action Type: RESPONSE
Date: 03/28/2020
Action: Other Report / Document

CALTRANS PUMPING STATION (Continued) **S121132512**

Global Id: T10000010304
Action Type: RESPONSE
Date: 07/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T10000010304
Action Type: RESPONSE
Date: 09/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T10000010304
Action Type: RESPONSE
Date: 05/21/2018
Action: Correspondence

Global Id: T10000010304
Action Type: RESPONSE
Date: 03/16/2020
Action: Well Installation Report

Global Id: T10000010304
Action Type: RESPONSE
Date: 06/17/2020
Action: Other Workplan

Global Id: T10000010304
Action Type: RESPONSE
Date: 09/15/2017
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 04/07/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: Other
Date: 04/07/2017
Action: Leak Discovery

Global Id: T10000010304
Action Type: RESPONSE
Date: 12/31/2019
Action: Soil and Water Investigation Report

Global Id: T10000010304
Action Type: RESPONSE
Date: 07/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T10000010304
Action Type: RESPONSE
Date: 01/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T10000010304
Action Type: ENFORCEMENT

CALTRANS PUMPING STATION (Continued) **S121132512**

Date: 11/16/2017
Action: Site Visit / Inspection / Sampling

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 11/17/2017
Action: Email Correspondence

Global Id: T10000010304
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 05/30/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 03/29/2018
Action: Notice of Violation

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 11/16/2017
Action: Email Correspondence

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 02/08/2018
Action: Email Correspondence

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 07/26/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 05/18/2020
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: Other
Date: 04/07/2017
Action: Leak Reported

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 03/20/2019
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 04/05/2019
Action: Notice of Violation

CALTRANS PUMPING STATION (Continued) **S121132512**

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 09/06/2019
Action: Health and Safety Code Section 25296.10(c)

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 03/17/2020
Action: Email Correspondence

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 01/06/2020
Action: Email Correspondence

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 02/19/2020
Action: Notice of Violation

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 04/24/2020
Action: Meeting

Global Id: T10000010304
Action Type: ENFORCEMENT
Date: 07/19/2019
Action: Meeting

LUST:
Global Id: T10000010304
Status: Open - Active
Status Date: 04/07/2017

Global Id: T10000010304
Status: Open - Case Begin Date
Status Date: 04/07/2017

Global Id: T10000010304
Status: Open - Site Assessment
Status Date: 04/07/2017

CORTESE:
Name: CALTRANS PUMPING STATION
Address: 1260 SAINT ANDREWS PLACE N.
City,State,Zip: LOS ANGELES, CA 90038
Region: CORTESE
Envirostor Id: Not reported
Global ID: T10000010304
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - SITE ASSESSMENT
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported

CALTRANS PUMPING STATION (Continued) **S121132512**

Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	CALTRANS PUMPING STATION
Address:	1260 SAINT ANDREWS PLACE N.
City,State,Zip:	LOS ANGELES, CA 90038
Site ID:	421033
CERS ID:	T10000010304
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	DAVID M. BJOSTAD - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W. 4th Street, Suite 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

K108 **UST** **U004299410**
North **1260 N ST ANDREWS PL** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.155 mi.
820 ft. **Site 5 of 5 in cluster K**

Relative: LOS ANGELES UST:
Higher

Name:	Not reported
Address:	1260 N ST ANDREWS PL
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

Actual:
342 ft.

L109 **NEW YORK KEY SERVICE** **HAZMAT** **S123541610**
ESE **1040 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.157 mi.
831 ft. **Site 7 of 8 in cluster L**

Relative: LOS ANGELES HM:
Lower
Actual: Name: NEW YORK KEY SERVICE
325 ft. Address: 1040 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0000904
Last Run Date: 06/01/2019
Status: INACTIVE

L110 **NORTHWESTERN JEWELRY** **HAZMAT** **S123545062**
SE **1024 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.159 mi.
837 ft. **Site 8 of 8 in cluster L**

Relative: LOS ANGELES HM:
Lower
Actual: Name: NORTHWESTERN JEWELRY
323 ft. Address: 1024 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0010710
Last Run Date: 06/01/2019
Status: INACTIVE

N111 **UST** **U004303453**
West **5825 SANTA MONICA BLVD** **N/A**
1/8-1/4 **HOLLYWOOD, CA**
0.162 mi.
857 ft. **Site 5 of 6 in cluster N**

Relative: LOS ANGELES UST:
Lower
Actual: Name: Not reported
319 ft. Address: 5825 SANTA MONICA BLVD
City,State,Zip: HOLLYWOOD, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

M112 **REPUBLIC PAINT INC** **RCRA-SQG** **1000857723**
East **5421 SANTA MONICA BLVD** **FINDS** **CAD983671686**
1/8-1/4 **LOS ANGELES, CA 90029** **ECHO**
0.165 mi.
870 ft. **Site 3 of 4 in cluster M**

Relative: RCRA Listings:
Higher
Actual: Date Form Received by Agency: 1993-07-19 00:00:00.0
331 ft. Handler Name: REPUBLIC PAINT INC
Handler Address: 5421 SANTA MONICA BLVD
Handler City,State,Zip: LOS ANGELES, CA 90029
EPA ID: CAD983671686
Contact Name: JERRY WAHLIN
Contact Address: 5421 SANTA MONICA BLVD
Contact City,State,Zip: HOLLYWOOD, CA 90029

REPUBLIC PAINT INC (Continued) **1000857723**

Contact Telephone:	213-957-3060
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5421 SANTA MONICA BLVD
Mailing City,State,Zip:	LOS ANGELES, CA 90029
Owner Name:	GERALD WAHLIN
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

REPUBLIC PAINT INC (Continued) **1000857723**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:37:09.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GERALD WAHLIN
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5421 SANTA MONICA BLVD
Owner/Operator City,State,Zip:	HOLLYWOOD, CA 90029
Owner/Operator Telephone:	213-957-3060
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1993-07-19 00:00:00.0
Handler Name:	REPUBLIC PAINT INC
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	42295
NAICS Description:	PAINT, VARNISH, AND SUPPLIES WHOLESALERS

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

REPUBLIC PAINT INC (Continued) **1000857723**

No Evaluations Found:

FINDS:
Registry ID: 110006485044

Click Here:

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

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

ECHO:

Envid:	1000857723
Registry ID:	110006485044
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110006485044
Name:	REPUBLIC PAINT INC
Address:	5421 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90029

O113 **L A UNIFIED SCHOOL DIST** **SWEEPS UST** **S103974501**
WSW **1022 N VAN NESS AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90011**
0.165 mi.
872 ft. **Site 1 of 7 in cluster O**

Relative:
Lower

Actual:
316 ft.

SWEEPS UST:

Name:	L A UNIFIED SCHOOL DIST
Address:	1022 N VAN NESS AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	8307
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

O114 **LAUSD/ SANTA MONICA BLVD ELEM** **HAZNET** **S113008110**
WSW **1022 N VAN NESS AVE** **HAZMAT** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038** **HWTS**
0.165 mi.
872 ft. **Site 2 of 7 in cluster O**

Relative: **Lower**

Actual: **316 ft.**

HAZNET:

Name:	LAUSD/ SANTA MONICA BLVD ELEM
Address:	1022 N VAN NESS AVE
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900380000
Contact:	SOE AUNG
Telephone:	2137455939
Mailing Name:	Not reported
Mailing Address:	333 S BEAUNDRY AVE 28TH FLR
Year:	2002
Gepaid:	CAD981624984
TSD EPA ID:	CAD028409019
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	-
Tons:	0.125
Year:	1999
Gepaid:	CAD981624984
TSD EPA ID:	CAD028409019
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H01 - Transfer Station
Tons:	0.6
Year:	1998
Gepaid:	CAD981624984
TSD EPA ID:	AZR000005454
CA Waste Code:	261 - Polychlorinated biphenyls and material containing PCBs
Disposal Method:	R01 - Recycler
Tons:	0.3857
Year:	1992
Gepaid:	CAD981624984
TSD EPA ID:	CAT080013352
CA Waste Code:	241 - Tank bottom waste
Disposal Method:	R01 - Recycler
Tons:	1.668
Year:	1992
Gepaid:	CAD981624984
TSD EPA ID:	CAT080013352
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	R01 - Recycler
Tons:	0.3502
Year:	1992
Gepaid:	CAD981624984
TSD EPA ID:	CAD982484933
CA Waste Code:	512 - Other empty containers 30 gallons or more
Disposal Method:	R01 - Recycler
Tons:	1
Year:	1991

LAUSD/ SANTA MONICA BLVD ELEM (Continued) **S113008110**

Gepaid: CAD981624984
TSD EPA ID: CAD080013352
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: 14 -
Tons: 1.251

Year: 1988
Gepaid: CAD981624984
TSD EPA ID: CAD067786749
CA Waste Code: 151 - Asbestos containing waste
Disposal Method: UNK -
Tons: 3.3125

Year: 1988
Gepaid: CAD981624984
TSD EPA ID: CAD067786749
CA Waste Code: 151 - Asbestos containing waste
Disposal Method: D80 - Disposal, Land Fill
Tons: 55.3325

Year: 1988
Gepaid: CAD981624984
TSD EPA ID: CAD067786749
CA Waste Code: 151 - Asbestos containing waste
Disposal Method: 03 -
Tons: 30.55

Click this hyperlink while viewing on your computer to access
2 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 1998
Gen EPA ID: CAD981624984

Shipment Date: 19980710
Creation Date: 9/3/1998 0:00:00
Receipt Date: 19980714
Manifest ID: 98196011
Trans EPA ID: CAR000016436
Trans Name: Not reported
Trans 2 EPA ID: CAD980585293
Trans 2 Name: Not reported
TSDF EPA ID: AZR000005454
Trans Name: Not reported
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 261 - Not reported
RCRA Code: Not reported
Meth Code: R01 - Recycler
Quantity Tons: 0.3857
Waste Quantity: 350
Quantity Unit: K
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported

LAUSD/ SANTA MONICA BLVD ELEM (Continued) **S113008110**

Additional Code 5: Not reported

Additional Info:
Year: 2002
Gen EPA ID: CAD981624984

Shipment Date: 20021003
Creation Date: 2/18/2003 18:31:24
Receipt Date: 20021009
Manifest ID: 21992907
Trans EPA ID: CAD983668583
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD028409019
Trans Name: Not reported
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 181 - Other inorganic solid waste Organics
RCRA Code: D008
Meth Code: - Not reported
Quantity Tons: 0.125
Waste Quantity: 250
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 1999
Gen EPA ID: CAD981624984

Shipment Date: 19990819
Creation Date: 10/27/1999 0:00:00
Receipt Date: 19990830
Manifest ID: 98301632
Trans EPA ID: CAD052606324
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD028409019
Trans Name: Not reported
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 181 - Other inorganic solid waste Organics
RCRA Code: D008
Meth Code: H01 - Transfer Station
Quantity Tons: 0.6
Waste Quantity: 1200
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported

LAUSD/ SANTA MONICA BLVD ELEM (Continued) **S113008110**

Additional Code 5: Not reported

LOS ANGELES HM:
Name: LAUSD - SANTA MONICA BLVD SCHOOL
Address: 1022 N VAN NESS AVE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0009916
Last Run Date: 06/01/2019
Status: INACTIVE

HWTS:
Name: LAUSD/ SANTA MONICA BLVD ELEM
Address: 1022 N VAN NESS AVE
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 900380000
EPA ID: CAD981624984
Inactive Date: Not reported
Create Date: 04/10/1987
Last Act Date: 08/16/2019
Mailing Name: Not reported
Mailing Address: 333 S BEAUDRY AVE FL 21
Mailing Address 2: Not reported
Mailing City,State,Zip: LOS ANGELES, CA 900170000
Owner Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Owner Address: 333 S BEAUDRY AVE FL 21
Owner Address 2: LAUSD OEHS
Owner City,State,Zip: LOS ANGELES, CA 900170000
Contact Name: PAT SCHAENEN
Contact Address: 333 S. BEAUDRY AVE, 21ST FLOOR
Contact Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 90017

NAICS:
EPA ID: CAD981624984
Create Date: 2002-03-14 16:36:26
NAICS Code: 61111
NAICS Description: Elementary and Secondary Schools
Issued EPA ID Date: 1987-04-10 00:00:00
Inactive Date: Not reported
Facility Name: LAUSD/ SANTA MONICA BLVD ELEM
Facility Address: 1022 N VAN NESS AVE
Facility Address 2: Not reported
Facility City: LOS ANGELES
Facility County: 19
Facility State: CA
Facility Zip: 900380000

O115 **LA USD SANTA MONICA ELEM** **RCRA-SQG** **1000427608**
WSW **1022 N VAN NESS AVE** **FINDS** **CAD981624984**
1/8-1/4 **LOS ANGELES, CA 90038** **ECHO**
0.165 mi.
872 ft. **Site 3 of 7 in cluster O**

Relative: **Lower**
Actual: **316 ft.**

RCRA Listings:

Date Form Received by Agency:	1987-01-27 00:00:00.0
Handler Name:	LA USD SANTA MONICA ELEM
Handler Address:	1022 N VAN NESS AVE
Handler City,State,Zip:	LOS ANGELES, CA 90038
EPA ID:	CAD981624984
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	1022 N VAN NESS AVE
Contact City,State,Zip:	LOS ANGELES, CA 90038
Contact Telephone:	213-742-7371
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Other
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4R
Mailing Address:	1425 S SAN PEDRO ST
Mailing City,State,Zip:	LOS ANGELES, CA 90015
Owner Name:	LA USD
Owner Type:	District
Operator Name:	NOT REQUIRED
Operator Type:	District
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

LA USD SANTA MONICA ELEM (Continued) **1000427608**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:26:57.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	District
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	LA USD
Legal Status:	District
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

LA USD SANTA MONICA ELEM (Continued) **1000427608**

Historic Generators:

Receive Date:	1987-01-27 00:00:00.0
Handler Name:	LA USD SANTA MONICA ELEM
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	61111
NAICS Description:	ELEMENTARY AND SECONDARY SCHOOLS

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:

Registry ID: 110002728479

Click Here:

Environmental Interest/Information System:

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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

ECHO:

Envid:	1000427608
Registry ID:	110002728479
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002728479
Name:	LA USD SANTA MONICA ELEM
Address:	1022 N VAN NESS AVE
City,State,Zip:	LOS ANGELES, CA 90038

O116 **SANTA MONICA BLVD ELM SCHOOL** **LUST** **S101297292**
WSW **1022 VAN NESS AVE N** **Cortese** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90038** **HIST CORTESE**
0.165 mi. **CERS**
872 ft. **Site 4 of 7 in cluster O**

Relative:
Lower

Actual:
316 ft.

LUST:

Name:	SANTA MONICA BLVD ELM SCHOOL
Address:	1022 VAN NESS AVE N
City,State,Zip:	HOLLYWOOD, CA 90038
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700922
Global Id:	T0603700922
Latitude:	34.0892956
Longitude:	-118.3155866
Status:	Completed - Case Closed
Status Date:	07/25/1996
Case Worker:	YR
RB Case Number:	900380116
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

LUST:

Global Id:	T0603700922
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

Global Id:	T0603700922
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603700922
Action Type:	Other
Date:	06/21/1991
Action:	Leak Reported

LUST:

Global Id:	T0603700922
Status:	Open - Case Begin Date
Status Date:	06/21/1991

Global Id:	T0603700922
Status:	Open - Site Assessment

SANTA MONICA BLVD ELM SCHOOL (Continued) **S101297292**

Status Date: 06/21/1991

Global Id: T0603700922
Status: Completed - Case Closed
Status Date: 07/25/1996

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900380116
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700922
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: SANTA MONICA BLVD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 6/21/1991
Date Leak Record Entered: 6/6/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/31/1992
Date the Case was Closed: 7/25/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 7530.9032371341318503113989214
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/21/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: No
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: LAUSD
RP Address: 450 GRAND AVE, N, ROOM A-201, LOS ANGELES, CA 90012

SANTA MONICA BLVD ELM SCHOOL (Continued) **S101297292**

Program: LUST
Lat/Long: 34.0892956 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

CORTESE:
Name: SANTA MONICA BLVD ELM SCHOOL
Address: 1022 VAN NESS AVE N
City,State,Zip: HOLLYWOOD, CA 90038
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603700922
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:
edr_fname: SANTA MONICA BLVD ELM SCH
edr_fadd1: 1022 VAN NESS
City,State,Zip: LOS ANGELES, CA 90038
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900380116

CERS:
Name: SANTA MONICA BLVD ELM SCHOOL
Address: 1022 VAN NESS AVE N
City,State,Zip: HOLLYWOOD, CA 90038
Site ID: 224895
CERS ID: T0603700922
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)

SANTA MONICA BLVD ELM SCHOOL (Continued) **S101297292**

Entity Title:	Not reported
Affiliation Address:	320 W. 4TH ST., SUITE 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

P117 **MCDONALD'S # 1027** **HAZMAT** **S123512683**
SE **1007 N WESTERN AVE** **CERS** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.170 mi.
898 ft. **Site 1 of 5 in cluster P**

Relative:
Lower

Actual:
321 ft.

LOS ANGELES HM:

Name:	MCDONALD'S # 1027
Address:	1007 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0040918
Last Run Date:	06/01/2019
Status:	ACTIVE

CERS:

Name:	MCDONALD'S #1027
Address:	1007 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	359884
CERS ID:	10648171
CERS Description:	Chemical Storage Facilities

Coordinates:

Site ID:	359884
Facility Name:	McDonald's #1027
Env Int Type Code:	HMBP
Program ID:	10648171
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.088760
Longitude:	-118.309210

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Saad Sabbagh
Entity Title:	Not reported
Affiliation Address:	3800 Kilroy Airport Way, Suite 200
Affiliation City:	Long Beach

MCDONALD'S # 1027 (Continued) **S123512683**

Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90806
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Daniel Gehret
Entity Title:	General Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	McDonald's Corporation of California
Entity Title:	Not reported
Affiliation Address:	3800 Kilroy Airport Way, Suite 200
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90806
Affiliation Phone:	(909) 286-0493
Affiliation Type Desc:	Property Owner
Entity Name:	McDonald's Corporation
Entity Title:	Not reported
Affiliation Address:	3800 Kilroy Airport Way, Suite 200
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90806
Affiliation Phone:	(562) 753-2001
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	3800 Kilroy Airport Way, Suite 200
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90806
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	McDonald's Corporation of California Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department

MCDONALD'S # 1027 (Continued) **S123512683**

Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680
Affiliation Type Desc:	Document Preparer
Entity Name:	Diana M. Shinn
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	McDonald's Corporation of California
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(909) 286-0493

Q118 **FORMOSA BUREAU OF INVESTMENTS, LLC** **RCRA NonGen / NLR** **1025864439**
WNW **5817 VIRGINIA AVE** **CAC003045266**
1/8-1/4 **LOS ANGELES, CA 90038**
0.171 mi.
901 ft. **Site 1 of 2 in cluster Q**

Relative: **Lower**
Actual: **323 ft.**

RCRA Listings:

Date Form Received by Agency:	2019-11-30 00:00:00.0
Handler Name:	FORMOSA BUREAU OF INVESTMENTS, LLC
Handler Address:	5817 VIRGINIA AVE
Handler City,State,Zip:	LOS ANGELES, CA 90038-2005
EPA ID:	CAC003045266
Contact Name:	STEVE PELLETIER
Contact Address:	1661 HANOVER RD
Contact City,State,Zip:	CITY OF INDUSTRY, CA 91748-1796
Contact Telephone:	626-605-3228
Contact Fax:	Not reported
Contact Email:	NLP@STEVEPELLETIER.NET
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	42 ASCENSION

FORMOSA BUREAU OF INVESTMENTS, LLC (Continued) **1025864439**

Mailing City,State,Zip:	IRVINE, CA 92612-3272
Owner Name:	FORMOSA BUREAU OF INVESTMENTS, LLC
Owner Type:	Other
Operator Name:	STEVE PELLETIER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2019-12-06 16:31:10.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No

FORMOSA BUREAU OF INVESTMENTS, LLC (Continued) **1025864439**

Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: FORMOSA BUREAU OF INVESTMENTS, LLC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 42 ASCENSION
Owner/Operator City,State,Zip: IRVINE, CA 92612-3272
Owner/Operator Telephone: 626-605-3228
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: STEVE PELLETIER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1661 HANOVER RD
Owner/Operator City,State,Zip: CITY OF INDUSTRY, CA 91748-1796
Owner/Operator Telephone: 626-605-3228
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2019-11-30 00:00:00.0
Handler Name: FORMOSA BUREAU OF INVESTMENTS, LLC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 531110
NAICS Description: LESSORS OF RESIDENTIAL BUILDINGS AND DWELLINGS

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

N119 **30 MIN PHOTO** **CERS HAZ WASTE** **S123538492**
West **5834 SANTA MONICA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038**
0.171 mi.
905 ft. **Site 6 of 6 in cluster N**

Relative:
Lower

Actual:
317 ft.

CERS HAZ WASTE:

Name:	30 MIN PHOTO
Address:	5834 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Site ID:	87259
CERS ID:	10252567
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-05-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	MARIA SEGOVIA
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-06-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	The business is no longer operational as of 06-30-17,and the site is vacant. Permit inactivation/deletion has been requested for the business.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Coordinates:

Site ID:	87259
Facility Name:	30 MIN PHOTO
Env Int Type Code:	HWG
Program ID:	10252567
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.090690
Longitude:	-118.316230

Affiliation:

Affiliation Type Desc:	Parent Corporation
Entity Name:	30 MIN PHOTO
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported

30 MIN PHOTO (Continued) **S123538492**

Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	5834 SANTA MONICA BL
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90038
Affiliation Phone:	Not reported

O120 **LAFD - FIRE STATION 52** **UST** **U004305741**
WSW **1010 N VAN NESS AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038**
0.172 mi.
908 ft. **Site 5 of 7 in cluster O**

Relative: LOS ANGELES UST:
Lower

Name:	LAFD - FIRE STATION 52
Address:	1010 N VAN NESS AVE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0003831
Last Run Date:	06/03/2019
Status:	INACTIVE

Actual:
314 ft.

O121 **CITY OF L A GENERAL SERVICES** **HIST UST** **U001561478**
WSW **1010 N VAN NESS AVE** **HAZNET** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038** **HAZMAT**
0.172 mi. **HWTS**
908 ft. **Site 6 of 7 in cluster O**

Relative: HIST UST:
Lower

Name:	FIRE STATION 52
Address:	1010 N VAN NESS AVE
City,State,Zip:	LOS ANGELES, CA 90038
File Number:	0002713D
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002713D.pdf
Region:	STATE
Facility ID:	00000047477
Facility Type:	Other
Other Type:	FIRE STATION
Contact Name:	Not reported
Telephone:	2134856252
Owner Name:	CITY OF LOS ANGELES
Owner Address:	200 N. MAIN ST
Owner City,St,Zip:	LOS ANGELES, CA 90012
Total Tanks:	0001
Tank Num:	001

Actual:
314 ft.

CITY OF L A GENERAL SERVICES (Continued) **U001561478**

Container Num:	F552-1
Year Installed:	Not reported
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

HAZNET:

Name:	CITY OF L A GENERAL SERVICES
Address:	1010 N VAN NESS AVE
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900130000
Contact:	SHARI KUROKI MGMT ANALYST
Telephone:	2134737748
Mailing Name:	Not reported
Mailing Address:	419 S SPRING ST 12TH FLOOR
Year:	2019
Gepaid:	CAD981962772
TSD EPA ID:	CAD044429835
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.14000
Year:	2019
Gepaid:	CAD981962772
TSD EPA ID:	CAD044429835
CA Waste Code:	343 - Unspecified organic liquid mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.05500
Year:	2018
Gepaid:	CAD981962772
TSD EPA ID:	CAD044429835
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.02500
Year:	2018
Gepaid:	CAD981962772
TSD EPA ID:	CAD044429835
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.10500
Year:	2018
Gepaid:	CAD981962772
TSD EPA ID:	CAD044429835
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

CITY OF L A GENERAL SERVICES (Continued) **U001561478**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00450
Year:	2017
Gepaid:	CAD981962772
TSD EPA ID:	CAD044429835
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.125
Year:	2017
Gepaid:	CAD981962772
TSD EPA ID:	AZD049318009
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0825
Year:	2017
Gepaid:	CAD981962772
TSD EPA ID:	CAD044429835
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.4625

Additional Info:

Year:	2017
Gen EPA ID:	CAD981962772
Shipment Date:	20171016
Creation Date:	7/30/2018 18:30:16
Receipt Date:	20171108
Manifest ID:	011164667FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	OKR000031492
Trans 2 Name:	BASIN TRANSPORTATION
TSDF EPA ID:	AZD049318009
Trans Name:	CLEAN HARBORS ARIZONA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CITY OF L A GENERAL SERVICES (Continued) **U001561478**

Shipment Date:	20171016
Creation Date:	6/13/2018 18:31:35
Receipt Date:	20171030
Manifest ID:	011164670FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0625
Waste Quantity:	125
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170419
Creation Date:	5/21/2018 18:33:13
Receipt Date:	20170427
Manifest ID:	010341224FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	F003
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	F001
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170419
Creation Date:	5/12/2018 18:32:16
Receipt Date:	20170426
Manifest ID:	010341223FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	OKR000023085

CITY OF L A GENERAL SERVICES (Continued) **U001561478**

Trans 2 Name: BASIN
TSDF EPA ID: AZD049318009
Trans Name: CLEAN HARBORS ARIZONA LLC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 181 - Other inorganic solid waste Organics
RCRA Code: Not reported
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.075
Waste Quantity: 150
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20170419
Creation Date: 5/21/2018 18:33:13
Receipt Date: 20170427
Manifest ID: 010341224FLE
Trans EPA ID: MAD039322250
Trans Name: CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD044429835
Trans Name: CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 223 - Unspecified oil-containing waste
RCRA Code: Not reported
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.4
Waste Quantity: 800
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

LOS ANGELES HM:
Name: LAFD - FIRE STATION 52
Address: 1010 N VAN NESS AVE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0003831
Last Run Date: 06/01/2019
Status: INACTIVE

HWTS:
Name: CITY OF L A GENERAL SERVICES
Address: 1010 N VAN NESS AVE
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 900380000

CITY OF L A GENERAL SERVICES (Continued) **U001561478**

EPA ID:	CAD981962772
Inactive Date:	06/30/2002
Create Date:	07/03/1987
Last Act Date:	08/10/2004
Mailing Name:	DGS-CITY HALL SOUTH
Mailing Address:	419 S SPRING ST 12TH FLOOR
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900130000
Owner Name:	CITY OF L A DEPT OF GEN SRVCS
Owner Address:	419 S SPRING ST 12TH FLOOR
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 900130000
Contact Name:	SHARI KUROKI MGMT ANALYST
Contact Address:	419 S SPRING ST 12TH FLOOR
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900130000

NAICS:

EPA ID:	CAD981962772
Create Date:	2002-05-17 10:46:03
NAICS Code:	92216
NAICS Description:	Fire Protection
Issued EPA ID Date:	1987-07-03 00:00:00
Inactive Date:	2002-06-30 00:00:00
Facility Name:	CITY OF L A GENERAL SERVICES
Facility Address:	1010 N VAN NESS AVE
Facility Address 2:	Not reported
Facility City:	LOS ANGELES
Facility County:	19
Facility State:	CA
Facility Zip:	900380000

O122 **LA FIRE STATION 52** **RCRA-SQG** **1000229451**
WSW **1010 N VAN NESS AVE** **FINDS** **CAD981962772**
1/8-1/4 **LOS ANGELES, CA 90012** **ECHO**
0.172 mi.
908 ft. **Site 7 of 7 in cluster O**

Relative: **Lower**
Actual: **314 ft.**

RCRA Listings:

Date Form Received by Agency:	1987-03-09 00:00:00.0
Handler Name:	LA FIRE STATION 52
Handler Address:	1010 N VAN NESS AVE
Handler City,State,Zip:	LOS ANGELES, CA 90012
EPA ID:	CAD981962772
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	1010 N VAN NESS AVE
Contact City,State,Zip:	LOS ANGELES, CA 90012
Contact Telephone:	213-485-7527
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Other
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported

LA FIRE STATION 52 (Continued) **1000229451**

Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4R
Mailing Address:	200 N MAIN RM EIGHTH HUNDRED C
Mailing City,State,Zip:	LOS ANGELES, CA 90012
Owner Name:	CITY OF LA
Owner Type:	Municipal
Operator Name:	NOT REQUIRED
Operator Type:	Municipal
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:31:10.0

LA FIRE STATION 52 (Continued) **1000229451**

Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CITY OF LA
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1987-03-09 00:00:00.0
Handler Name:	LA FIRE STATION 52
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

LA FIRE STATION 52 (Continued) **1000229451**

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110002756651

Click Here:

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

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

ECHO:

Envid:	1000229451
Registry ID:	110002756651
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002756651
Name:	LA FIRE STATION 52
Address:	1010 N VAN NESS AVE
City,State,Zip:	LOS ANGELES, CA 90012

R123 **H HAIRABEDIAN** **HIST UST** **U001561257**
NNE **1277 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.181 mi.
956 ft. **Site 1 of 18 in cluster R**

Relative:
Higher

Actual:
344 ft.

HIST UST:

Name:	H HAIRABEDIAN
Address:	1277 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
File Number:	00027DCF
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027DCF.pdf
Region:	STATE
Facility ID:	00000039970
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	SAME
Telephone:	2134625000
Owner Name:	MOBIL OIL CORP
Owner Address:	612 S. FLOWER ST
Owner City,St,Zip:	LOS ANGELES, CA 90017
Total Tanks:	0004
Tank Num:	001
Container Num:	4
Year Installed:	1952
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR

H HAIRABEDIAN (Continued) **U001561257**

Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 3
Year Installed: 1952
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 2
Year Installed: 1966
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

R124 **STARBUCKS** **UST** **U003781147**
NNE **1277 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.181 mi.
956 ft. **Site 2 of 18 in cluster R**

Relative: **Higher**
Actual: **344 ft.**

UST:
Name: MOBIL SERVICE STATION H5D
Address: 1277 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 24789
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.096002
Longitude: -118.308228

LOS ANGELES UST:
Name: STARBUCKS
Address: 1277 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0010714
Last Run Date: 06/03/2019
Status: INACTIVE

R125
NNE
1/8-1/4
0.181 mi.
956 ft.

EXXONMOBIL OIL CORP 10422
1277 N. WESTERN AVENUE
LOS ANGELES, CA 90029

Site 3 of 18 in cluster R

RCRA-LQG | **1010314130** / **CAR000182436**

Relative:
Higher

Actual:
344 ft.

RCRA Listings:

Date Form Received by Agency:	2008-07-08 00:00:00.0
Handler Name:	EXXONMOBIL OIL CORP 10422
Handler Address:	1277 N. WESTERN AVENUE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAR000182436
Contact Name:	DONNA HYMES
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	610-430-8151
Contact Fax:	Not reported
Contact Email:	DHYMES@JD2ENV.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2007
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	882 S. MATLACK ST. ST C
Mailing City,State,Zip:	WEST CHESTER, CA 19382
Owner Name:	EXXONMOBIL OIL CORPORATION
Owner Type:	Private
Operator Name:	EXXONMOBIL OIL CORPORATION
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

EXXONMOBIL OIL CORP 10422 (Continued) **1010314130**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2008-10-15 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Biennial: List of Years
Year: 2007

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D008
Waste Description: LEAD

Waste Code: D018
Waste Description: BENZENE

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	EXXONMOBIL OIL CORPORATION
Legal Status:	Private
Date Became Current:	1999-12-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported

EXXONMOBIL OIL CORP 10422 (Continued) **1010314130**

Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ARA HAIRABEDIAN
Legal Status:	Private
Date Became Current:	2003-04-18 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	2934 1/2 BEVERLY BLVD
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90057
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	EXXONMOBIL OIL CORPORATION
Legal Status:	Private
Date Became Current:	1999-12-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	3225 GALLOWS ROAD
Owner/Operator City,State,Zip:	FAIRFAX, VA 22037
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	EXXONMOBIL OIL CORPORATION
Legal Status:	Private
Date Became Current:	1999-12-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2007-03-16 00:00:00.0
Handler Name:	EXXONMOBIL OIL CORPORATION 10422
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2008-07-08 00:00:00.0
Handler Name:	EXXONMOBIL OIL CORP 10422
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported

EXXONMOBIL OIL CORP 10422 (Continued) **1010314130**

Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44711
NAICS Description:	GASOLINE STATIONS WITH CONVENIENCE STORES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

R126 **FORMER MOBIL #18-H5D** **LUST** **S106116267**
NNE **1277 WESTERN AVE. N.** **Cortese** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029** **CERS**
0.181 mi.
956 ft. **Site 4 of 18 in cluster R**

Relative:
Higher

Actual:
344 ft.

LUST:

Name:	FORMER MOBIL #18-H5D
Address:	1277 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90029
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603729935
Global Id:	T0603729935
Latitude:	34.094694391
Longitude:	-118.30942869
Status:	Completed - Case Closed
Status Date:	07/02/2012
Case Worker:	DMB
RB Case Number:	900290207
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	10714
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603729935
Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dave.bjostad@waterboards.ca.gov
Phone Number:	Not reported

FORMER MOBIL #18-H5D (Continued) **S106116267**

Global Id:	T0603729935
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

LUST:

Global Id:	T0603729935
Action Type:	ENFORCEMENT
Date:	07/22/2004
Action:	Staff Letter

Global Id:	T0603729935
Action Type:	ENFORCEMENT
Date:	01/30/2006
Action:	Staff Letter

Global Id:	T0603729935
Action Type:	ENFORCEMENT
Date:	10/26/2010
Action:	Staff Letter

Global Id:	T0603729935
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Conceptual Site Model

Global Id:	T0603729935
Action Type:	ENFORCEMENT
Date:	08/10/2005
Action:	13267 Requirement

Global Id:	T0603729935
Action Type:	ENFORCEMENT
Date:	12/02/2010
Action:	Staff Letter

Global Id:	T0603729935
Action Type:	ENFORCEMENT
Date:	08/09/2010
Action:	Staff Letter

Global Id:	T0603729935
Action Type:	Other
Date:	11/21/2002
Action:	Leak Discovery

Global Id:	T0603729935
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Soil and Water Investigation Report

Global Id:	T0603729935
Action Type:	RESPONSE

FORMER MOBIL #18-H5D (Continued) **S106116267**

Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2010
Action: Soil and Water Investigation Workplan

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 12/15/2010
Action: Well Installation Workplan

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 04/19/2006
Action: Staff Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/31/2003
Action: Other Report / Document

Global Id: T0603729935
Action Type: RESPONSE
Date: 03/08/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 03/15/2011
Action: Well Installation Report

FORMER MOBIL #18-H5D (Continued) **S106116267**

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2011
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: Other
Date: 11/21/2002
Action: Leak Stopped

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Workplan

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2011
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE

FORMER MOBIL #18-H5D (Continued) **S106116267**

Date: 01/06/2012
Action: Request for Closure

Global Id: T0603729935
Action Type: REMEDIATION
Date: 08/30/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603729935
Action Type: REMEDIATION
Date: 03/12/2008
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603729935
Action Type: REMEDIATION
Date: 08/15/2007
Action: Soil Vapor Extraction (SVE)

Global Id: T0603729935
Action Type: REMEDIATION
Date: 08/30/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603729935
Action Type: REMEDIATION
Date: 07/01/2007
Action: Soil Vapor Extraction (SVE)

Global Id: T0603729935
Action Type: REMEDIATION
Date: 01/01/2003
Action: Soil Vapor Extraction (SVE)

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 07/02/2012
Action: Closure/No Further Action Letter

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 04/10/2012
Action: Notification - Preclosure

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 02/28/2006
Action: Soil and Water Investigation Workplan

FORMER MOBIL #18-H5D (Continued) **S106116267**

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: Other
Date: 11/26/2002
Action: Leak Reported

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Well Installation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2012
Action: Well Destruction Report

Global Id: T0603729935
Action Type: RESPONSE

FORMER MOBIL #18-H5D (Continued) **S106116267**

Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 04/21/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2008
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

FORMER MOBIL #18-H5D (Continued) **S106116267**

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2008
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 12/31/2005
Action: Interim Remedial Action Plan

Global Id: T0603729935
Action Type: ENFORCEMENT
Date: 09/26/2003
Action: Staff Letter

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE

FORMER MOBIL #18-H5D (Continued) **S106116267**

Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2010
Action: Remedial Progress Report

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2010
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2010
Action: Conceptual Site Model

Global Id: T0603729935
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603729935
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

LUST:
Global Id: T0603729935
Status: Open - Case Begin Date
Status Date: 11/21/2002

Global Id: T0603729935
Status: Open - Site Assessment
Status Date: 11/26/2002

Global Id: T0603729935
Status: Open - Site Assessment
Status Date: 07/22/2004

Global Id: T0603729935
Status: Open - Site Assessment
Status Date: 12/23/2005

Global Id: T0603729935
Status: Open - Verification Monitoring

FORMER MOBIL #18-H5D (Continued) **S106116267**

Status Date: 01/30/2006

Global Id: T0603729935
Status: Open - Site Assessment
Status Date: 03/29/2006

Global Id: T0603729935
Status: Open - Remediation
Status Date: 03/12/2008

Global Id: T0603729935
Status: Open - Verification Monitoring
Status Date: 09/13/2011

Global Id: T0603729935
Status: Completed - Case Closed
Status Date: 07/02/2012

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900290207
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 10714
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603729935
W Global ID: Not reported
Staff: TCS
Local Agency: 19050
Cross Street: FOUNTAIN AVE.
Enforcement Type: DLSEL
Date Leak Discovered: 11/21/2002
Date Leak First Reported: 11/26/2002
Date Leak Record Entered: Not reported
Date Confirmation Began: 11/26/2002
Date Leak Stopped: 11/21/2002
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Other Source
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): Not reported
Source of Cleanup Funding: Other Source
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 11/26/2002
Pollution Characterization Began: 3/8/2004
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported

FORMER MOBIL #18-H5D (Continued) **S106116267**

Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	JENEE BRIGGS
RP Address:	3700 W. 190TH ST., TPT-2
Program:	LUST
Lat/Long:	0 / 0
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

CORTESE:

Name:	FORMER MOBIL #18-H5D
Address:	1277 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90029
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603729935
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	FORMER MOBIL #18-H5D
Address:	1277 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	206022
CERS ID:	T0603729935
CERS Description:	Leaking Underground Storage Tank Cleanup Site

FORMER MOBIL #18-H5D (Continued) **S106116267**

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	DAVID M. BJOSTAD - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W. 4th Street, Suite 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

R127 **HAIAVI DEVELOPMENT, INC.** **SWEEPS UST** **S101583992**
NNE **1277 NORTH WESTERN AVENUE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028** **HAZNET**
0.181 mi. **HAZMAT**
956 ft. **Site 5 of 18 in cluster R** **HWTS**

Relative:
Higher

Actual:
344 ft.

SWEEPS UST:

Name:	MOBIL OIL CORPATION
Address:	1277 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	2124
Number:	Not reported
Board Of Equalization:	44-000400
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-002124-000001
Tank Status:	Not reported
Capacity:	4000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	5

Name:	MOBIL OIL CORPATION
Address:	1277 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	2124
Number:	Not reported
Board Of Equalization:	44-000400
Referral Date:	Not reported

HAIAVI DEVELOPMENT, INC. (Continued) **S101583992**

Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000002
Tank Status: Not reported
Capacity: 5000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORPATION
Address: 1277 N WESTERN AVE
City: LOS ANGELES
Status: Not reported
Comp Number: 2124
Number: Not reported
Board Of Equalization: 44-000400
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000003
Tank Status: Not reported
Capacity: 8000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORPATION
Address: 1277 N WESTERN AVE
City: LOS ANGELES
Status: Not reported
Comp Number: 2124
Number: Not reported
Board Of Equalization: 44-000400
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000004
Tank Status: Not reported
Capacity: 280
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

Name: MOBIL OIL CORPATION
Address: 1277 N WESTERN AVE
City: LOS ANGELES
Status: Not reported
Comp Number: 2124

HAIAVI DEVELOPMENT, INC. (Continued) **S101583992**

Number: Not reported
Board Of Equalization: 44-000400
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000005
Tank Status: Not reported
Capacity: 6000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORPORATION
Address: 1277 N WESTERN AVE
City: LOS ANGELES
Status: Active
Comp Number: 2124
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-02-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000006
Tank Status: A
Capacity: 12000
Active Date: 02-02-93
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 4

Name: MOBIL OIL CORPORATION
Address: 1277 N WESTERN AVE
City: LOS ANGELES
Status: Active
Comp Number: 2124
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-02-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000007
Tank Status: A
Capacity: 10000
Active Date: 02-02-93
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORPORATION
Address: 1277 N WESTERN AVE

HAIAVI DEVELOPMENT, INC. (Continued) **S101583992**

City: LOS ANGELES
Status: Active
Comp Number: 2124
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-02-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000008
Tank Status: A
Capacity: 10000
Active Date: 02-02-93
Tank Use: M.V. FUEL
STG: P
Content: PRM UNLEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORPORATION
Address: 1277 N WESTERN AVE
City: LOS ANGELES
Status: Active
Comp Number: 2124
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-02-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002124-000009
Tank Status: A
Capacity: 1000
Active Date: 02-02-93
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19007814
Regulated By: UTNKA
Regulated ID: 00039970
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134625000
Mail To: Not reported
Mailing Address: 612 S FLOWER ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900290000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HAIAVI DEVELOPMENT, INC. (Continued) **S101583992**

HAZNET:

Name:	HAIAVI DEVELOPMENT, INC.
Address:	1277 NORTH WESTERN AVENUE
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90028
Contact:	FABIO MINERVINI
Telephone:	9493831984
Mailing Name:	Not reported
Mailing Address:	1421 EDINGER AVENUE, SUITE C
Year:	2017
Gepaid:	CAC002891958
TSD EPA ID:	CAD097030993
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.8
Year:	2017
Gepaid:	CAC002891958
TSD EPA ID:	CAD097030993
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.75

Additional Info:

Year:	2017
Gen EPA ID:	CAC002891958
Shipment Date:	20170214
Creation Date:	5/17/2017 18:31:04
Receipt Date:	20170214
Manifest ID:	009712114FLE
Trans EPA ID:	CAT080016116
Trans Name:	NIETO AND SONS TRUCKING, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	US ECOLOGY VERNON, INC.
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D008
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.8
Waste Quantity:	1600
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HAIAVI DEVELOPMENT, INC. (Continued) **S101583992**

Shipment Date:	20170214
Creation Date:	5/17/2017 18:31:04
Receipt Date:	20170214
Manifest ID:	009712113FLE
Trans EPA ID:	CAT080016116
Trans Name:	NIETO AND SONS TRUCKING, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	US ECOLOGY VERNON, INC.
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D008
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.75
Waste Quantity:	1500
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

LOS ANGELES HM:

Name:	STARBUCKS
Address:	1277 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0010714
Last Run Date:	06/01/2019
Status:	INACTIVE

HWTS:

Name:	HAIAVI DEVELOPMENT, INC.
Address:	1277 NORTH WESTERN AVENUE
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90028
EPA ID:	CAC002891958
Inactive Date:	04/07/2017
Create Date:	01/05/2017
Last Act Date:	04/07/2017
Mailing Name:	Not reported
Mailing Address:	1421 EDINGER AVENUE, SUITE C
Mailing Address 2:	Not reported
Mailing City,State,Zip:	TUSTIN, CA 92780
Owner Name:	ARA HAIRABEDIAN
Owner Address:	1277 NORTH WESTERN AVENUE
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 90028
Contact Name:	FABIO MINERVINI
Contact Address:	1421 EDINGER AVENUE, SUITE C
Contact Address 2:	Not reported
City,State,Zip:	TUSTIN, CA 92780

M128 **HOLLYWOOD VANS** **HAZMAT** **S123543276**
East **5400 W FLEMISH LN** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.183 mi.
966 ft. **Site 4 of 4 in cluster M**

Relative:
Higher

Actual:
330 ft.

LOS ANGELES HM:
Name: HOLLYWOOD VANS
Address: 5400 W FLEMISH LN
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0006100
Last Run Date: 06/01/2019
Status: INACTIVE

P129 **SPEEDY PHOTO** **HAZMAT** **S123549906**
SE **1014 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.185 mi.
979 ft. **Site 2 of 5 in cluster P**

Relative:
Lower

Actual:
323 ft.

LOS ANGELES HM:
Name: SPEEDY PHOTO
Address: 1014 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0028177
Last Run Date: 06/01/2019
Status: INACTIVE

P130 **SADERMA LEATHER & SHOE FINDINGS INC** **HAZMAT** **S123533571**
SE **1000 N WESTERN AVE** **CERS** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.189 mi.
997 ft. **Site 3 of 5 in cluster P**

Relative:
Lower

Actual:
322 ft.

LOS ANGELES HM:
Name: SADERMA LEATHER & SHOE FINDINGS INC
Address: 1000 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0010724
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: SADERMA LEATHER & SHOE FINDINGS INC
Address: 1000 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Site ID: 63862
CERS ID: 10244383
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 63862
Site Name: SADERMA LEATHER & SHOE FINDINGS INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its

SADERMA LEATHER & SHOE FINDINGS INC (Continued) **S123533571**

provisions.
Violation Notes: Returned to compliance on 05/04/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 63862
Site Name: SADERMA LEATHER & SHOE FINDINGS INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 05/04/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 63862
Site Name: SADERMA LEATHER & SHOE FINDINGS INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 06/19/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 63862
Site Name: SADERMA LEATHER & SHOE FINDINGS INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Description: Failure to electronically update the business plan within 30 days of a substantial change.
Violation Notes: Returned to compliance on 05/04/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 63862
Site Name: SADERMA LEATHER & SHOE FINDINGS INC
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 06/19/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

SADERMA LEATHER & SHOE FINDINGS INC (Continued) **S123533571**

Site ID:	63862
Site Name:	SADERMA LEATHER & SHOE FINDINGS INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 05/04/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	63862
Site Name:	SADERMA LEATHER & SHOE FINDINGS INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 05/04/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	63862
Site Name:	SADERMA LEATHER & SHOE FINDINGS INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes:	Returned to compliance on 05/04/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	63862
Site Name:	SADERMA LEATHER & SHOE FINDINGS INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 05/04/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	63862
Site Name:	SADERMA LEATHER & SHOE FINDINGS INC

SADERMA LEATHER & SHOE FINDINGS INC (Continued) **S123533571**

Violation Date:	05-19-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 05/04/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	63862
Site Name:	SADERMA LEATHER & SHOE FINDINGS INC
Violation Date:	05-19-2016
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.
Violation Notes:	Returned to compliance on 05/04/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-04-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspection Report Consent to enter, inspect and take photographs was given by: Robert Berman Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. Please provide a contingency plan with your 2018 CERS submittal. A contingency plan has been provided for your review NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. For new CERS users, please follow the procedures below: 1. Log in to [Truncated]
Eval Division:	Los Angeles City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-19-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Tony Romo, Store Manager. service@saderma.com Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business

SADERMA LEATHER & SHOE FINDINGS INC (Continued) **S123533571**

emergency plan in California Environmental Reporting System (CERS). Please go to https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 63862
Facility Name: SADERMA LEATHER & SHOE FINDINGS INC
Env Int Type Code: HMBP
Program ID: 10244383
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.088740
Longitude: -118.308720

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1000 N WESTERN AV
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90029
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: Lucy Demirdjiuan
Entity Title: Not reported
Affiliation Address: 1000 N. Western AV
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90029
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: SADERMA INC
Entity Title: Not reported

SADERMA LEATHER & SHOE FINDINGS INC (Continued) **S123533571**

Affiliation Address:	1000 N. Western Av
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90029
Affiliation Phone:	(323) 461-4861
Affiliation Type Desc:	Operator
Entity Name:	Lucy Demirdjian
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(323) 461-4861
Affiliation Type Desc:	Parent Corporation
Entity Name:	SADERMA LEATHER & SHOE FINDINGS INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

R131 **98723** **HIST UST** **U001561249**
NNE **1276 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90026**
0.189 mi.
1000 ft. **Site 6 of 18 in cluster R**

Relative: **Higher**
Actual: **345 ft.**

HIST UST:

Name:	98723
Address:	1276 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90026
File Number:	00026EC1
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026EC1.pdf
Region:	STATE
Facility ID:	00000063137
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	MORALES,FERNANDO R
Telephone:	2134649534
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	1966
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250

98723 (Continued) **U001561249**

Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	1966
Tank Capacity:	00007500
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	1966
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000170
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	1966
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000100
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

R132 **MORALES CHEVRON** **SWEEPS UST** **S101582825**
NNE **1276 N WESTERN AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029** **HAZMAT**
0.189 mi. **LA Co. Site Mitigation**
1000 ft. **Site 7 of 18 in cluster R**

Relative:
Higher

Actual:
345 ft.

SWEEPS UST:

Name:	MORALES CHEVRON
Address:	1276 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3798
Number:	9
Board Of Equalization:	44-013191
Referral Date:	09-28-92
Action Date:	04-20-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003798-000001
Tank Status:	A
Capacity:	10000
Active Date:	09-28-92
Tank Use:	M.V. FUEL
STG:	P
Content:	PRM UNLEADED
Number Of Tanks:	4

MORALES CHEVRON (Continued) **S101582825**

Name:	MORALES CHEVRON
Address:	1276 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3798
Number:	9
Board Of Equalization:	44-013191
Referral Date:	09-28-92
Action Date:	04-20-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003798-000002
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	MORALES CHEVRON
Address:	1276 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3798
Number:	9
Board Of Equalization:	44-013191
Referral Date:	09-28-92
Action Date:	04-20-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003798-000003
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	MORALES CHEVRON
Address:	1276 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3798
Number:	9
Board Of Equalization:	44-013191
Referral Date:	09-28-92
Action Date:	04-20-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-003798-000004
Tank Status:	A
Capacity:	9942
Active Date:	04-20-88
Tank Use:	OIL
STG:	W

MORALES CHEVRON (Continued) **S101582825**

Content: WASTE OIL
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19001581
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134649534
Mail To: Not reported
Mailing Address: 1276 N WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900298000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

LOS ANGELES HM:
Name: FORMER CHEVRON STATION 9-8723
Address: 1276 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0000212
Last Run Date: 06/01/2019
Status: INACTIVE

LA Co. Site Mitigation:
Name: GRETNA PARK RESIDENCES
Address: 1276 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: Not reported
Status: ACTIVE
Site ID: SD0000662
Jurisdiction: Not reported
Case ID: RO0001660
Abated: Not reported
Assigned To: Not reported
Entered Date: Not reported
Abated Date: Not reported

R133 **FORMER CHEVRON STATION 9-8723** **UST** **U003938991**
NNE **1276 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.189 mi.
1000 ft. **Site 8 of 18 in cluster R**

Relative: **Higher**
Actual: **345 ft.**

UST:
Name: CHEVRON STATION #9-8723
Address: 1276 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 23747
Permitting Agency: LOS ANGELES, CITY OF

FORMER CHEVRON STATION 9-8723 (Continued) **U003938991**

Latitude: 34.095958
Longitude: -118.307483

LOS ANGELES UST:
Name: FORMER CHEVRON STATION 9-8723
Address: 1276 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: FA0000212
Last Run Date: 06/03/2019
Status: INACTIVE

R134 **CHEVRON 98723** **RCRA-LQG** **1000597284**
NNE **1276 N WESTERN AVE.** **LUST** **CAD983612870**
1/8-1/4 **LOS ANGELES, CA 90029** **FINDS**
0.189 mi. **ECHO**
1000 ft. **Site 9 of 18 in cluster R** **Cortese**
HIST CORTESE
Relative: Higher **CERS**

Actual: 345 ft.

RCRA Listings:

Date Form Received by Agency:	2006-02-16 00:00:00.0
Handler Name:	CHEVRON 98723
Handler Address:	1276 N WESTERN AVE.
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAD983612870
Contact Name:	KATHY L NORRIS
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	925-842-5931
Contact Fax:	Not reported
Contact Email:	KNORRIS@CHEVRON.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2005
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 6004
Mailing City,State,Zip:	SAN RAMON, CA 94583
Owner Name:	CHEVRON USA INC.
Owner Type:	Private
Operator Name:	CHEVRON USA INC.
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No

CHEVRON 98723 (Continued) **1000597284**

Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2006-11-15 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years

Year: 2005

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D018

CHEVRON 98723 (Continued) **1000597284**

Waste Description: BENZENE

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CHEVRON USA INC.
Legal Status:	Private
Date Became Current:	1984-04-30 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CHEVRON PRODUCTS CO
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P O BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	925-842-5931
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CHEVRON USA INC.
Legal Status:	Private
Date Became Current:	1984-04-30 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2002-06-17 00:00:00.0
Handler Name:	CHEVRON STATION NO 98723
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2006-02-16 00:00:00.0
Handler Name:	CHEVRON 98723
Federal Waste Generator Description:	Large Quantity Generator

CHEVRON 98723 (Continued) **1000597284**

State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44711
NAICS Description:	GASOLINE STATIONS WITH CONVENIENCE STORES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

LUST:

Name:	CHEVRON STATION #8-8723 (FORMER STATION)
Address:	1276 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90029
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603766903
Global Id:	T0603766903
Latitude:	34.0946
Longitude:	-118.3090595
Status:	Completed - Case Closed
Status Date:	01/30/2009
Case Worker:	DMB
RB Case Number:	900290052A
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	212
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Tetrachloroethylene (PCE)
Site History:	Not reported

LUST:

Global Id:	T0603766903
Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dave.bjostad@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T0603766903
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA

CHEVRON 98723 (Continued) **1000597284**

Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 07/31/2006
Action: Staff Letter

Global Id: T0603766903
Action Type: Other
Date: 06/13/2005
Action: Leak Discovery

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 10/12/2007
Action: Staff Letter

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 09/12/2007
Action: Verbal Communication

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 07/06/2007
Action: Meeting

Global Id: T0603766903
Action Type: RESPONSE
Date: 08/30/2006
Action: Other Report / Document

Global Id: T0603766903
Action Type: REMEDIATION
Date: 06/13/2005
Action: Not reported

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 03/28/2008
Action: Staff Letter

Global Id: T0603766903
Action Type: Other
Date: 06/13/2005
Action: Leak Reported

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 01/30/2009
Action: Closure/No Further Action Letter

CHEVRON 98723 (Continued) **1000597284**

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 01/15/2009
Action: Notification - Preclosure

Global Id: T0603766903
Action Type: ENFORCEMENT
Date: 01/23/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603766903
Action Type: RESPONSE
Date: 11/30/2007
Action: Soil and Water Investigation Workplan

Global Id: T0603766903
Action Type: RESPONSE
Date: 04/15/2008
Action: Other Workplan

Global Id: T0603766903
Action Type: RESPONSE
Date: 10/15/2008
Action: Soil and Water Investigation Report

LUST:
Global Id: T0603766903
Status: Open - Case Begin Date
Status Date: 06/13/2005

Global Id: T0603766903
Status: Open - Site Assessment
Status Date: 06/13/2005

Global Id: T0603766903
Status: Open - Site Assessment
Status Date: 12/12/2005

Global Id: T0603766903
Status: Open - Site Assessment
Status Date: 02/11/2008

Global Id: T0603766903
Status: Completed - Case Closed
Status Date: 01/30/2009

Name: CHEVRON #9-8723
Address: 1276 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90029
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700768
Global Id: T0603700768
Latitude: 34.094757886
Longitude: -118.309122
Status: Completed - Case Closed

CHEVRON 98723 (Continued) **1000597284**

Status Date: 09/18/1996
Case Worker: YR
RB Case Number: 900290052
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700768
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700768
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700768
Action Type: Other
Date: 10/07/1987
Action: Leak Discovery

Global Id: T0603700768
Action Type: Other
Date: 10/07/1987
Action: Leak Stopped

Global Id: T0603700768
Action Type: Other
Date: 10/07/1987
Action: Leak Reported

LUST:
Global Id: T0603700768
Status: Open - Case Begin Date
Status Date: 10/07/1987

Global Id: T0603700768
Status: Open - Remediation
Status Date: 10/07/1987

Global Id: T0603700768
Status: Open - Verification Monitoring
Status Date: 06/27/1996

CHEVRON 98723 (Continued) **1000597284**

Global Id: T0603700768
Status: Open - Remediation
Status Date: 07/07/1996

Global Id: T0603700768
Status: Completed - Case Closed
Status Date: 09/18/1996

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900290052	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		FPVE
Global ID:	T0603700768	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	FOUNTAIN	
Enforcement Type:	Not reported	
Date Leak Discovered:	10/7/1987	
Date Leak First Reported:		10/7/1987
Date Leak Record Entered:	11/16/1987	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	10/7/1987	
Date Case Last Changed on Database:		11/21/1996
Date the Case was Closed:		9/18/1996
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	Piping	
Operator:	MORALES, FERNANDO	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		8895.13679184286792232442366
Source of Cleanup Funding:		Piping
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		10/7/1987
Remedial Action Underway:		7/7/1996
Post Remedial Action Monitoring Began:		6/27/1996
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	

CHEVRON 98723 (Continued) **1000597284**

Responsible Party: CHEVRON U.S.A.
RP Address: PO BOX 2833, LA HABRA, CA 90632-2833
Program: LUST
Lat/Long: 34.0945365 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: AMOUNT LOST PER OPERATOR'S INVENTORY RECONCILIATION. DIESEL SPILL REPORTED 01/21/88, OCCURRED DURING TESTING. LAST REPORT 06/15/88
11/21/96 - WELL ABANDONMENT

FINDS:
Registry ID: 110002864678

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
STATE MASTER
HAZARDOUS WASTE BIENNIAL REPORTER

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

ECHO:
Envid: 1000597284
Registry ID: 110002864678
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002864678
Name: CHEVRON 98723
Address: 1276 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90029

CORTESE:
Name: CHEVRON #9-8723
Address: 1276 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90029
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603700768
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported

CHEVRON 98723 (Continued) **1000597284**

Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

Name:	CHEVRON STATION #8-8723 (FORMER STATION)
Address:	1276 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90029
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603766903
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	CHEVRON #9-8723
edr_fadd1:	1276 WESTERN
City,State,Zip:	LOS ANGELES, CA 90029
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900290052

CERS:

Name:	CHEVRON #9-8723
Address:	1276 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	210680
CERS ID:	T0603700768
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker

CHEVRON 98723 (Continued) **1000597284**

Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Name: CHEVRON STATION #8-8723 (FORMER STATION)
Address: 1276 WESTERN AVE. N.
City,State,Zip: LOS ANGELES, CA 90029
Site ID: 228302
CERS ID: T0603766903
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: DAVID M. BJOSTAD - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4th Street, Suite 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Q135 **KEVIN ZARABI** **RCRA NonGen / NLR** **1025862546**
West **5832 VIRGINIA AVE** **CAC003043274**
1/8-1/4 **LOS ANGELES, CA 90038**
0.197 mi.
1042 ft. **Site 2 of 2 in cluster Q**

Relative: **Lower**
Actual: **321 ft.**

RCRA Listings:

Date Form Received by Agency:	2019-11-14 00:00:00.0
Handler Name:	KEVIN ZARABI
Handler Address:	5832 VIRGINIA AVE
Handler City,State,Zip:	LOS ANGELES, CA 90038-2006
EPA ID:	CAC003043274
Contact Name:	KEVIN ZARABI
Contact Address:	5832 VIRGINIA AVE
Contact City,State,Zip:	LOS ANGELES, CA 90038-2006
Contact Telephone:	516-603-9032
Contact Fax:	Not reported
Contact Email:	ARMANDO@PGJENVIRONMENTAL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5832 VIRGINIA AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90038-2006
Owner Name:	KEVIN ZARABI
Owner Type:	Other
Operator Name:	KEVIN ZARABI
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

KEVIN ZARABI (Continued) **1025862546**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2019-11-22 19:28:48.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	KEVIN ZARABI
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5832 VIRGINIA AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038-2006
Owner/Operator Telephone:	516-603-9032
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	KEVIN ZARABI
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5832 VIRGINIA AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038-2006
Owner/Operator Telephone:	516-603-9032
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

KEVIN ZARABI (Continued) **1025862546**

Historic Generators:

Receive Date:	2019-11-14 00:00:00.0
Handler Name:	KEVIN ZARABI
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

S136 **AUTOZONE** **HAZMAT** **S123550662**
West **5852 W SANTA MONICA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038**
0.201 mi.
1060 ft. **Site 1 of 4 in cluster S**

Relative: **Lower**
Actual: **316 ft.**

LOS ANGELES HM:

Name:	AUTOZONE
Address:	5852 W SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	FA0031740
Last Run Date:	06/01/2019
Status:	INACTIVE

S137 **AUTOZONE #5432** **RCRA NonGen / NLR** **1024798977**
West **5852 SANTA MONICA BLVD** **CAL000206992**
1/8-1/4 **LOS ANGELES, CA 90038**
0.201 mi.
1060 ft. **Site 2 of 4 in cluster S**

Relative: **Lower**
Actual: **316 ft.**

RCRA Listings:

Date Form Received by Agency:	1999-04-06 00:00:00.0
Handler Name:	AUTOZONE #5432
Handler Address:	5852 SANTA MONICA BLVD
Handler City,State,Zip:	LOS ANGELES, CA 90038-0000
EPA ID:	CAL000206992
Contact Name:	BRYAN BLAIR
Contact Address:	DEPT 8190, 123 SOUTH FRONT STREET

AUTOZONE #5432 (Continued) **1024798977**

Contact City,State,Zip:	MEMPHIS, TN 38103
Contact Telephone:	901-495-7217
Contact Fax:	901-495-8399
Contact Email:	BRYAN.BLAIR@AUTOZONE.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	DEPT 8190, 123 S FRONT ST
Mailing City,State,Zip:	MEMPHIS, TN 38103-3607
Owner Name:	AUTO ZONE CORPORTATION
Owner Type:	Other
Operator Name:	BRYAN BLAIR
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No

AUTOZONE #5432 (Continued) **1024798977**

Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-05 15:44:49.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	AUTO ZONE CORPORTATION
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	123 S FRONT ST
Owner/Operator City,State,Zip:	MEMPHIS, TN 38103-3607
Owner/Operator Telephone:	901-495-6500
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRYAN BLAIR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	DEPT 8190, 123 SOUTH FRONT STREET
Owner/Operator City,State,Zip:	MEMPHIS, TN 38103
Owner/Operator Telephone:	901-495-7217
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1999-04-06 00:00:00.0
Handler Name:	AUTOZONE #5432
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes

AUTOZONE #5432 (Continued) **1024798977**

Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 45299
NAICS Description: ALL OTHER GENERAL MERCHANDISE STORES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

T138 **EARL SCHEIB OF CAL INC HOLLYW** **CERS HAZ WASTE** **1005775787**
East **5416 SANTA MONICA BLVD.** **FINDS** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029** **EMI**
0.202 mi. **HAZNET**
1066 ft. **Site 1 of 3 in cluster T** **CERS**
HWTS

Relative:
Lower

Actual:
326 ft.

CERS HAZ WASTE:
Name: RICKS AUTO BODY & PAINT
Address: 5416 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90029
Site ID: 25581
CERS ID: 10252534
CERS Description: Hazardous Waste Generator

FINDS:
Registry ID: 110010479053

Click Here:

Environmental Interest/Information System:
AIR EMISSIONS CLASSIFICATION UNKNOWN

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

EMI:
Name: EARL SCHEIB OF CAL INC, HOLLYW
Address: 5416 SANTA MONICA BLVD.
City,State,Zip: LOS ANGELES, CA
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 3321
Air District Name: SC
SIC Code: 7538
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	1993
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA
Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7532

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA
Year:	2001
County Code:	19
Air Basin:	SC

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Facility ID:	3321
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYWOOD
Address:	5416 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90029
Year:	2006
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.558862233019536390
Reactive Organic Gases Tons/Yr:	1.54
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EARL SCHEIB OF CAL INC, HOLLYWOOD
Address:	5416 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 93703
Year:	2007
County Code:	19
Air Basin:	SC
Facility ID:	3321
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.558862233019536390
Reactive Organic Gases Tons/Yr:	1.54
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	RICK'S AUTO BODY
Address:	5416 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90029

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Year:	2013
County Code:	19
Air Basin:	SC
Facility ID:	173535
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.16460869774
Reactive Organic Gases Tons/Yr:	0.16239
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	RICK'S AUTO BODY
Address:	5416 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90029
Year:	2016
County Code:	19
Air Basin:	SC
Facility ID:	173535
Air District Name:	SC
SIC Code:	7538
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.20814964065
Reactive Organic Gases Tons/Yr:	0.2057
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

HAZNET:

Name:	EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAINT
Address:	5416 SANTA MONICA BLVD
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900290000
Contact:	PETROS MARTIROSYAN
Telephone:	3234660606
Mailing Name:	Not reported
Mailing Address:	5416 SANTA MONICA BLVD

Year:	2018
Gepaid:	CAL000382684
TSD EPA ID:	CAD008252405
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.03600

Year:	2017
Gepaid:	CAL000382684
TSD EPA ID:	CAD008252405

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.10425

Year: 2016
Gepaid: CAL000382684
TSD EPA ID: CAD008252405
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.0072

Additional Info:
Year: 2017
Gen EPA ID: CAL000382684

Shipment Date: 20170522
Creation Date: 7/21/2018 18:30:10
Receipt Date: 20170522
Manifest ID: 016997414JJK
Trans EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Meth Code: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons: 0.10425
Waste Quantity: 25
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 2016
Gen EPA ID: CAL000382684

Shipment Date: 20151215
Creation Date: 9/27/2016 18:31:13
Receipt Date: 20151215
Manifest ID: 014545982JJK
Trans EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	F005
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.018
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	F003
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	EARL SCHEIB OF CAL INC HOLLYW
Address:	5416 SANTA MONICA BLVD.
City,State,Zip:	LOS ANGELES, CA 90029-2306
Site ID:	465609
CERS ID:	110010479053
CERS Description:	US EPA Air Emission Inventory System (EIS)

Name:	RICKS AUTO BODY & PAINT
Address:	5416 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	25581
CERS ID:	10252534
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	25581
Site Name:	Ricks Auto Body & Paint
Violation Date:	05-04-2017
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 05/04/2017. OBSERVATION: 1-55 G DM waste coolant, 1-55 G DM used oil unlabeled. All hazardous waste containers shall be marked with the following information: 1) the words G Hazardous WasteG ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information. Note: Issued HW label and was labeled on site.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	25581
Site Name:	Ricks Auto Body & Paint
Violation Date:	05-19-2016
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

business name.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 25581
Site Name: Ricks Auto Body & Paint
Violation Date: 05-19-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Site ID:	25581
Site Name:	Ricks Auto Body & Paint
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Description:	Failure to electronically update the business plan within 30 days of a substantial change.
Violation Notes:	Returned to compliance on 12/11/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	25581
Site Name:	Ricks Auto Body & Paint
Violation Date:	05-19-2016
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.
Violation Notes:	Returned to compliance on 12/11/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	25581
Site Name:	Ricks Auto Body & Paint
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 12/11/2018.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	25581
Site Name:	Ricks Auto Body & Paint
Violation Date:	12-11-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/17/2019.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	25581
Site Name:	Ricks Auto Body & Paint
Violation Date:	05-19-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Violation Notes: Returned to compliance on 12/11/2018.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-17-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Submittal accepted, violations cleared
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-11-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Consent to enter, inspect and take photographs was given by: Arman Martirosyan Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. Update your hazardous materials inventory per the new Cal EPA reporting requirements. An attachment has been provided to assist you. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. For new CERS users, please follow the procedures below: Log [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-04-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Peter Martirosyan, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-03-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Peter Martirosyan
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Eval Date:	05-19-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Peter Martirosyan, Manager. info@ricksabp.com Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business emergency plan in California Environmental Reporting System (CERS). Please go to https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change.
Eval Division:	Los Angeles City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Coordinates:

Site ID:	25581
Facility Name:	Ricks Auto Body & Paint
Env Int Type Code:	HWG
Program ID:	10252534
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.090450
Longitude:	-118.307100

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Peter Martirosyan
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Peter Martirosyan
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Ricks Auto Body & Paint
Entity Title:	Not reported
Affiliation Address:	Not reported

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(323) 466-0606
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	5416 Santa Monica Blvd
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90029
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Peter Martirosyan
Entity Title:	Not reported
Affiliation Address:	5416 Santa Monica Blvd
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90029
Affiliation Phone:	(323) 466-0606
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680
Affiliation Type Desc:	Environmental Contact
Entity Name:	Claudia Arevalo
Entity Title:	Not reported
Affiliation Address:	5416 Santa Monica Blvd
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90029
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Peter Martirosyan
Entity Title:	Not reported
Affiliation Address:	5416 Santa Monica Blvd
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90029
Affiliation Phone:	(323) 466-0606
Affiliation Type Desc:	Parent Corporation

EARL SCHEIB OF CAL INC HOLLYW (Continued) **1005775787**

Entity Name:	EXCLUSIVE MOTORCARS INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

HWTS:

Name:	EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAINT
Address:	5416 SANTA MONICA BLVD
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000382684
Inactive Date:	Not reported
Create Date:	02/25/2013
Last Act Date:	12/05/2018
Mailing Name:	Not reported
Mailing Address:	5416 SANTA MONICA BLVD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900290000
Owner Name:	EXCLUSIVE MOTORCARS INC
Owner Address:	1804 HYPERION AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 900270000
Contact Name:	PETROS MARTIROSYAN
Contact Address:	5416 SANTA MONICA BLVD
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90029

NAICS:

EPA ID:	CAL000382684
Create Date:	2013-02-25 15:34:31
NAICS Code:	811121
NAICS Description:	Automotive Body, Paint, and Interior Repair and Maintenance
Issued EPA ID Date:	2013-02-25 15:34:31
Inactive Date:	Not reported
Facility Name:	EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAINT
Facility Address:	5416 SANTA MONICA BLVD
Facility Address 2:	Not reported
Facility City:	LOS ANGELES
Facility County:	19
Facility State:	CA
Facility Zip:	90029

T139 **RICK'S AUTO BODY #2** **HAZMAT** **S123549982**
East **5416 W SANTA MONICA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.202 mi.
1066 ft. **Site 2 of 3 in cluster T**

Relative: LOS ANGELES HM:
Lower

Name:	RICK'S AUTO BODY #2
Address:	5416 W SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0028683
Last Run Date:	06/01/2019
Status:	ACTIVE

Actual:
326 ft.

T140 **EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAI** **RCRA NonGen / NLR** **1024837429**
East **5416 SANTA MONICA BLVD** **CAL000382684**
1/8-1/4 **LOS ANGELES, CA 90029**
0.202 mi.
1066 ft. **Site 3 of 3 in cluster T**

Relative: RCRA Listings:
Lower

Date Form Received by Agency:	2013-02-25 00:00:00.0
Handler Name:	EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAINT
Handler Address:	5416 SANTA MONICA BLVD
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000382684
Contact Name:	PETROS MARTIROSYAN
Contact Address:	5416 SANTA MONICA BLVD
Contact City,State,Zip:	LOS ANGELES, CA 90029
Contact Telephone:	323-466-0606
Contact Fax:	323-466-2625
Contact Email:	PETER@RICKSABP.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5416 SANTA MONICA BLVD
Mailing City,State,Zip:	LOS ANGELES, CA 90029-0000
Owner Name:	EXCLUSIVE MOTORCARS INC
Owner Type:	Other
Operator Name:	PETROS MARTIROSYAN
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes

Actual:
326 ft.

EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAINT (Continued) **1024837429**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-12-20 13:52:52.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	PETROS MARTIROSYAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5416 SANTA MONICA BLVD
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90029
Owner/Operator Telephone:	323-466-0606
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAINT (Continued) **1024837429**

Owner/Operator Indicator:	Owner
Owner/Operator Name:	EXCLUSIVE MOTORCARS INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1804 HYPERION AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90027-0000
Owner/Operator Telephone:	323-666-8636
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2013-02-25 00:00:00.0
Handler Name:	EXCLUSIVE MOTORCARS INC DBA RICK'S AUTO BODY & PAINT
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	Not reported
Recognized Trader Exporter:	Not reported
Spent Lead Acid Battery Importer:	Not reported
Spent Lead Acid Battery Exporter:	Not reported
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	811121
NAICS Description:	AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

U141 **CENTRAL REGION MIDDLE SCHOOL #5** **ENVIROSTOR** **S107736109**
NE **FOUNTAIN AVENUE/SERRANO AVENUE** **SCH** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.203 mi.
1074 ft. **Site 1 of 3 in cluster U**

Relative:
Higher

Actual:
346 ft.

ENVIROSTOR:

Name:	CENTRAL REGION MIDDLE SCHOOL #5
Address:	FOUNTAIN AVENUE/SERRANO AVENUE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	60000058
Status:	Inactive - Action Required
Status Date:	01/18/2006
Site Code:	304488
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	4.64
NPL:	NO

CENTRAL REGION MIDDLE SCHOOL #5 (Continued) **S107736109**

Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09454
Longitude: -118.3084
APN: 5537-002-005, 5537-002-015-022, 5537-002-025-026, 5537-005-00, 5537-005-001-002, 5537002005
Past Use: RESIDENTIAL AREA
Potential COC: Benzene Lead Methyl tertbutyl ether (MTBE Polychlorinated biphenyls (PCBs Tetrachloroethylene (PCE
Confirmed COC: NONE SPECIFIED
Potential Description: IA, SOIL, SV
Alias Name: LAUSD-PRPSD CENTRAL REGION MID SCL #5
Alias Type: Alternate Name
Alias Name: 5537-002-005
Alias Type: APN
Alias Name: 5537-002-015-022
Alias Type: APN
Alias Name: 5537-002-025-026
Alias Type: APN
Alias Name: 5537-005-00
Alias Type: APN
Alias Name: 5537-005-001-002
Alias Type: APN
Alias Name: 5537002005
Alias Type: APN
Alias Name: 110033619421
Alias Type: EPA (FRS #)
Alias Name: 304488
Alias Type: Project Code (Site Code)
Alias Name: 60000058
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2006
Comments: DTSC issued Further Action determination for a Supplemental Site Investigation to address soil gas from off-site migration and lead from Lead-Based Paint. District considering dropping project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

CENTRAL REGION MIDDLE SCHOOL #5 (Continued) **S107736109**

Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	03/15/2005
Comments:	Concurrence with SOW.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	CENTRAL REGION MIDDLE SCHOOL #5
Address:	FOUNTAIN AVENUE/SERRANO AVENUE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	60000058
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	4.64
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304488
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Action Required
Status Date:	01/18/2006
Restricted Use:	NO
Funding:	School District
Latitude:	34.09454
Longitude:	-118.3084
APN:	5537-002-005, 5537-002-015-022, 5537-002-025-026, 5537-005-00, 5537-005-001-002, 5537002005
Past Use:	RESIDENTIAL AREA
Potential COC:	Benzene, Lead, Methyl tertbutyl ether (MTBE, Polychlorinated biphenyls (PCBs, Tetrachloroethylene (PCE
Confirmed COC:	NONE SPECIFIED
Potential Description:	IA, SOIL, SV
Alias Name:	LAUSD-PRPSD CENTRAL REGION MID SCL #5
Alias Type:	Alternate Name
Alias Name:	5537-002-005
Alias Type:	APN
Alias Name:	5537-002-015-022
Alias Type:	APN
Alias Name:	5537-002-025-026
Alias Type:	APN
Alias Name:	5537-005-00

CENTRAL REGION MIDDLE SCHOOL #5 (Continued) **S107736109**

Alias Type: APN
Alias Name: 5537-005-001-002
Alias Type: APN
Alias Name: 5537002005
Alias Type: APN
Alias Name: 110033619421
Alias Type: EPA (FRS #)
Alias Name: 304488
Alias Type: Project Code (Site Code)
Alias Name: 60000058
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2006
Comments: DTSC issued Further Action determination for a Supplemental Site Investigation to address soil gas from off-site migration and lead from Lead-Based Paint. District considering dropping project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/15/2005
Comments: Concurrence with SOW.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

S142 **OMEGA/CINEMA PROPS INC** **HAZMAT** **S123545649**
West **5857 W SANTA MONICA BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038**
0.206 mi.
1090 ft. **Site 3 of 4 in cluster S**

Relative: LOS ANGELES HM:
Lower
Actual: Name: OMEGA/CINEMA PROPS INC
316 ft. Address: 5857 W SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0013273
Last Run Date: 06/01/2019
Status: INACTIVE

S143 **AUTOZONE # 5432** **CERS HAZ WASTE** **S123514998**
West **5856 SANTA MONICA BLVD** **HAZMAT** **N/A**
1/8-1/4 **LOS ANGELES, CA 90038** **CERS**
0.207 mi.
1092 ft. **Site 4 of 4 in cluster S**

Relative:
Lower

Actual:
315 ft.

CERS HAZ WASTE:
Name: AUTOZONE #5432
Address: 5856 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Site ID: 387126
CERS ID: 10139557
CERS Description: Hazardous Waste Generator

LOS ANGELES HM:
Name: AUTOZONE # 5432
Address: 5856 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: FA0024074
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: AUTOZONE #5432
Address: 5856 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Site ID: 387126
CERS ID: 10139557
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-05-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: MARIA RAMIREZ
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: ROUTINE INSP - PASSED
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-05-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: An inspection consent was granted by Julio Lopez(manager)
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection

AUTOZONE # 5432 (Continued) **S123514998**

Eval Date: 02-09-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection Report Consent to enter, inspect and take photographs was given by: Documents uploaded to CERS were reviewed and field verified. The following is a list items that need to be corrected: 1. No violations found at time of inspection 2. As a reminder, please update your CERS submittal yearly between January 1- March 1. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires business that store, uses or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS by March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. For new CERS users, please follow the procedures below: 1. Log in to [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 387126
Facility Name: AutoZone #5432
Env Int Type Code: HMBP
Program ID: 10139557
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.090700
Longitude: -118.316990

Affiliation:
Affiliation Type Desc: Operator
Entity Name: Autozone
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (714) 526-1313

Affiliation Type Desc: Identification Signer
Entity Name: Deborah Williams
Entity Title: Environmental Coordinator
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: EXCEL INVESTMENTS, LLC.
Entity Title: Not reported

AUTOZONE # 5432 (Continued) **S123514998**

Affiliation Address:	9034 W Sunset Blvd
Affiliation City:	West Hollywood
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90069
Affiliation Phone:	(310) 247-0900
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680
Affiliation Type Desc:	Document Preparer
Entity Name:	Deborah Williams
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Andrew Beaven
Entity Title:	Not reported
Affiliation Address:	Dept 8190, 123 South Front Street
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	Dept 8190, 123 South Front Street
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	AutoZone Inc
Entity Title:	Not reported
Affiliation Address:	123 South Front Street
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	United States
Affiliation Zip:	38103
Affiliation Phone:	(901) 495-6500

AUTOZONE # 5432 (Continued) **S123514998**

Affiliation Type Desc:	Parent Corporation
Entity Name:	Auto Zone
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

V144 **SMART & FINAL #363** **RCRA NonGen / NLR** **1024836327**
SSE **939 N WESTERN AVE** **CAL000379475**
1/8-1/4 **LOS ANGELES, CA 90029**
0.207 mi.
1093 ft. **Site 1 of 4 in cluster V**

Relative: **Lower**
Actual: **317 ft.**

RCRA Listings:

Date Form Received by Agency:	2012-11-05 00:00:00.0
Handler Name:	SMART & FINAL #363
Handler Address:	939 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90029
EPA ID:	CAL000379475
Contact Name:	DARRYL DINSON
Contact Address:	600 CITADEL DR
Contact City,State,Zip:	COMMERCE, CA 90040-1562
Contact Telephone:	323-869-7704
Contact Fax:	323-869-7864
Contact Email:	DARRYL.DINSON@SMARTANDFINAL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 512377
Mailing City,State,Zip:	LOS ANGELES, CA 90051-0000
Owner Name:	SMART & FINAL STORES CORP
Owner Type:	Other
Operator Name:	DARRYL DINSON
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No

SMART & FINAL #363 (Continued) **1024836327**

Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-06 17:01:34.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DARRYL DINSON
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	600 CITADEL DR
Owner/Operator City,State,Zip:	COMMERCE, CA 90040-1562
Owner/Operator Telephone:	323-869-7704
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

SMART & FINAL #363 (Continued) **1024836327**

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SMART & FINAL STORES CORP
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	600 CITADEL DR
Owner/Operator City,State,Zip:	COMMERCE, CA 90040-0000
Owner/Operator Telephone:	323-869-6210
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2012-11-05 00:00:00.0
Handler Name:	SMART & FINAL #363
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	45291
NAICS Description:	WAREHOUSE CLUBS AND SUPERCENTERS

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

V145 **SMART & FINAL # 363** **CERS HAZ WASTE** **S117310824**
SSE **939 N WESTERN AVE** **HAZNET** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029** **HAZMAT**
0.207 mi. **CERS**
1093 ft. **Site 2 of 4 in cluster V** **HWTS**

Relative:
Lower

Actual:
317 ft.

CERS HAZ WASTE:

Name:	SMART & FINAL # 363
Address:	939 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	154176
CERS ID:	10424593
CERS Description:	Hazardous Waste Generator

HAZNET:

Name:	SMART & FINAL #363
Address:	939 N WESTERN AVE

SMART & FINAL # 363 (Continued) **S117310824**

Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900510000
Contact:	DARRYL DINSON
Telephone:	3238697704
Mailing Name:	Not reported
Mailing Address:	PO BOX 512377
Year:	2019
Gepaid:	CAL000379475
TSD EPA ID:	NVT330010000
CA Waste Code:	352 - Other organic solids
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.00450
Year:	2019
Gepaid:	CAL000379475
TSD EPA ID:	NVD980895338
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.13150
Year:	2019
Gepaid:	CAL000379475
TSD EPA ID:	NVT330010000
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.02900
Year:	2019
Gepaid:	CAL000379475
TSD EPA ID:	NVT330010000
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.00050
Year:	2019
Gepaid:	CAL000379475
TSD EPA ID:	NVT330010000
CA Waste Code:	141 - Off-specification, aged or surplus inorganics
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.00050
Year:	2019
Gepaid:	CAL000379475
TSD EPA ID:	NVT330010000
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.00100
Year:	2019
Gepaid:	CAL000379475

SMART & FINAL # 363 (Continued) **S117310824**

TSD EPA ID: NVT330010000
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.07050

Year: 2019
Gepaid: CAL000379475
TSD EPA ID: NVT330010000
CA Waste Code: 791 - Liquids with pH <= 2
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.00450

Year: 2019
Gepaid: CAL000379475
TSD EPA ID: CAD008364432
CA Waste Code: 122 - Alkaline solution without metals pH >= 12.5
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.04000

Year: 2019
Gepaid: CAL000379475
TSD EPA ID: CAD008364432
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.09850

Click this hyperlink while viewing on your computer to access
28 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 2017
Gen EPA ID: CAL000379475

Shipment Date: 20171027
Creation Date: 5/30/2018 18:31:28
Receipt Date: 20171108
Manifest ID: 010837942FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: CAR000217554
Trans 2 Name: CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID: CAD008364432
Trans Name: RHO CHEM LLC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 122 - Alkaline solution without metals (pH > 12.5
RCRA Code: D002
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.133
Waste Quantity: 266
Quantity Unit: P

SMART & FINAL # 363 (Continued) **S117310824**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171027
Creation Date:	5/30/2018 18:31:28
Receipt Date:	20171108
Manifest ID:	010837942FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171027
Creation Date:	5/30/2018 18:31:28
Receipt Date:	20171108
Manifest ID:	010837942FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0095
Waste Quantity:	19
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170822

SMART & FINAL # 363 (Continued) **S117310824**

Creation Date:	7/5/2018 18:31:14
Receipt Date:	20170829
Manifest ID:	010206193FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170822
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20170829
Manifest ID:	010206193FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170822
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20170829
Manifest ID:	010206193FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC

SMART & FINAL # 363 (Continued) **S117310824**

TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0295
Waste Quantity:	59
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170822
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20170829
Manifest ID:	010206193FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170822
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010206193FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

SMART & FINAL # 363 (Continued) **S117310824**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.034
Waste Quantity:	68
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170707
Creation Date:	5/17/2018 18:32:00
Receipt Date:	20170718
Manifest ID:	009308560FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	S S T
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.113
Waste Quantity:	226
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170707
Creation Date:	5/17/2018 18:32:00
Receipt Date:	20170718
Manifest ID:	009308560FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	S S T
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0065
Waste Quantity:	13
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2016
Gen EPA ID:	CAL000379475
Shipment Date:	20151210
Creation Date:	3/22/2016 22:15:58
Receipt Date:	20151215
Manifest ID:	008505268FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0095
Waste Quantity:	19
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151210
Creation Date:	3/22/2016 22:15:58
Receipt Date:	20151215
Manifest ID:	008505268FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.07
Waste Quantity:	140
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

Shipment Date:	20151015
Creation Date:	12/18/2015 22:15:09
Receipt Date:	20151021
Manifest ID:	008505046FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03
Waste Quantity:	60
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151015
Creation Date:	12/18/2015 22:15:09
Receipt Date:	20151021
Manifest ID:	008505046FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0065
Waste Quantity:	13
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150930
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151006
Manifest ID:	008504986FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880

SMART & FINAL # 363 (Continued) **S117310824**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.06
Waste Quantity:	120
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150930
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151006
Manifest ID:	008504986FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150930
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151006
Manifest ID:	008504986FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001

SMART & FINAL # 363 (Continued) **S117310824**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150812
Creation Date:	10/12/2015 22:15:20
Receipt Date:	20150821
Manifest ID:	008506220FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.016
Waste Quantity:	32
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150812
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008506220FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.038
Waste Quantity:	76
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150812
Creation Date:	10/12/2015 22:15:20
Receipt Date:	20150821
Manifest ID:	008506220FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAL000379475
Shipment Date:	20130819
Creation Date:	2/12/2014 22:15:06
Receipt Date:	20130830
Manifest ID:	005827743FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

Shipment Date:	20130819
Creation Date:	2/12/2014 22:15:06
Receipt Date:	20130830
Manifest ID:	005827743FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0045
Waste Quantity:	9
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130819
Creation Date:	2/12/2014 22:15:06
Receipt Date:	20130830
Manifest ID:	005827743FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0095
Waste Quantity:	19
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000379475

Shipment Date:	20151210
Creation Date:	3/22/2016 22:15:58
Receipt Date:	20151215
Manifest ID:	008505268FLE

SMART & FINAL # 363 (Continued) **S117310824**

Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.07
Waste Quantity:	140
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151210
Creation Date:	3/22/2016 22:15:58
Receipt Date:	20151215
Manifest ID:	008505268FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0095
Waste Quantity:	19
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151015
Creation Date:	12/18/2015 22:15:09
Receipt Date:	20151021
Manifest ID:	008505046FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0065
Waste Quantity:	13
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151015
Creation Date:	12/18/2015 22:15:09
Receipt Date:	20151021
Manifest ID:	008505046FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03
Waste Quantity:	60
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150930
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151006
Manifest ID:	008504986FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18

SMART & FINAL # 363 (Continued) **S117310824**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150930
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151006
Manifest ID:	008504986FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150930
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151006
Manifest ID:	008504986FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.06
Waste Quantity:	120
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

Shipment Date:	20150812
Creation Date:	10/12/2015 22:15:20
Receipt Date:	20150821
Manifest ID:	008506220FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.016
Waste Quantity:	32
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150812
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008506220FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.038
Waste Quantity:	76
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150812
Creation Date:	10/12/2015 22:15:20
Receipt Date:	20150821
Manifest ID:	008506220FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880

SMART & FINAL # 363 (Continued) **S117310824**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014
Gen EPA ID:	CAL000379475
Shipment Date:	20140215
Creation Date:	7/10/2014 22:15:07
Receipt Date:	20140226
Manifest ID:	006209875FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140215
Creation Date:	7/10/2014 22:15:07
Receipt Date:	20140226
Manifest ID:	006209875FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC

SMART & FINAL # 363 (Continued) **S117310824**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20140215
Creation Date:	7/10/2014 22:15:07
Receipt Date:	20140226
Manifest ID:	006209875FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

LOS ANGELES HM:

Name:	SMART & FINAL #363
Address:	939 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0039078
Last Run Date:	06/01/2019
Status:	ACTIVE

CERS:

Name:	SMART & FINAL # 363
Address:	939 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	154176
CERS ID:	10424593
CERS Description:	Chemical Storage Facilities

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-12-2013

SMART & FINAL # 363 (Continued) **S117310824**

Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTED BY M.N. FLOREZ CONSENT GIVEN BY ANDRE DAVIS
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-03-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Victor De La Rosa, Manager
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-12-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Coordinates:

Site ID:	154176
Facility Name:	Smart & Final # 363
Env Int Type Code:	HWG
Program ID:	10424593
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.088050
Longitude:	-118.309770

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Darryl Dinson
Entity Title:	Not reported
Affiliation Address:	P.O. Box 512377
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90051-0377
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	Darryl Dinson
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	P.O. Box 512377
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90051-0377
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	SMART & FINAL STORES LLC
Entity Title:	Not reported
Affiliation Address:	P.O. Box 512377
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90051-0377
Affiliation Phone:	(323) 869-7500

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680

Affiliation Type Desc:	Identification Signer
Entity Name:	Darryl Dinson
Entity Title:	Environmental Health Compliance Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	Smart & Final #363
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(323) 466-9289

Affiliation Type Desc:	Parent Corporation
Entity Name:	Smart and Final Stores
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

SMART & FINAL # 363 (Continued) **S117310824**

Affiliation Zip: Not reported
Affiliation Phone: Not reported

HWTS:
Name: SMART & FINAL #363
Address: 939 N WESTERN AVE
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 90029
EPA ID: CAL000379475
Inactive Date: Not reported
Create Date: 11/05/2012
Last Act Date: 10/04/2019
Mailing Name: Not reported
Mailing Address: PO BOX 512377
Mailing Address 2: Not reported
Mailing City,State,Zip: LOS ANGELES, CA 900510000
Owner Name: SMART & FINAL STORES CORP
Owner Address: 600 CITADEL DR
Owner Address 2: Not reported
Owner City,State,Zip: COMMERCE, CA 900400000
Contact Name: DARRYL DINSON
Contact Address: 600 CITADEL DR
Contact Address 2: Not reported
City,State,Zip: COMMERCE, CA 900401562

NAICS:
EPA ID: CAL000379475
Create Date: 2012-11-05 09:12:18
NAICS Code: 45291
NAICS Description: Warehouse Clubs and Superstores
Issued EPA ID Date: 2012-11-05 09:12:18
Inactive Date: Not reported
Facility Name: SMART & FINAL #363
Facility Address: 939 N WESTERN AVE
Facility Address 2: Not reported
Facility City: LOS ANGELES
Facility County: 19
Facility State: CA
Facility Zip: 90029

146
WNW
1/8-1/4
0.209 mi.
1101 ft.

GUARDIAN ADVISORS LLC
5814 LA MIRADA AVE
LOS ANGELES, CA 90038

RCRA NonGen / NLR **1024767555**
CAC002987432

Relative:
Higher

Actual:
331 ft.

RCRA Listings:
Date Form Received by Agency: 2018-10-31 00:00:00.0
Handler Name: GUARDIAN ADVISORS LLC
Handler Address: 5814 LA MIRADA AVE
Handler City,State,Zip: LOS ANGELES, CA 90038
EPA ID: CAC002987432
Contact Name: KAZ CERVANTES
Contact Address: 12439 MAGNOLIA BLVD
Contact City,State,Zip: NORTH HOLLYWOOD, CA 91607
Contact Telephone: 949-584-7809

GUARDIAN ADVISORS LLC (Continued) **1024767555**

Contact Fax:	Not reported
Contact Email:	SBE.AMBER@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	12439 MAGNOLIA BLVD
Mailing City,State,Zip:	NORTH HOLLYWOOD, CA 91607
Owner Name:	GUARDIAN ADVISORS LLC
Owner Type:	Other
Operator Name:	KAZ CERVANTES
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A

GUARDIAN ADVISORS LLC (Continued) **1024767555**

Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-11-20 16:30:36.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GUARDIAN ADVISORS LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12439 MAGNOLIA BLVD
Owner/Operator City,State,Zip:	NORTH HOLLYWOOD, CA 91607
Owner/Operator Telephone:	949-584-7809
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	KAZ CERVANTES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12439 MAGNOLIA BLVD
Owner/Operator City,State,Zip:	NORTH HOLLYWOOD, CA 91607
Owner/Operator Telephone:	949-584-7809
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2018-10-31 00:00:00.0
Handler Name:	GUARDIAN ADVISORS LLC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

GUARDIAN ADVISORS LLC (Continued) **1024767555**

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

P147 **SHELL STATION NO 204-6906-0105** **RCRA-LQG** **1000288456**
SE **900 N WESTERN** **LUST** **CAD981405970**
1/8-1/4 **SAN PEDRO, CA 90732** **Cortese**
0.214 mi. **CERS**
1130 ft. **Site 4 of 5 in cluster P**

Relative: **Lower**
Actual: **319 ft.**

RCRA Listings:

Date Form Received by Agency:	1986-05-02 00:00:00.0
Handler Name:	SHELL STATION NO 204-6906-0105
Handler Address:	900 N WESTERN
Handler City,State,Zip:	SAN PEDRO, CA 90732
EPA ID:	CAD981405970
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	900 N WESTERN
Contact City,State,Zip:	SAN PEDRO, CA 90732
Contact Telephone:	213-999-9999
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Other
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4
Mailing Address:	PO BOX 6249
Mailing City,State,Zip:	CARSON, CA 90749
Owner Name:	SHELL OIL COMPANY
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No

SHELL STATION NO 204-6906-0105 (Continued) **1000288456**

Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:24:49.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SHELL OIL COMPANY
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported

SHELL STATION NO 204-6906-0105 (Continued) **1000288456**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 1986-05-02 00:00:00.0
Handler Name: SHELL STATION NO 204-6906-0105
Federal Waste Generator Description: Large Quantity Generator
State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

LUST:
Name: SHELL, WESTERN PLAZA
Address: 990 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90029
Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700782
Global Id: T0603700782
Latitude: 34.0882864
Longitude: -118.309153
Status: Completed - Case Closed
Status Date: 05/26/1993
Case Worker: EL
RB Case Number: 900290198
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700782
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780

SHELL STATION NO 204-6906-0105 (Continued) **1000288456**

City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700782
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700782
Action Type: Other
Date: 05/20/1993
Action: Leak Discovery

Global Id: T0603700782
Action Type: Other
Date: 05/20/1993
Action: Leak Stopped

Global Id: T0603700782
Action Type: Other
Date: 05/26/1993
Action: Leak Reported

LUST:
Global Id: T0603700782
Status: Open - Case Begin Date
Status Date: 05/20/1993

Global Id: T0603700782
Status: Completed - Case Closed
Status Date: 05/26/1993

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900290198
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700782
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: ROMAINE
Enforcement Type: Not reported

SHELL STATION NO 204-6906-0105 (Continued) **1000288456**

Date Leak Discovered:	5/20/1993	
Date Leak First Reported:		5/26/1993
Date Leak Record Entered:	5/30/1995	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	5/20/1993	
Date Case Last Changed on Database:		5/30/1995
Date the Case was Closed:		5/26/1993
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Spill	
Leak Source:	Other Source	
Operator:	KOUROSH SHIRZAD	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		6627.810586394830029671187259
Source of Cleanup Funding:		Other Source
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	SHELL	
RP Address:	5850 CANOGA AVENUE STE 300 WOODLAND HILLS CA 91367	
Program:	LUST	
Lat/Long:	34.0882688 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

CORTESE:

Name:	SHELL, WESTERN PLAZA
Address:	990 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90029
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603700782
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported

SHELL STATION NO 204-6906-0105 (Continued) **1000288456**

Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	SHELL, WESTERN PLAZA
Address:	990 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	226022
CERS ID:	T0603700782
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W. 4TH ST., SUITE 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

P148 **WESTERN PLAZA SHELL** **SWEEPS UST** **S101586188**
SE **990 N WESTERN AVE** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90731**
0.214 mi.
1130 ft. **Site 5 of 5 in cluster P**

Relative:
Lower

Actual:
319 ft.

SWEEPS UST:

Name:	WESTERN PLAZA SHELL
Address:	990 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3962
Number:	1
Board Of Equalization:	Not reported
Referral Date:	07-27-93
Action Date:	04-11-94

WESTERN PLAZA SHELL (Continued) **S101586188**

Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	19-050-003962-000001
Tank Status:	A
Capacity:	10000
Active Date:	04-04-94
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	4

Name:	WESTERN PLAZA SHELL
Address:	990 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3962
Number:	1
Board Of Equalization:	Not reported
Referral Date:	07-27-93
Action Date:	04-11-94
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	19-050-003962-000002
Tank Status:	A
Capacity:	10000
Active Date:	04-04-94
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	WESTERN PLAZA SHELL
Address:	990 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3962
Number:	1
Board Of Equalization:	Not reported
Referral Date:	07-27-93
Action Date:	04-11-94
Created Date:	02-29-88
Owner Tank Id:	3
SWRCB Tank Id:	19-050-003962-000003
Tank Status:	A
Capacity:	10000
Active Date:	04-04-94
Tank Use:	M.V. FUEL
STG:	P
Content:	PRM UNLEADED
Number Of Tanks:	Not reported

Name:	WESTERN PLAZA SHELL
Address:	990 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	3962
Number:	1

WESTERN PLAZA SHELL (Continued) **S101586188**

Board Of Equalization: Not reported
Referral Date: 07-27-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: 4
SWRCB Tank Id: 19-050-003962-000004
Tank Status: A
Capacity: 550
Active Date: 04-04-94
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19040586
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2138312888
Mail To: Not reported
Mailing Address: 990 N WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 907310000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

W149 **SANTA MONICA/VINE PRIMARY SITE NO. 10** **ENVIROSTOR** **S105840741**
NW **FOUNTAIN AVE/VAN NESS AVE/WILTON PLACE** **SCH** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028**
0.217 mi.
1144 ft. **Site 1 of 2 in cluster W**

Relative:
Higher

Actual:
338 ft.

ENVIROSTOR:
Name: SANTA MONICA/VINE PRIMARY SITE NO. 10
Address: FOUNTAIN AVE/VAN NESS AVE/WILTON PLACE
City,State,Zip: LOS ANGELES, CA 90028
Facility ID: 19880057
Status: Inactive - Withdrawn
Status Date: 02/20/2013
Site Code: 304122
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09464
Longitude: -118.3148
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #10
Alias Type: Alternate Name
Alias Name: 304053
Alias Type: Project Code (Site Code)
Alias Name: 304122
Alias Type: Project Code (Site Code)
Alias Name: 19880057
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SANTA MONICA/VINE PRIMARY SITE NO. 10

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Address:	FOUNTAIN AVE/VAN NESS AVE/WILTON PLACE
City,State,Zip:	LOS ANGELES, CA 90028
Facility ID:	19880057
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304122
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Restricted Use:	NO
Funding:	School District
Latitude:	34.09464
Longitude:	-118.3148
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #10
Alias Type:	Alternate Name
Alias Name:	304053
Alias Type:	Project Code (Site Code)
Alias Name:	304122
Alias Type:	Project Code (Site Code)
Alias Name:	19880057
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued) **S105840741**

Completed Date:	08/20/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

R150 **CALLANAN MORTUARY** **HAZMAT** **S123545063**
NNE **1301 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90027**
0.218 mi.
1151 ft. **Site 10 of 18 in cluster R**

Relative: **Higher**
Actual: **346 ft.**

LOS ANGELES HM:

Name:	CALLANAN MORTUARY
Address:	1301 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
Facility ID:	FA0010716
Last Run Date:	06/01/2019
Status:	INACTIVE

V151 **UST** **U004305149**
SSE **959 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.221 mi.
1167 ft. **Site 3 of 4 in cluster V**

Relative: **Lower**
Actual: **316 ft.**

LOS ANGELES UST:

Name:	Not reported
Address:	959 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

R152 **UNION OIL SERVICE STATION LEAS** **HIST UST** **U001561196**
NNE **1300 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90027**
0.226 mi.
1193 ft. **Site 11 of 18 in cluster R**

Relative: **Higher**
Actual: **347 ft.**

HIST UST:

Name:	UNION OIL SERVICE STATION LEAS
Address:	1300 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
File Number:	000282E7
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000282E7.pdf
Region:	STATE
Facility ID:	00000055992

UNION OIL SERVICE STATION LEAS (Continued) **U001561196**

Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	KYUNG SOO HAN
Telephone:	2134678774
Owner Name:	UNION OIL COMPANY OF CALIFORNI
Owner Address:	3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip:	LOS ANGELES, CA 90010
Total Tanks:	0001
Tank Num:	001
Container Num:	3739-00
Year Installed:	Not reported
Tank Capacity:	00000300
Tank Used for:	WASTE
Type of Fuel:	06
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

R153 **SERVICE STATION 3739** **HIST UST** **1000166928**
NNE **1300 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90027**
0.226 mi.
1193 ft. **Site 12 of 18 in cluster R**

Relative:
Higher

Actual:
347 ft.

HIST UST:

Name:	SERVICE STATION 3739
Address:	1300 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
File Number:	000291F7
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000291F7.pdf
Region:	STATE
Facility ID:	00000018973
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	SYUNG SOON HAN
Telephone:	2134678774
Owner Name:	UNION OIL COMPANY OF CALIFORNI
Owner Address:	3701 WILSHIRE BLVD.-STE 830
Owner City,St,Zip:	LOS ANGELES, CA 90010
Total Tanks:	0004
Tank Num:	001
Container Num:	3739-1
Year Installed:	1983
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test, 10
Tank Num:	002
Container Num:	3739-2
Year Installed:	1983
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM

SERVICE STATION 3739 (Continued) **1000166928**

Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test, 10
Tank Num:	003
Container Num:	3739-3
Year Installed:	1983
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test, 10
Tank Num:	004
Container Num:	3739-4
Year Installed:	1983
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, Pressure Test, 10

Click here for Geo Tracker PDF:

R154 **TOSCO 30550** **RCRA-SQG** **1007200311**
NNE **1300 N WESTERN AVE** **CAL000139177**
1/8-1/4 **LOS ANGELES, CA 90027**
0.226 mi.
1193 ft. **Site 13 of 18 in cluster R**

Relative: **Higher**
Actual: **347 ft.**

RCRA Listings:

Date Form Received by Agency:	2002-02-02 00:00:00.0
Handler Name:	TOSCO 30550
Handler Address:	1300 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90027
EPA ID:	CAL000139177
Contact Name:	STEVE BOYD
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	714-428-6572
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 52085
Mailing City,State,Zip:	PHOENIX, AZ 85072
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No

TOSCO 30550 (Continued) **1007200311**

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2006-09-05 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years

Year:	2001

TOSCO 30550 (Continued) **1007200311**

Click Here for Biennial Reporting System Data:

Historic Generators:

Receive Date:	2002-02-02 00:00:00.0
Handler Name:	TOSCO 30550
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2002-02-02 00:00:00.0
Handler Name:	TOSCO 30550
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44719
NAICS Description:	OTHER GASOLINE STATIONS

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

R155 **TOSCO CORPORATION #30550** **UST** **U003942231**
NNE **1300 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90027**
0.226 mi.
1193 ft. **Site 14 of 18 in cluster R**

Relative:
Higher

Actual:
347 ft.

UST:

Name:	SUNRISE ENERGY #253739
Address:	1300 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
Facility ID:	FA0010715
Permitting Agency:	Los Angeles City Fire Department
Latitude:	34.09519
Longitude:	-118.30886

TOSCO CORPORATION #30550 (Continued) **U003942231**

Name: TOSCO CORPORATION #30550
Address: 1300 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90027
Facility ID: 24185
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.09654
Longitude: -118.307509

LOS ANGELES UST:
Name: SUNRISE ENERGY #253739
Address: 1300 N WESTERN AVE
City,State,Zip: LOS ANGELES, CA 90027
Facility ID: FA0010715
Last Run Date: 06/01/2019
Status: ACTIVE

R156 **76 STATION #3739** **LUST** **S106916450**
NNE **1300 WESTERN AVE. N.** **Cortese** **N/A**
1/8-1/4 **LOS ANGELES, CA 90027** **CERS**
0.226 mi.
1193 ft. **Site 15 of 18 in cluster R**

Relative: **Higher**
Actual: **347 ft.**

LUST:
Name: 76 STATION #3739
Address: 1300 WESTERN AVE. N.
City,State,Zip: LOS ANGELES, CA 90027
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603739186
Global Id: T0603739186
Latitude: 34.09496
Longitude: -118.30913
Status: Completed - Case Closed
Status Date: 11/19/2009
Case Worker: DMB
RB Case Number: 900270252
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: 10715
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603739186
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603739186
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780

76 STATION #3739 (Continued) **S106916450**

City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 05/23/2005
Action: Staff Letter

Global Id: T0603739186
Action Type: Other
Date: 06/23/2004
Action: Leak Discovery

Global Id: T0603739186
Action Type: RESPONSE
Date: 08/01/2005
Action: Other Report / Document

Global Id: T0603739186
Action Type: REMEDIATION
Date: 06/23/2004
Action: Other (Use Description Field)

Global Id: T0603739186
Action Type: Other
Date: 01/12/2005
Action: Leak Reported

Global Id: T0603739186
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 12/22/2008
Action: Staff Letter

Global Id: T0603739186
Action Type: RESPONSE
Date: 03/07/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603739186
Action Type: RESPONSE
Date: 05/04/2007
Action: Soil and Water Investigation Report

Global Id: T0603739186
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: ENFORCEMENT

76 STATION #3739 (Continued) **S106916450**

Date: 06/15/2009
Action: Staff Letter

Global Id: T0603739186
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 01/11/2007
Action: Other Report / Document

Global Id: T0603739186
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 11/05/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 10/27/2009
Action: Notification - Preclosure

Global Id: T0603739186
Action Type: ENFORCEMENT
Date: 11/19/2009
Action: Closure/No Further Action Letter

Global Id: T0603739186
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

76 STATION #3739 (Continued) **S106916450**

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603739186
Action Type: RESPONSE
Date: 10/28/2008
Action: Request for Closure

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/16/2009
Action: Soil and Water Investigation Report

Global Id: T0603739186
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603739186
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

LUST:
Global Id: T0603739186
Status: Open - Case Begin Date
Status Date: 10/01/1997

Global Id: T0603739186
Status: Open - Remediation
Status Date: 10/01/1997

Global Id: T0603739186
Status: Open - Site Assessment
Status Date: 01/12/2005

Global Id: T0603739186
Status: Open - Site Assessment
Status Date: 03/07/2006

Global Id: T0603739186
Status: Open - Site Assessment
Status Date: 11/28/2006

Global Id: T0603739186
Status: Open - Verification Monitoring
Status Date: 02/02/2009

Global Id: T0603739186
Status: Completed - Case Closed
Status Date: 11/19/2009

CORTESE:

76 STATION #3739 (Continued) **S106916450**

Name:	76 STATION #3739
Address:	1300 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90027
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603739186
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	76 STATION #3739
Address:	1300 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90027
Site ID:	227812
CERS ID:	T0603739186
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	DAVID M. BJOSTAD - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W. 4th Street, Suite 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

R157 **SUNRISE ENERGY, INC.** **RCRA NonGen / NLR** **1025850333**
NNE **1300 N WESTERN AVE** **CAC003030425**
1/8-1/4 **LOS ANGELES, CA 90027**
0.226 mi.
1193 ft. **Site 16 of 18 in cluster R**

Relative: **Higher**
Actual: **347 ft.**

RCRA Listings:

Date Form Received by Agency:	2019-08-21 00:00:00.0
Handler Name:	SUNRISE ENERGY, INC.
Handler Address:	1300 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90027
EPA ID:	CAC003030425
Contact Name:	SUNRISE ENERGY, INC.
Contact Address:	1300 N WESTERN AVE
Contact City,State,Zip:	LOS ANGELES, CA 90027-5616
Contact Telephone:	323-476-0405
Contact Fax:	Not reported
Contact Email:	SUNRISEENERGYINC@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1300 N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90027
Owner Name:	SUNRISE ENERGY, INC.
Owner Type:	Other
Operator Name:	SUNRISE ENERGY, INC.
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

SUNRISE ENERGY, INC. (Continued) **1025850333**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2019-09-10 12:40:13.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SUNRISE ENERGY, INC.
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1300 N WESTERN AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90027-5616
Owner/Operator Telephone:	323-476-0405
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SUNRISE ENERGY, INC.
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1300 N WESTERN AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90027-5616
Owner/Operator Telephone:	323-476-0405
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

SUNRISE ENERGY, INC. (Continued) **1025850333**

Historic Generators:

Receive Date:	2019-08-21 00:00:00.0
Handler Name:	SUNRISE ENERGY, INC.
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	447110
NAICS Description:	GASOLINE STATIONS WITH CONVENIENCE STORES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

R158 **HAN'S UNION** **CERS HAZ WASTE** **S101585423**
NNE **1300 N WESTERN AVE** **SWEEPS UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90027** **CA FID UST**
0.226 mi. **CERS TANKS**
1193 ft. **Site 17 of 18 in cluster R** **HAZMAT**
CERS

Relative:
Higher

Actual:
347 ft.

CERS HAZ WASTE:

Name:	SUNRISE ENERGY #253739
Address:	1300 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
Site ID:	72310
CERS ID:	10244377
CERS Description:	Hazardous Waste Generator

Name:	7/24 AUTO SERVICE
Address:	1300 N WESTERN AVE # B
City,State,Zip:	LOS ANGELES, CA 90027
Site ID:	88340
CERS ID:	10260766
CERS Description:	Hazardous Waste Generator

SWEEPS UST:

Name:	HAN'S UNION
Address:	1300 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	1347
Number:	9

HAN'S UNION (Continued) **S101585423**

Board Of Equalization: 44-000051
Referral Date: 11-13-92
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001347-000001
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 4

Name: HAN'S UNION
Address: 1300 N WESTERN AVE
City: LOS ANGELES
Status: Active
Comp Number: 1347
Number: 9
Board Of Equalization: 44-000051
Referral Date: 11-13-92
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001347-000002
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: HAN'S UNION
Address: 1300 N WESTERN AVE
City: LOS ANGELES
Status: Active
Comp Number: 1347
Number: 9
Board Of Equalization: 44-000051
Referral Date: 11-13-92
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001347-000003
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: HAN'S UNION
Address: 1300 N WESTERN AVE
City: LOS ANGELES

HAN'S UNION (Continued) **S101585423**

Status:	Active
Comp Number:	1347
Number:	9
Board Of Equalization:	44-000051
Referral Date:	11-13-92
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001347-000004
Tank Status:	A
Capacity:	550
Active Date:	04-20-88
Tank Use:	OIL
STG:	W
Content:	WASTE OIL
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19023286
Regulated By:	UTNKA
Regulated ID:	00018973
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2134678774
Mail To:	Not reported
Mailing Address:	3701 WILSHIRE BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900270000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

CERS TANKS:

Name:	SUNRISE ENERGY #253739
Address:	1300 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
Site ID:	72310
CERS ID:	10244377
CERS Description:	Underground Storage Tank

LOS ANGELES HM:

Name:	SUNRISE ENERGY #253739
Address:	1300 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
Facility ID:	FA0010715
Last Run Date:	06/01/2019
Status:	ACTIVE

CERS:

Name:	SUNRISE ENERGY #253739
Address:	1300 N WESTERN AVE

HAN'S UNION (Continued) **S101585423**

City,State,Zip: LOS ANGELES, CA 90027
Site ID: 72310
CERS ID: 10244377
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-08-2016
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Returned to compliance on 12/08/2016. This test needs to be completed within a 12 month period. This is the second year in a row that this test is late. The test was due on 10-19-15.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-27-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: OBSERVATION: The business failed to establish and electronically submit an adequate employee training plan, which is reasonable and appropriate for the size of the business and the nature of the hazardous material handled. CORRECTIVE ACTION: Establish and electronically submit an adequate employee training plan, which is reasonable and appropriate for the size of the business and the nature of the hazardous material handled. OBSERVATION: The business failed to establish and electronically submit an adequate employee training plan, which is reasonable and appropriate for the size of the business and the nature of the hazardous material(s) handled. CORRECTIVE ACTION: Establish and electronically submit an adequate training plan, which is reasonable and appropriate for the size of the business and the nature of the hazardous material(s) handled.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-08-2016
Citation: 23 CCR 16 2638(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(f)
Violation Description: Failure to properly affix tag/sticker on monitoring equipment being certified, repaired, or replaced.
Violation Notes: Sticker were not found on the previously tested items. Please remember to place stickers on everything
Violation Division: Los Angeles City Fire Department
Violation Program: UST

HAN'S UNION (Continued) **S101585423**

Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-27-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: OBSERVATION: The business did not provide one or more of the following: initial employee training, adequate employee training, annual employee training and/or maintain records of employee training. CORRECTIVE ACTION: Provide all employees with required training that includes: safe handling hazardous materials, emergency response procedures, and proper use of response equipment. Maintain records of training available for 3 years. OBSERVATION: The business failed to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material including familiarity with the emergency response plan or failure to document and maintain training records for a minimum of three years. CORRECTIVE ACTION: Establish and electronically submit an employee training program containing provisions to ensure initial and annual training for all employees in safety procedures in the event of a release or threatened [Truncated]
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-08-2016
Citation: 23 CCR 16 2632, 2634, 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2712(b)
Violation Description: Failure to maintain monitoring and maintenance records (e.g., alarm logs) and/or maintain records of appropriate follow-up actions.
Violation Notes: Please keep all the required records. Single wall tanks need to pass a .2 gallon test per hour each month
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-27-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: OBSERVATION: The business failed to complete and electronically submit a site map with all required content including: north orientation, loading area, internal roads, adjacent streets, storm and sewer drains, access and exit points, emergency shut offs, evacuation staging area, hazardous materials/waste storage areas and emergency response equipment. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content. OBSERVATION: The business

HAN'S UNION (Continued) **S101585423**

failed to complete and electronically submit a site map with all required content. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-08-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Response Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-08-2016
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Please update financial information at the location and on CERS
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-12-2017
Citation: 23 CCR 16 2646.1(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2646.1(j)
Violation Description: Failure to submit the annual statistical inventory reconciliation (SIR) Report to the UPA.
Violation Notes: Returned to compliance on 04/06/2018. OBSERVATION: Owner/Operator did not submit the annual SIR Report to the CUPA. CORRECTIVE ACTION: Submit SIR Report annually to the CUPA. Submit verification.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-08-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310

HAN'S UNION (Continued) **S101585423**

Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-08-2016
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have a UST Monitoring Plan available on site.
Violation Notes:	Please update your Monitoring plan at the location and on CERS
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	10-27-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes:	OBSERVATION: The business failed to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. CORRECTIVE ACTION: Complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. Consent to enter, inspect and take photographs was given by: XXXXXXXXX The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. New user instructions are provided below. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los [Truncated]
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-17-2018
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Returned to compliance on 12/17/2018. OBSERVATION: Facility does not have an approved Monitoring Plan. CORRECTIVE ACTION: Maintain an Approved Monitoring Plan. Update site map and monitoring plan
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	03-10-2016
Citation:	23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description:	Failure to comply with one or more of the following: maintain the spill bucket in good condition, containment free of debris/liquid, and/or to remove the contents of the spill bucket when a

HAN'S UNION (Continued) **S101585423**

release/leak/spill was observed.
Violation Notes: Returned to compliance on 01/06/2017. 87 & 91 FILL SB failed during testing.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-17-2018
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Response Plan.
Violation Notes: Returned to compliance on 12/17/2018. OBSERVATION: Facility does not have an approved Response Plan. CORRECTIVE ACTION: Maintain an approved Response Plan. 1. NOT ACCEPTED: PLEASE SEE ERROR WARNING REGARDING FIRE CODE HAZARD CLASSES. THE WARNING INDICATES YOU HAVE SELECTED OBSOLETE DATA. PLEASE REVIEW AND MAKE NECESSARY CORRECTIONS. FOR A DETAILED LIST OF THE NEW FEDERAL CATEGORIES & ADDITIONAL INFORMATION, PLEASE REVIEW THE FOLLOWING RESOURCE - https://cers.calepa.ca.gov/wp-content/uploads/sites/61/2017/12/CalEPA-New-Federal-Hazard-Categories-1.pdf ". Hazardous Material Inventory: Chemical Inventory Reporting of the Annual 2018 Hazardous Materials Business Plan (HMBP) Submittals Must Reference the 24 New Federal Hazard Categories, Effective December 28, 2017, CalEPA has replaced the previously existing five federal hazard categories in CERS with twenty-four new federal hazard categories. The following federal hazard categories are now obsolete G fire, reactive, pressure release, acute health, chronic [Truncated]
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-19-2015
Citation: HSC 6.7 25290.1(h), 25290.2(g), 25291(f), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(h), 25290.2(g), 25291(f), 25292(e)
Violation Description: Failure to install line leak detector.
Violation Notes: Returned to compliance on 01/06/2017. OBSERVATION: Owner/Operator did not install line leak detector on pressurized piping system. CORRECTIVE ACTION: Install and test line leak detector on pressurized piping system. Submit test results. 91 diesel LLD failed during testing
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-08-2016
Citation: 23 CCR 16 2643(b)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643(b)(1)
Violation Description: Failure of the automatic tank gauging (ATG) system to perform valid monthly 0.2 gallon-per-hour leak tests or generate hard-copy test reports.

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Violation Notes: Returned to compliance on 12/15/2016. This test needs to be conducted every month and pass for every single wall tank. There needs to be records of this at the location. It has not been passing. You have 7 days to prove that the tank is not leaking by providing a precision tank test. If this does not happen the tanks are going to be red bagged.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-19-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 10/19/2016. OBSERVATION: Owner/Operator did not test leak detection equipment every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification within 30 days of completion of the test. CORRECTIVE ACTION: Test leak detection equipment every 12 months (VPH, sensor, LLD, ATG, etc.) and submit monitoring system certification within 30 days of completion of the test. *MC testing conducted by Emery Shen on 10/19/15. *SITE OVERDUE for MC testing Due 08/20/15*
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-12-2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit the UPA. of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes: Returned to compliance on 04/06/2018. OBSERVATION: Owner/Operator did not notify CUPA of DO identification within 30 days of obtaining or changing the DO. CORRECTIVE ACTION: Notify CUPA of changes to DO within 30 days of a change. Update CERS owner and contact information.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-19-2015
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description: Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.
Violation Notes: Returned to compliance on 11/19/2015. OBSERVATION: Owner/Operator did not conduct secondary containment testing within six months of installation and every 36 months thereafter and/or conduct testing in

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accordance with proper practices, protocols, or test methods. CORRECTIVE ACTION: Conduct secondary containment testing within six months of installation and every 36 months thereafter. Conduct testing in accordance with proper practices, protocols, or test methods. Submit verification. SB989 testing conducted by Emery Shen on 10/19/15. *SITE OVERDUE for SB989 testing - Due 06/17/15*

Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 12-17-2018
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 12/17/2018. OBSERVATION: Owner/Operator did not maintain and/or submit a current facility plot plan. CORRECTIVE ACTION: Maintain and/or submit a current facility plot plan. Update site map and monitoring plan
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-19-2015
Citation: 23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description: Failure of the double wall pressurized piping in the turbine sump to be continuously monitored with a system that activates an audible and visual alarm or restricts or stops flow at dispenser when a leak is detected.
Violation Notes: Returned to compliance on 01/06/2017. OBSERVATION: Owner/Operator did not maintain the double wall pressurized piping in the turbine sump to be continuously monitored with a system that activates an audible and visual alarm or restricts or stops flow at dispenser when a leak is detected. CORRECTIVE ACTION: Maintain the double wall pressurized piping in the turbine sump to be continuously monitored with a system that activates an audible and visual alarm or restricts or stops flow at dispenser when a leak is detected. DIESEL STP sensor failure.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 10-27-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: OBSERVATION: The business failed to complete and electronically submit chemical inventory information for all reportable hazardous materials on site at or above reportable quantities. CORRECTIVE ACTION: Complete

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	and electronically submit the chemical inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-08-2016
Citation:	23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description:	Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been properly trained.
Violation Notes:	Please make sure that all required test results are kept and noted in your report. This includes the .2gallons/hour test that needs to pass each month on the single wall tanks
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	10-19-2015
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Notes:	Returned to compliance on 01/06/2017. OBSERVATION: Owner/Operator did not obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment. CORRECTIVE ACTION: Obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment. PERMIT REQUIRED TO REPLACE DIESEL STP SENSOR AND DIESEL LLD.
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-08-2016
Citation:	23 CCR 16 2646.1 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2646.1
Violation Description:	Failure to meet one or more of the requirements of statistical inventory reconciliation (SIR), including, but not limited to: measurements taken daily, calculated monthly, capable of detecting a 0.2 gallons per hour release, conduct a tank integrity test every two years, conduct piping and or tank test within 15 days of receipt of

HAN'S UNION (Continued) **S101585423**

	two successive SIR reports which are inconclusive or which indicate a possible release, and/or calibrate dispenser meters annually.
Violation Notes:	This station has single wall tanks. The tester or the owner was unable to show the inspector how they were conducting the .2 per hour monthly test of the tanks. Please show proof of testing and passing of this required test. If you can not a precision tank test will be required within 7 days of this notice. If it is not proven that the tanks are not leaking then the failed tanks will be red bagged.
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	04-09-2020
Citation:	23 CCR 16 2712(b)(3) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(3)
Violation Description:	Failure to comply with one or more of the following requirements for the cathodic protection system: Install corrosion protection for USTs and/or the field-installed cathodic protection system to meet the consensus standards. For impressed current: Have corrosion protection equipment turned on and functioning properly. Inspect the impressed-current system every 60 days. Test the impressed-current system within six months of installation or repair and at least every 36 months thereafter. For sacrificial anodes: Check sacrificial anodes within six months of installation or repair and at least once every 36 months thereafter in accordance with the manufacturerG s instructions. For all corrosion protection systems: Maintain records for 78 months on-site or off-site at a readily available location if approved by the UPA.
Violation Notes:	It appears in CERS these tanks do not have the proper cathodic protection. The only example of when a single wall can have only isolation is if it is cladded in a corrosive resistant armor such as fiberglass. If it is not cladded then it would also require sacrificial anodeG s or impressed current. To clear this violation please send confirmation of proper cathodic protection or errors in CERS information to barry.belknap@lacity.org
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-08-2016
Citation:	23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description:	Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes:	Please add a chain to the float and chain for the 87 on dispenser 6 as it is missing.
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-26-2019

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Citation:	23 CCR 16 2643(b)(3) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643(b)(3)
Violation Description:	Failure of the continuous in-tank leak detection (CITLD) system to perform a 0.2 gallon-per-hour leak test that determines the leak status of the tank at least once every 30 days.
Violation Notes:	OBSERVATION: The continuous in-tank leak detection (CITLD) system does not perform a 0.2 gallon-per-hour leak test that determines the leak status of the tank at least once every 30 days. CORRECTIVE ACTION: Repair continuous in-tank leak detection (CITLD) system so that it functions properly. Conduct tank integrity test and submit test results. 23 CCR - 2643.1 - 2643.1. Tank Integrity Testing Requirements. Tank integrity testing shall meet the requirements of section 2643(f) and shall be conducted using one of the two methods in subsections (a) or (b) below. Tank integrity test methods shall account for the effects of thermal expansion or contraction of the product, vapor pockets, tank deformation, evaporation or condensation, and the presence of water in the backfill: (a) A volumetric tank integrity test shall be capable of detecting a release of 0.1 gallon per hour from any portion of the tank when the tank is at least 65% full of product or at any product level [Truncated]
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-08-2016
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	Failure to test the spill bucket annually.
Violation Notes:	Returned to compliance on 12/08/2016. This test needs to be completed within a 12 month period. This is the second year in a row that this test is late. The test was due on 10-19-15.
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739
Violation Date:	12-12-2017
Citation:	23 CCR 16 2662(c)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2662(c)(1)(B)
Violation Description:	Failure to install corrosion protection for USTs and/or failure of the field-installed cathodic protection system to meet the consensus standards.
Violation Notes:	Returned to compliance on 04/06/2018. OBSERVATION: Owner/Operator did not identify corrosion protection for USTs on CERS and/or failure of the field-installed cathodic protection system to meet the consensus standards. CORRECTIVE ACTION: Install or identify corrosion protection for the USTs on CERS and/or ensure the field-installed cathodic protection system meets the consensus standards. Submit verification
Violation Division:	Los Angeles City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	72310
Site Name:	SUNRISE ENERGY #253739

HAN'S UNION (Continued) **S101585423**

Violation Date: 12-08-2016
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain a valid permit to operate from the CUPA.
Violation Notes: Please obtain and post current permit
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Violation Date: 04-09-2020
Citation: HSC 6.7 25290.1(d) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(d)
Violation Description: Failure of a UST system installed on or after July 1, 2004 to be designed and constructed with a monitoring system capable of detecting the entry of the liquid or vapor-phase of the hazardous substance stored in the primary containment into the secondary containment and capable of detecting water intrusion into the secondary containment.
Violation Notes: Not reported
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 04-09-2020
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: "The following has been reviewed: CERS. This facility, CERS ID 10244377, was found to have violations. Review and correct all items marked G OUTG in this report, on or before the COMPLY BY date associated with each violation. Failure to resolve these violations may result in this facility being subject to formal enforcement. **********Upon completion of the resolution of all the above mentioned violations, please respond via email to the issuing Inspector to have the documents/CERS submittals reviewed and the violations cleared. ********** Reports emailed to: XXXXXXXX "
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-25-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Consent to do inspection was given by Johny Castillo
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-19-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection conducted with Johnny Castillo, Cashier.Inspection report emailed to Alex Bagerdjian, Owner, at SunriseEnergyINC@YAhoo.com (323)

HAN'S UNION (Continued) **S101585423**

	467-0405.
Eval Division:	Los Angeles City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	03-10-2016
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed SB989 results (onsite for a portion of testing--noted failures found during review of SB989 results)
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-16-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	MET WITH TECH EMERY SHEN, PASSED MONITOR CERT
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	10-19-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB989 testing conducted by Emery Shen. *SITE OVERDUE for SB989 testing - Due 06/17/15* (unable to locate 2009 SB989 results) All observations and applicable violations documented on facility inspection report DAPZLB3E0
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-27-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	12-17-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB989 testing report. All violations found on MC. MC conducted on same day.
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-26-2019

HAN'S UNION (Continued) **S101585423**

Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility Information Date: 12 - 26 -2019 Site Address: SUNRISE ENERGY #253739 1300 N WESTERN AVE LOS ANGELES, CA 90027 (323) 467-0405 Business Owner SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Property Owner SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Environmental Contact: Zarmik Zee Aldoyan (818) 967-0043 Zee@Robertsontesting.com 150 S Glenoaks Blvd. Burbank, CA 91502 Tank Operator: SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Tank Owner SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Tank Owner Type Non-Government Facility Type Motor Vehicle Fueling CERS ID: 10244377 Assessor Parcel Number (APN): 5544031023 EPA ID: CAL000405463 Facility ID Number: FA0010715 BOE#: 44048276 Inspector Pleasant LAFD, on site this date to conduct routine of [Truncated]
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-06-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Attached and reviewed MC results from 12-8-16. no failures noted
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-22-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	MC review and upload to ECR.
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-22-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Marral Terra Bagerdjian, CEO
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-19-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Inspection conducted with Johnny Castillo, Cashier. Inspection report emailed to Alex Bagerdjian, Owner, at SunriseEnergyINC@YAhoo.com (323) 467 0405. MC testing conducted by Emery Shen. *SITE OVERDUE for MC testing Due 08/20/15* SB989 testing conducted by Emery Shen. *SITE OVERDUE for SB989 testing Due 06/17/15* (unable to locate 2009 SB989 results) Diesel LLD failed during testing

HAN'S UNION (Continued) **S101585423**

Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-08-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Inspector Hamilton LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by The Cashier Johnny Castillo Monitoring system certification (was) conducted at this time. Monitoring certification was performed by (Emery Shen). Tester provided the following certifications: ICC: Veeder-Root: VMI: Other: The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: Marrall Bagerdjian Tank Owner/ Operator: Marrall Bagerdjian Number of Tanks: Tank 1: 12,000 [Truncated]
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-12-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-17-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility Information Date: 12 - 17 -2018 Site Address: SUNRISE ENERGY #253739 1300 N WESTERN AVE LOS ANGELES, CA 90027 (323) 467-0405 Business Owner SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Property Owner SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Environmental Contact: Zarmik Zee Aldoyan (818) 967-0043 Zee@Robertsontesting.com 150 S Glenoaks Blvd. Burbank, CA 91502 Tank Operator: SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Tank Owner SUNRISE ENERGY INC 1300 N WESTERN AVE LOS ANGELES, CA90027 (323) 467-0405 Tank Owner Type Non-Government Facility Type Motor Vehicle Fueling CERS ID: 10244377 Assessor Parcel Number (APN): 5544031023 EPA ID: CAL000405463 Facility ID Number: FA0010715 BOE#: 44048276 Inspector Pleasant LAFD, on site this date to conduct routine of [Truncated]
Eval Division:	Los Angeles City Fire Department
Eval Program:	UST
Eval Source:	CERS

HAN'S UNION (Continued) **S101585423**

Eval General Type: Other/Unknown
Eval Date: 04-06-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: NOV follow-up. All violations were cleared.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-19-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: MC testing conducted by Emery Shen. *SITE OVERDUE for MC testing - Due 08/20/15* All observations and applicable violations documented on facility inspection report DAPZLB3E0
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-26-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-08-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Enforcement Action:
Site ID: 72310
Site Name: SUNRISE ENERGY #253739
Site Address: 1300 N WESTERN AVE
Site City: LOS ANGELES
Site Zip: 90027
Enf Action Date: 03-25-2016
Enf Action Type: AEO - Unified Program
Enf Action Description: Administrative Enforcement Order Based on the Unified Program Statute
Enf Action Notes: Fines/Penalties Assessed: $250.00. 2 months late on Monitoring Certification and 4 months late on Secondary Containment test.
Enf Action Division: Los Angeles City Fire Department
Enf Action Program: UST
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department

HAN'S UNION (Continued) **S101585423**

Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Legal Owner
Entity Name: SUNRISE ENERGY INC
Entity Title: Not reported
Affiliation Address: 1300 N WESTERN AVE
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90027
Affiliation Phone: (323) 467-0405

Affiliation Type Desc: Operator
Entity Name: MARRALL TERRA BAGERDJIAN
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (818) 217-0627

Affiliation Type Desc: Environmental Contact
Entity Name: Zarmik Zee Aldoyan
Entity Title: Not reported
Affiliation Address: 150 S Glenoaks Blvd.
Affiliation City: Burbank
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91502
Affiliation Phone: Not reported

Affiliation Type Desc: UST Property Owner Name
Entity Name: B&B RE Holdings LLC
Entity Title: Not reported
Affiliation Address: 14140 VENTURA BLVD, SUITE 201
Affiliation City: SHERMAN OAKS
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91423
Affiliation Phone: (818) 783-2915

Affiliation Type Desc: UST Tank Operator
Entity Name: SUNRISE ENERGY
Entity Title: Not reported
Affiliation Address: 1300 N WESTERN AVE
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90027
Affiliation Phone: (323) 467-0405

HAN'S UNION (Continued) **S101585423**

Affiliation Type Desc:	Parent Corporation
Entity Name:	SUNRISE ENERGY #253739
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	UST Tank Owner
Entity Name:	SUNRISE ENERGY
Entity Title:	Not reported
Affiliation Address:	1300 N WESTERN AVE
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90027
Affiliation Phone:	(323) 467-0405

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1300 N WESTERN AVE
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90027
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	MARRALL TERRA BAGERGIJAN
Entity Title:	CEO
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	B&B RE Holdings LLC
Entity Title:	Not reported
Affiliation Address:	14140 Ventura Blvd.
Affiliation City:	Sherman Oaks
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91423
Affiliation Phone:	(818) 783-2915

Affiliation Type Desc:	UST Permit Applicant
Entity Name:	ALEX BAGARDJIAN
Entity Title:	OPERATOR
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

HAN'S UNION (Continued) **S101585423**

Affiliation Zip: Not reported
Affiliation Phone: (213) 631-3556

R159 **SUNRISE ENERGY, INC.** **RCRA NonGen / NLR** **1024751269**
NNE **1300 N WESTERN AVE** **CAC002971061**
1/8-1/4 **LOS ANGELES, CA 90027**
0.226 mi.
1193 ft. **Site 18 of 18 in cluster R**

Relative: **Higher**
Actual: **347 ft.**

RCRA Listings:

Date Form Received by Agency:	2018-07-16 00:00:00.0
Handler Name:	SUNRISE ENERGY, INC.
Handler Address:	1300 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90027
EPA ID:	CAC002971061
Contact Name:	MARRALL BAGERDJIAN
Contact Address:	1300 N WESTERN AVE
Contact City,State,Zip:	LOS ANGELES, CA 90027
Contact Telephone:	818-217-0627
Contact Fax:	Not reported
Contact Email:	SUNRISEENERGYINC@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1300 N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90027
Owner Name:	MARRALL BAGERDJIAN
Owner Type:	Other
Operator Name:	MARRALL BAGERDJIAN
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported

SUNRISE ENERGY, INC. (Continued) **1024751269**

Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-08-31 17:12:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MARRALL BAGERDJIAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1300 N WESTERN AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90027
Owner/Operator Telephone:	818-217-0627
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MARRALL BAGERDJIAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1300 N WESTERN AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90027

SUNRISE ENERGY, INC. (Continued) **1024751269**

Owner/Operator Telephone: 323-467-0405
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2018-07-16 00:00:00.0
Handler Name: SUNRISE ENERGY, INC.
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 447110
NAICS Description: GASOLINE STATIONS WITH CONVENIENCE STORES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

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160 SW 1/8-1/4 0.227 mi. 1198 ft.

MAJ RIDGEWOOD LLC
916 N RIDGEWOOD PL
LOS ANGELES, CA 90038

RCRA NonGen / NLR **1025855438** **CAC003035705**

Relative: Lower

Actual: 312 ft.

RCRA Listings:
Date Form Received by Agency: 2019-09-25 00:00:00.0
Handler Name: MAJ RIDGEWOOD LLC
Handler Address: 916 N RIDGEWOOD PL
Handler City,State,Zip: LOS ANGELES, CA 90038-3206
EPA ID: CAC003035705
Contact Name: MAJ RIDGEWOOD, LLC
Contact Address: 251 S LAKE AVE. STE # 150
Contact City,State,Zip: PASADENA, CA 91101-3003
Contact Telephone: 626-677-0668
Contact Fax: Not reported
Contact Email: FRANCESCA@ACLEAR.NET
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported

MAJ RIDGEWOOD LLC (Continued) **1025855438**

Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	251 S LAKE AVE. STE # 150
Mailing City,State,Zip:	PASADENA, CA 91101-3003
Owner Name:	MAJ RIDGEWOOD, LLC
Owner Type:	Other
Operator Name:	MAJ RIDGEWOOD, LLC
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2019-09-27 16:23:39.0

MAJ RIDGEWOOD LLC (Continued) **1025855438**

Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MAJ RIDGEWOOD, LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	251 S LAKE AVE. STE # 150
Owner/Operator City,State,Zip:	PASADENA, CA 91101-3003
Owner/Operator Telephone:	626-298-3030
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MAJ RIDGEWOOD, LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	251 S LAKE AVE. STE # 150
Owner/Operator City,State,Zip:	PASADENA, CA 91101-3003
Owner/Operator Telephone:	626-677-0668
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2019-09-25 00:00:00.0
Handler Name:	MAJ RIDGEWOOD LLC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violation:

No Violations Found:

MAJ RIDGEWOOD LLC (Continued) **1025855438**

Evaluation Action Summary:

No Evaluations Found:

X161 **BERNSTEIN HIGH SCHOOL** **RCRA-LQG** **1006805489**
NNW **1309 WILTON PL** **FINDS** **CAR000128355**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.232 mi.
1224 ft. **Site 1 of 4 in cluster X**

Relative: **Higher**
Actual: **342 ft.**

RCRA Listings:

Date Form Received by Agency:	2008-12-11 00:00:00.0
Handler Name:	BERNSTEIN HIGH SCHOOL
Handler Address:	1309 WILTON PL
Handler City,State,Zip:	HOLLYWOOD, CA 90028
EPA ID:	CAR000128355
Contact Name:	SOE AUNG
Contact Address:	333 S BEAUDRY AVE
Contact City,State,Zip:	LOS ANGELES, CA 90017
Contact Telephone:	213-241-3904
Contact Fax:	Not reported
Contact Email:	SOE.AUNG@LAUSD.NET
Contact Title:	Not reported
EPA Region:	09
Land Type:	District
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	333 S BEAUDRY AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90017
Owner Name:	LAUSD
Owner Type:	District
Operator Name:	BERNSTEIN HIGH SCHOOL
Operator Type:	District
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N

BERNSTEIN HIGH SCHOOL (Continued) **1006805489**

Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2008-12-19 12:38:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BERNSTEIN HIGH SCHOOL
Legal Status:	District
Date Became Current:	2003-03-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported

BERNSTEIN HIGH SCHOOL (Continued) **1006805489**

Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: LAUSD
Legal Status: District
Date Became Current: 2003-03-04 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 333 S BEAUDRY AVE
Owner/Operator City,State,Zip: LOS ANGELES, CA 90017
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: L A UNIFIED SCHOOL DISTRICT
Legal Status: District
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1449 S SAN PEDRO ST
Owner/Operator City,State,Zip: LOS ANGELES, CA 90015
Owner/Operator Telephone: 213-743-5086
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2002-09-16 00:00:00.0
Handler Name: CENTRAL L A H S NO 1
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 2008-12-11 00:00:00.0
Handler Name: BERNSTEIN HIGH SCHOOL
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 61111
NAICS Description: ELEMENTARY AND SECONDARY SCHOOLS

BERNSTEIN HIGH SCHOOL (Continued) **1006805489**

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110013305271

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
STATE MASTER

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

X162 **BERNSTEIN HIGH SCHOOL** **CERS HAZ WASTE** **S121665739**
NNW **1309 N WILTON PL** **HAZMAT** **N/A**
1/8-1/4 **HOLLYWOOD, CA 90028** **CIWQS**
0.232 mi. **CERS**
1224 ft. **Site 2 of 4 in cluster X**

Relative:
Higher

Actual:
342 ft.

CERS HAZ WASTE:
Name: BERNSTEIN HIGH SCHOOL
Address: 1309 N WILTON PL
City,State,Zip: HOLLYWOOD, CA 90028
Site ID: 11882
CERS ID: 10261819
CERS Description: Hazardous Waste Generator

LOS ANGELES HM:
Name: LAUSD - BERNSTEIN HIGH SCHOOL
Address: 1309 N WILTON PL
City,State,Zip: HOLLYWOOD, CA 90028
Facility ID: FA0037745
Last Run Date: 06/01/2019
Status: ACTIVE

CIWQS:
Name: PROJ FOR CENTRAL LA HIGH 1
Address: 1309 N WILTON PL
City,State,Zip: HOLLYWOOD, CA 90028
Agency: Los Angeles Unified School District
Agency Address: 355 S Grand Ave Fl 8, Los Angeles, CA 90071

BERNSTEIN HIGH SCHOOL (Continued) **S121665739**

Place/Project Type:	Construction
SIC/NAICS:	Not reported
Region:	4
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	4 19C319377
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	11/05/2002
Termination Date:	04/20/2009
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.094931
Longitude:	-118.313576

CERS:

Name:	BERNSTEIN HIGH SCHOOL
Address:	1309 N WILTON PL
City,State,Zip:	HOLLYWOOD, CA 90028
Site ID:	11882
CERS ID:	10261819
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	11882
Site Name:	BERNSTEIN HIGH SCHOOL
Violation Date:	03-09-2020
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 03/10/2020. Review, update and resubmit the site map in CERS to include the following required missing elements; PLEASE INDICATE ON SITE MAP AN EVACUATION STAGING AREA. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms
Violation Division:	Los Angeles City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	11882
Site Name:	BERNSTEIN HIGH SCHOOL
Violation Date:	01-13-2020
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	The emergency response phone number(s) listed in Sections C3 through

BERNSTEIN HIGH SCHOOL (Continued) **S121665739**

C6 of the Emergency Response/Contingency Plan are incorrect and/or missing. Please review the form and correct the following: PLEASE ADD STATE WATER BOARD PHONE NUMBER. The phone number for the Local CUPA should be (213)978-3680 and the phone number for the Region Water Quality Control Board is (213) 576-6600. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 11882
Site Name: BERNSTEIN HIGH SCHOOL
Violation Date: 01-13-2020
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Review, update and resubmit the site map in CERS to include the following required missing elements; PLEASE ADD EVACUATION STAGING AREA, AND ACCESS-EGRESS ROUTES. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-13-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Consent to enter, inspect and take photographs was given by: LILLIAN YOUNG The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M.C. 57.121.3.5, failure to submit the required hazardous material business plan (HMBP) information annually into CERS [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-26-2017
Violations Found: No

BERNSTEIN HIGH SCHOOL (Continued) **S121665739**

Eval Type:	Routine done by local agency
Eval Notes:	SAMANTHA HAN
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	03-10-2020
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CERS SUBMITTAL WAS REVIEWED ON 3/10/20 AND SITE MAP WAS UPDATED TO REFLECT CORRECT CHANGES.
Eval Division:	Los Angeles City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-08-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	03-09-2020
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 1/13/20, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M.C. [Truncated]
Eval Division:	Los Angeles City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-20-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspected by J. Perukkonil, HMS II Consent by Oue Aung
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

BERNSTEIN HIGH SCHOOL (Continued) **S121665739**

Affiliation:

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	333 S BEAUDRY AVE 21st FL
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90017
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	ALEJANDRO RAMIREZ
Entity Title:	PRINCIPAL
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Entity Title:	Not reported
Affiliation Address:	333 S BEAUDRY AVE, 21ST. FLOOR
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90017
Affiliation Phone:	(213) 241-3199

Affiliation Type Desc:	Document Preparer
Entity Name:	Sridhar Iyengar
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported

BERNSTEIN HIGH SCHOOL (Continued) **S121665739**

Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(213) 241-3199
Affiliation Type Desc:	Legal Owner
Entity Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Entity Title:	Not reported
Affiliation Address:	333 S BEAUDRY AVE, 21st. FL
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90017
Affiliation Phone:	(213) 241-3199
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Room 1780
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90012
Affiliation Phone:	(213) 978-3680
Affiliation Type Desc:	Environmental Contact
Entity Name:	SAMANTHA HAN
Entity Title:	Not reported
Affiliation Address:	333 S BEAUDRY AV 21ST FL
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90017
Affiliation Phone:	Not reported

V163 **CSK AUTO** **HAZMAT** **S123550376**
SSE **940 N WESTERN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.235 mi.
1243 ft. **Site 4 of 4 in cluster V**

Relative: LOS ANGELES HM:
Lower

Name:	CSK AUTO
Address:	940 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0030648
Last Run Date:	06/01/2019
Status:	INACTIVE

Actual:
314 ft.

U164
NNE
1/8-1/4
0.239 mi.
1264 ft.

5439 FOUNTAIN AVE
LOS ANGELES, CA

Site 2 of 3 in cluster U

UST **U004303265**
N/A

Relative:
Higher

Actual:
349 ft.

LOS ANGELES UST:

Name:	Not reported
Address:	5439 FOUNTAIN AVE
City,State,Zip:	LOS ANGELES, CA
Facility ID:	Not reported
Last Run Date:	01/01/1900
Status:	HISTORICAL

165
South
1/8-1/4
0.241 mi.
1271 ft.

DANIEL NABAT
5522 BARTON AVE
LOS ANGELES, CA 90038

RCRA NonGen / NLR **1026053733**
CAC003060634

Relative:
Lower

Actual:
311 ft.

RCRA Listings:

Date Form Received by Agency:	2020-03-19 00:00:00.0
Handler Name:	DANIEL NABAT
Handler Address:	5522 BARTON AVE
Handler City,State,Zip:	LOS ANGELES, CA 90038-3255
EPA ID:	CAC003060634
Contact Name:	DANIEL NABAT
Contact Address:	5522 BARTON AVE
Contact City,State,Zip:	LOS ANGELES, CA 90038-3255
Contact Telephone:	949-306-4265
Contact Fax:	Not reported
Contact Email:	CRISTAL.TEECOR@YAHOO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5522 BARTON AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90038-3255
Owner Name:	DANIEL NABAT
Owner Type:	Other
Operator Name:	DANIEL NABAT
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No

DANIEL NABAT (Continued) **1026053733**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2020-03-20 19:21:34.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DANIEL NABAT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5522 BARTON AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038-3255
Owner/Operator Telephone:	949-306-4265
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

DANIEL NABAT (Continued) **1026053733**

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DANIEL NABAT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5522 BARTON AVE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90038-3255
Owner/Operator Telephone:	949-306-4265
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2020-03-19 00:00:00.0
Handler Name:	DANIEL NABAT
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

U166 **PETRON PHOTO LAB** **HAZMAT** **S123542353**
NNE **5443 W FOUNTAIN AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90029**
0.241 mi.
1275 ft. **Site 3 of 3 in cluster U**

Relative:
Higher

Actual:
349 ft.

LOS ANGELES HM:

Name:	PETRON PHOTO LAB
Address:	5443 W FOUNTAIN AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	FA0003287
Last Run Date:	06/01/2019
Status:	INACTIVE

W167 **HOLLYWOOD NEW CONT H S NO 1** **RCRA-LQG** **1006805538**
NW **5755 FOUNTAIN AVE** **FINDS** **CAR000128975**
1/8-1/4 **HOLLYWOOD, CA 90028**
0.243 mi.
1281 ft. **Site 2 of 2 in cluster W**

Relative: **Higher**
Actual: **339 ft.**

RCRA Listings:

Date Form Received by Agency:	2002-09-25 00:00:00.0
Handler Name:	HOLLYWOOD NEW CONT H S NO 1
Handler Address:	5755 FOUNTAIN AVE
Handler City,State,Zip:	HOLLYWOOD, CA 90028
EPA ID:	CAR000128975
Contact Name:	SOE AUNG
Contact Address:	1449 S SAN PEDRO ST
Contact City,State,Zip:	LOS ANGELES, CA 90015
Contact Telephone:	213-743-5086
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	District
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1449 S SAN PEDRO ST
Mailing City,State,Zip:	LOS ANGELES, CA 90015
Owner Name:	L A UNIFIED SCHOOL DISTRICT
Owner Type:	District
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

HOLLYWOOD NEW CONT H S NO 1 (Continued) **1006805538**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-11-07 13:43:34.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	L A UNIFIED SCHOOL DISTRICT
Legal Status:	District
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1449 S SAN PEDRO ST
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90015
Owner/Operator Telephone:	213-743-5086
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2002-09-25 00:00:00.0
Handler Name:	HOLLYWOOD NEW CONT H S NO 1
Federal Waste Generator Description:	Large Quantity Generator

HOLLYWOOD NEW CONT H S NO 1 (Continued) **1006805538**

State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110013293523

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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

168
NNE
1/8-1/4
0.243 mi.
1285 ft.

SIMONS CAMERA
1316 N WESTERN AVE
LOS ANGELES, CA 90027

RCRA-SQG **1000820128**
FINDS **CAD983661547**
ECHO
HAZNET
HWTS

Relative: Higher

Actual: 349 ft.

RCRA Listings:

Date Form Received by Agency:	1993-03-10 00:00:00.0
Handler Name:	SIMONS CAMERA
Handler Address:	1316 N WESTERN AVE
Handler City,State,Zip:	LOS ANGELES, CA 90027
EPA ID:	CAD983661547
Contact Name:	PAUL LIN
Contact Address:	1316 N WESTERN AVE
Contact City,State,Zip:	LOS ANGELES, CA 90027
Contact Telephone:	818-366-1016

SIMONS CAMERA (Continued) **1000820128**

Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	N WESTERN AVE
Mailing City,State,Zip:	LOS ANGELES, CA 90027
Owner Name:	SIMON ONG
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A

SIMONS CAMERA (Continued) **1000820128**

Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2000-09-15 17:30:47.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SIMON ONG
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	18232 BATHURST ST
Owner/Operator City,State,Zip:	NORTHRIDGE, CA 91326
Owner/Operator Telephone:	818-366-1016
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1993-03-10 00:00:00.0
Handler Name:	SIMONS CAMERA
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

SIMONS CAMERA (Continued) **1000820128**

FINDS:
Registry ID: 110002894253

Click Here:

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

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

ECHO:

Envid:	1000820128
Registry ID:	110002894253
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002894253
Name:	SIMONS CAMERA
Address:	1316 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027

HAZNET:

Name:	SIMONS CAMERA
Address:	1316 N WESTERN AVE
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900270000
Contact:	PAUL Y LIN
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	1213 N HIGHLAND AVE
Year:	1997
Gepaid:	CAD983661547
TSD EPA ID:	CAD108040858
CA Waste Code:	171 - Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method:	R01 - Recycler
Tons:	0.007
Year:	1996
Gepaid:	CAD983661547
TSD EPA ID:	CAD108040858
CA Waste Code:	171 - Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method:	R01 - Recycler
Tons:	0.321
Year:	1995
Gepaid:	CAD983661547
TSD EPA ID:	CAD108040858
CA Waste Code:	171 - Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method:	R01 - Recycler
Tons:	0.037
Year:	1994
Gepaid:	CAD983661547

SIMONS CAMERA (Continued) **1000820128**

TSD EPA ID: CAD108040858
CA Waste Code: 171 - Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: R01 - Recycler
Tons: 0.003

Additional Info:
Year: 1994
Gen EPA ID: CAD983661547

Shipment Date: 19940523
Creation Date: 3/26/1996 0:00:00
Receipt Date: 19940523
Manifest ID: 93113933
Trans EPA ID: CAD108040858
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD108040858
Trans Name: Not reported
TSDF Alt EPA ID: CAD108040858
TSDF Alt Name: Not reported
Waste Code Description: 171 - Metal sludge (see 121
RCRA Code: D011
Meth Code: R01 - Recycler
Quantity Tons: 0.003
Waste Quantity: 6
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 1996
Gen EPA ID: CAD983661547

Shipment Date: 19961220
Creation Date: 5/20/1997 0:00:00
Receipt Date: 19961220
Manifest ID: 96126910
Trans EPA ID: CAD108040858
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD108040858
Trans Name: Not reported
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 171 - Metal sludge (see 121
RCRA Code: D011
Meth Code: R01 - Recycler
Quantity Tons: 0.016
Waste Quantity: 32
Quantity Unit: P

SIMONS CAMERA (Continued) **1000820128**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19961009
Creation Date:	5/20/1997 0:00:00
Receipt Date:	19961009
Manifest ID:	96118664
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.3025
Waste Quantity:	605
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960410
Creation Date:	10/4/1996 0:00:00
Receipt Date:	19960410
Manifest ID:	96151847
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1995
Gen EPA ID:	CAD983661547

SIMONS CAMERA (Continued) **1000820128**

Shipment Date:	19951130
Creation Date:	7/26/1996 0:00:00
Receipt Date:	19951130
Manifest ID:	95931043
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.0265
Waste Quantity:	53
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19951130
Creation Date:	7/26/1996 0:00:00
Receipt Date:	19951130
Manifest ID:	95931043
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950728
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950728
Manifest ID:	95405667
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858

SIMONS CAMERA (Continued) **1000820128**

Trans Name:	Not reported
TSDF Alt EPA ID:	CAD108040858
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950127
Creation Date:	3/28/1996 0:00:00
Receipt Date:	19950127
Manifest ID:	95020179
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1997
Gen EPA ID:	CAD983661547

Shipment Date:	19970610
Creation Date:	12/4/1997 0:00:00
Receipt Date:	19970610
Manifest ID:	96760893
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD108040858
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011

SIMONS CAMERA (Continued) **1000820128**

Meth Code:	R01 - Recycler
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19970522
Creation Date:	7/17/1997 0:00:00
Receipt Date:	19970522
Manifest ID:	96761866
Trans EPA ID:	CAD108040858
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD108040858
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	171 - Metal sludge (see 121
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	SIMONS CAMERA
Address:	1316 N WESTERN AVE
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900270000
EPA ID:	CAD983661547
Inactive Date:	06/30/1998
Create Date:	03/10/1993
Last Act Date:	08/10/2004
Mailing Name:	Not reported
Mailing Address:	1213 N HIGHLAND AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900380000
Owner Name:	SIMON ONG
Owner Address:	18232 BATHURST ST
Owner Address 2:	Not reported
Owner City,State,Zip:	NORTHRIDGE, CA --
Contact Name:	PAUL Y LIN
Contact Address:	INACTIVE PER VQ98 - BMI
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA --

X169 **METROMEDIA TECHNOLOGIES, INC.** **RCRA-SQG** **1007199669**
NNW **1320 WILTON PLACE** **CAD981998909**
1/8-1/4 **LOS ANGELES, CA 90028**
0.245 mi.
1291 ft. **Site 3 of 4 in cluster X**

Relative: **Higher**

Actual: **343 ft.**

RCRA Listings:

Date Form Received by Agency:	2004-02-23 00:00:00.0
Handler Name:	METROMEDIA TECHNOLOGIES, INC.
Handler Address:	1320 WILTON PLACE
Handler City,State,Zip:	LOS ANGELES, CA 90028
EPA ID:	CAD981998909
Contact Name:	PAUL K ENGEL
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	714-473-8036
Contact Fax:	Not reported
Contact Email:	PKEPD@AOL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1225 LOS ANGELES
Mailing City,State,Zip:	GLENDALE, CA 91204
Owner Name:	METROMEDIA COMPANY
Owner Type:	Private
Operator Name:	METROMEDIA TECHNOLOGIES, INC
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

METROMEDIA TECHNOLOGIES, INC. (Continued) **1007199669**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2006-09-05 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2003

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	F003
Waste Description:	THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Waste Code:	U161
Waste Description:	4-METHYL-2-PENTANONE (I) (OR) METHYL ISOBUTYL KETONE (I) (OR) PENTANOL, 4-METHYL-

METROMEDIA TECHNOLOGIES, INC. (Continued) **1007199669**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	METROMEDIA COMPANY
Legal Status:	Private
Date Became Current:	1985-07-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	ONE MEADOWLANDS PLAZA
Owner/Operator City,State,Zip:	EAST RUTHERFORD, NJ 07073
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	METROMEDIA TECHNOLOGIES, INC
Legal Status:	Private
Date Became Current:	1987-04-15 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	METROMEDIA TECHNOLOGIES, INC
Legal Status:	Private
Date Became Current:	1987-04-15 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	METROMEDIA COMPANY
Legal Status:	Private
Date Became Current:	1985-07-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	ONE MEADOWLANDS PLAZA
Owner/Operator City,State,Zip:	EAST RUTHERFORD, NJ 07073
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2004-02-23 00:00:00.0
Handler Name:	METROMEDIA TECHNOLOGIES, INC.
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No

METROMEDIA TECHNOLOGIES, INC. (Continued) **1007199669**

Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2000-10-12 00:00:00.0
Handler Name:	METROMEDIA TECHNOLOGIES - LOS ANGELES CA
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2004-02-23 00:00:00.0
Handler Name:	METROMEDIA TECHNOLOGIES, INC.
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	323115
NAICS Description:	DIGITAL PRINTING

NAICS Code:	323119
NAICS Description:	OTHER COMMERCIAL PRINTING

Facility Has Received Notices of Violation:

Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported

METROMEDIA TECHNOLOGIES, INC. (Continued) **1007199669**

Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	2004-03-18 00:00:00.0
Evaluation Responsible Agency:	State Contractor/Grantee
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

X170 **METROMEDIA TECHNOLOGIES, INC.** **EMI** **1006444267**
NNW **1320 N WILTON PL** **HAZMAT** **N/A**
1/8-1/4 **LOS ANGELES, CA 90028** **CERS**
0.245 mi.
1291 ft. **Site 4 of 4 in cluster X**

Relative:
Higher

Actual:
343 ft.

EMI:

Name:	METROMEDIA TECHNOLOGIES, INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028
Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	56756
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

METROMEDIA TECHNOLOGIES, INC. (Continued) **1006444267**

Total Organic Hydrocarbon Gases Tons/Yr: 8
Reactive Organic Gases Tons/Yr: 6
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: METROMEDIA TECHNOLOGIES, INC.
Address: 1320 N WILTON PL
City,State,Zip: LOS ANGELES, CA 90028
Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 56756
Air District Name: SC
SIC Code: 2759
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 14
Reactive Organic Gases Tons/Yr: 11
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: METROMEDIA TECHNOLOGIES, INC.
Address: 1320 N WILTON PL
City,State,Zip: LOS ANGELES, CA 90028
Year: 1997
County Code: 19
Air Basin: SC
Facility ID: 56756
Air District Name: SC
SIC Code: 2759
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 11
Reactive Organic Gases Tons/Yr: 11
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: METROMEDIA TECHNOLOGIES, INC.
Address: 1320 N WILTON PL
City,State,Zip: LOS ANGELES, CA 90028
Year: 1998
County Code: 19
Air Basin: SC
Facility ID: 56756
Air District Name: SC
SIC Code: 2759

METROMEDIA TECHNOLOGIES, INC. (Continued) **1006444267**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	METROMEDIA TECHNOLOGIES, INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028
Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	56756
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	METROMEDIA TECHNOLOGIES, INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028
Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	56756
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	METROMEDIA TECHNOLOGIES, INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028
Year:	2001
County Code:	19
Air Basin:	SC

METROMEDIA TECHNOLOGIES, INC. (Continued) **1006444267**

Facility ID:	56756
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	8
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	METROMEDIA TECHNOLOGIES, INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028
Year:	2002
County Code:	19
Air Basin:	SC
Facility ID:	56756
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	METROMEDIA TECHNOLOGIES, INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028
Year:	2003
County Code:	19
Air Basin:	SC
Facility ID:	56756
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	METROMEDIA TECHNOLOGIES, INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028

METROMEDIA TECHNOLOGIES, INC. (Continued) **1006444267**

Year:	2004
County Code:	19
Air Basin:	SC
Facility ID:	56756
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11.006161
Reactive Organic Gases Tons/Yr:	11
Carbon Monoxide Emissions Tons/Yr:	0.01526
NOX - Oxides of Nitrogen Tons/Yr:	0.0482
SOX - Oxides of Sulphur Tons/Yr:	0.000306
Particulate Matter Tons/Yr:	0.002854
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

LOS ANGELES HM:

Name:	METROMEDIA TECHNOLOGIES INC.
Address:	1320 N WILTON PL
City,State,Zip:	LOS ANGELES, CA 90028
Facility ID:	FA0017609
Last Run Date:	06/01/2019
Status:	INACTIVE

CERS:

Name:	METROMEDIA TECHNOLOGIES INCORPORATED
Address:	1320 NORTH WILTON PLACE
City,State,Zip:	LOS ANGELES, CA 90028-8527
Site ID:	480450
CERS ID:	110000473568
CERS Description:	US EPA Air Emission Inventory System (EIS)

Affiliation:

Affiliation Type Desc:	Public Contact
Entity Name:	GREG STIERS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Public Contact
Entity Name:	BILL ISHIDA
Entity Title:	Not reported
Affiliation Address:	1320 N WILTON PLACE
Affiliation City:	LOSANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Y171 **GAS TO GO (FORMER)** **LUST** **S101617308**
NNE **1353 WESTERN AVE. N.** **SWEEPS UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90027** **CA FID UST**
0.271 mi. **DEED**
1430 ft. **Site 1 of 2 in cluster Y** **Cortese**
HAZNET
Relative: **WDR**
Higher **CIWQS**
CERS
Actual: **HWTS**
349 ft.

LUST:

Name:	GAS TO GO (FORMER)
Address:	1353 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90027
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603742795
Global Id:	T0603742795
Latitude:	34.09604837
Longitude:	-118.30949143
Status:	Open - Remediation
Status Date:	05/30/2008
Case Worker:	DMB
RB Case Number:	900270243
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	29668
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Diesel, Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603742795
Contact Type:	Local Agency Caseworker
Contact Name:	ANNA OLEKSZYK
Organization Name:	LOS ANGELES, CITY OF
Address:	200 N. MAIN ST. RM. 970
City:	LOS ANGELES
Email:	Not reported
Phone Number:	2139783686

Global Id:	T0603742795
Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dave.bjostad@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603742795
Action Type:	ENFORCEMENT
Date:	06/22/2010
Action:	Site Visit / Inspection / Sampling

Global Id:	T0603742795
Action Type:	ENFORCEMENT

GAS TO GO (FORMER) (Continued) **S101617308**

Date: 08/20/2009
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2010
Action: NPDES / WDR Reports

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 11/22/2005
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/15/2006
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 11/03/2006
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 09/20/2016
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 03/10/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: Other
Date: 01/29/1999
Action: Leak Discovery

Global Id: T0603742795
Action Type: RESPONSE
Date: 03/15/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/30/2004
Action: CAP/RAP - Other Report

GAS TO GO (FORMER) (Continued) **S101617308**

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2010
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/16/2016
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE
Date: 02/14/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/30/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2019
Action: Pilot Study/ Treatability Report

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (FORMER) (Continued) **S101617308**

Date: 01/30/2019
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2018
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2018
Action: Soil Vapor Intrusion Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2020
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2020
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/31/2019
Action: Correspondence

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2019
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/01/2018
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2017
Action: Well Destruction Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 11/03/2017
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/30/2019
Action: Other Report / Document

GAS TO GO (FORMER) (Continued) **S101617308**

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 08/15/2007
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/05/2012
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/20/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 04/25/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2011
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2011
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 12/12/2019
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/21/2020
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (FORMER) (Continued) **S101617308**

Date: 01/30/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 12/21/2016
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 12/21/2016
Action: Well Installation Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2018
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/30/2017
Action: Tank Removal Report / UST Sampling Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2017
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2021
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2019
Action: Pilot Study/ Treatability Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/11/2016
Action: Other Report / Document

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2020
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2019
Action: Interim Remedial Action Report

GAS TO GO (FORMER) (Continued) **S101617308**

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2018
Action: Soil Vapor Intrusion Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2018
Action: Soil Vapor Intrusion Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/17/2020
Action: Other Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 09/30/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/06/2016
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 02/14/2017
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/15/2020
Action: Pilot Study/ Treatability Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/06/2016
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/09/2020
Action: Corrective Action Plan / Remedial Action Plan - Addendum - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/04/2018
Action: Other Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 09/24/2018
Action: Other Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (FORMER) (Continued) **S101617308**

Date: 03/20/2018
Action: CAP/RAP - Final Remediation / Design Plan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2018
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 09/28/2017
Action: Remedial Investigation Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/02/2018
Action: Other Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/04/2017
Action: Other Workplan - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2011
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Annually

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/30/2019
Action: Other Report / Document - Regulator Responded

Global Id: T0603742795
Action Type: RESPONSE
Date: 12/15/2019
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

GAS TO GO (FORMER) (Continued) **S101617308**

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/30/2016
Action: Other Report / Document - Regulator Responded

Global Id: T0603742795
Action Type: REMEDIATION
Date: 05/30/2008
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603742795
Action Type: REMEDIATION
Date: 06/07/2016
Action: Free Product Removal

Global Id: T0603742795
Action Type: REMEDIATION
Date: 09/08/2016
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603742795
Action Type: REMEDIATION
Date: 08/10/2017
Action: Soil Vapor Extraction (SVE)

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 07/13/2006
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 08/08/2005
Action: 13267 Requirement

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 08/29/2016
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 11/16/2017
Action: Site Visit / Inspection / Sampling

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 07/03/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 07/17/2018
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT

GAS TO GO (FORMER) (Continued) **S101617308**

Date: 10/16/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/08/2018
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/26/2018
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/15/2015
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603742795
Action Type: Other
Date: 03/17/1999
Action: Leak Reported

GAS TO GO (FORMER) (Continued) **S101617308**

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/03/2005
Action: Interim Remedial Action Plan

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 06/01/2006
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2007
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 02/15/2007
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE

GAS TO GO (FORMER) (Continued) **S101617308**

Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 03/12/2018
Action: Meeting

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 08/21/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 10/02/2018
Action: Meeting

Global Id: T0603742795
Action Type: RESPONSE
Date: 08/15/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2006
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 11/15/2007
Action: Well Installation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 10/15/2007
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 09/15/2007
Action: Other Report / Document

GAS TO GO (FORMER) (Continued) **S101617308**

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 07/14/2009
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 10/09/2017
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 04/27/2018
Action: Email Correspondence

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/15/2018
Action: Waste Discharge Requirements

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 04/24/2020
Action: Meeting

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 11/25/2019
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 09/30/2009
Action: Waste Discharge Requirements

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 04/05/2019
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: ENFORCEMENT

GAS TO GO (FORMER) (Continued) **S101617308**

Date: 02/18/2020
Action: Waste Discharge Requirements

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 02/18/2020
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 11/08/2019
Action: Deed Restriction / Land Use Restriction / Covenant

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/18/2020
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/10/2019
Action: Technical Correspondence / Assistance / Other

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/22/2019
Action: Meeting

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 02/25/2020
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/19/2009
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

GAS TO GO (FORMER) (Continued) **S101617308**

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 01/30/2004
Action: Staff Letter

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 02/19/2020
Action: Notice of Violation

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 10/31/2019
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603742795
Action Type: ENFORCEMENT
Date: 05/17/2018
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2010
Action: Remedial Progress Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 05/29/2007
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603742795
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603742795
Action Type: RESPONSE
Date: 07/15/2010
Action: Remedial Progress Report

LUST:
Global Id: T0603742795
Status: Open - Case Begin Date
Status Date: 01/29/1999

Global Id: T0603742795
Status: Open - Site Assessment

GAS TO GO (FORMER) (Continued) **S101617308**

Status Date: 01/29/1999

Global Id: T0603742795
Status: Open - Site Assessment
Status Date: 05/15/2003

Global Id: T0603742795
Status: Open - Site Assessment
Status Date: 01/30/2004

Global Id: T0603742795
Status: Open - Remediation
Status Date: 07/19/2004

Global Id: T0603742795
Status: Open - Site Assessment
Status Date: 07/19/2004

Global Id: T0603742795
Status: Open - Remediation
Status Date: 04/25/2005

Global Id: T0603742795
Status: Open - Remediation
Status Date: 08/08/2005

Global Id: T0603742795
Status: Open - Remediation
Status Date: 05/05/2006

Global Id: T0603742795
Status: Open - Remediation
Status Date: 10/11/2006

Global Id: T0603742795
Status: Open - Remediation
Status Date: 05/30/2008

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270243
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 29668
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603742795
W Global ID: Not reported
Staff: TCS
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: SEL
Date Leak Discovered: 1/29/1999

GAS TO GO (FORMER) (Continued) **S101617308**

Date Leak First Reported:		3/17/1999
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	1/29/1999	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	P,	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		P,
Preliminary Site Assessment Workplan Submitted:		1/29/1999
Preliminary Site Assessment Began:		5/15/2003
Pollution Characterization Began:		7/19/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		4/8/2003
Hist Max MTBE Conc in Groundwater:		465
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	STAN OFSTEIN	
RP Address:	5646 LEXINGTON AVE.	
Program:	LUST	
Lat/Long:	0 / 0	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

SWEEPS UST:

Name:	GAS TO GO
Address:	1353 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	1104
Number:	9
Board Of Equalization:	44-011601
Referral Date:	01-22-93
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001104-000001
Tank Status:	A
Capacity:	12000

GAS TO GO (FORMER) (Continued) **S101617308**

Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	5

Name:	GAS TO GO
Address:	1353 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	1104
Number:	9
Board Of Equalization:	44-011601
Referral Date:	01-22-93
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001104-000002
Tank Status:	A
Capacity:	12000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	GAS TO GO
Address:	1353 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	1104
Number:	9
Board Of Equalization:	44-011601
Referral Date:	01-22-93
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001104-000003
Tank Status:	A
Capacity:	10000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	GAS TO GO
Address:	1353 N WESTERN AVE
City:	LOS ANGELES
Status:	Active
Comp Number:	1104
Number:	9
Board Of Equalization:	44-011601
Referral Date:	01-22-93
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported

GAS TO GO (FORMER) (Continued) **S101617308**

SWRCB Tank Id: 19-050-001104-000004
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: GAS TO GO
Address: 1353 N WESTERN AVE
City: LOS ANGELES
Status: Active
Comp Number: 1104
Number: 9
Board Of Equalization: 44-011601
Referral Date: 01-22-93
Action Date: 03-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001104-000005
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19055373
Regulated By: UTNKA
Regulated ID: 00017099
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2134664253
Mail To: Not reported
Mailing Address: 5646 LEXINGTON AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

DEED:
Name: GAS TO GO (FORMER)
Address: 1353 WESTERN AVE. N.
City,State,Zip: LOS ANGELES, CA 90027
Envirostor ID: T0603742795
Area: Not reported
Sub Area: Not reported
Site Type: LUFT

GAS TO GO (FORMER) (Continued) **S101617308**

Status: OPEN - REMEDIATION
Agency: SWRCB
Covenant Uploaded: Y
Deed Date(s): 11/08/2019
File Name: Geotracker Land Use/Deed Restrictions

CORTESE:

Name:	GAS TO GO (FORMER)
Address:	1353 WESTERN AVE. N.
City,State,Zip:	LOS ANGELES, CA 90027
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603742795
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	OPEN - REMEDIATION
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HAZNET:

Name:	1353 WESTERN LLC
Address:	1353 N. WESTERN AVENUE
Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 90027
Contact:	MR. MATTHEW WINEFIELD
Telephone:	5628567996
Mailing Name:	Not reported
Mailing Address:	1417 VIA ANITA
Year:	2017
Gepaid:	CAC002917600
TSD EPA ID:	NVT330010000
CA Waste Code:	352 - Other organic solids
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.03

Additional Info:

Year:	2017
Gen EPA ID:	CAC002917600
Shipment Date:	20170711

GAS TO GO (FORMER) (Continued) **S101617308**

Creation Date:	7/12/2018 18:30:29
Receipt Date:	20170719
Manifest ID:	010627102FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.03
Waste Quantity:	60
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

WDR:

Name:	FORMER GAS-TO-GO FACILITY
Address:	1353 NORTH WESTERN AVENUE
City,State,Zip:	LOS ANGELES, CA 90027-5624
Global ID:	WDR100040064
Status:	ACTIVE - WDR

CIWQS:

Name:	FORMER GAS-TO-GO FACILITY
Address:	1353 NORTH WESTERN AVENUE
City,State,Zip:	LOS ANGELES, CA 90027
Agency:	1353 Western LLC
Agency Address:	1417 Via Anita, Pacific Palisades, CA 90272
Place/Project Type:	Gasoline Service Station
SIC/NAICS:	5541
Region:	4
Program:	WDRNONMUNIPRCS
Regulatory Measure Status:	Active
Regulatory Measure Type:	Enrollee - WDR
Order Number:	R4-2014-0187
WDID:	4B198601118
NPDES Number:	Not reported
Adoption Date:	Not reported
Effective Date:	05/15/2018
Termination Date:	Not reported
Expiration/Review Date:	09/11/2024
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	A
TTWQ:	3
Enforcement Actions within 5 years:	0
Violations within 5 years:	0

GAS TO GO (FORMER) (Continued) **S101617308**

Latitude: 34.09601
Longitude: -118.30961

CERS:
Name: GAS TO GO (FORMER)
Address: 1353 WESTERN AVE. N.
City,State,Zip: LOS ANGELES, CA 90027
Site ID: 251168
CERS ID: T0603742795
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: ANNA OLEKSZYK - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 N. MAIN ST. RM. 970
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2139783686

Affiliation Type Desc: Regional Board Caseworker
Entity Name: DAVID M. BJOSTAD - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4th Street, Suite 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

HWTS:
Name: 1353 WESTERN LLC
Address: 1353 N. WESTERN AVENUE
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 90027
EPA ID: CAC002917600
Inactive Date: 10/06/2017
Create Date: 07/06/2017
Last Act Date: 10/26/2018
Mailing Name: Not reported
Mailing Address: 1417 VIA ANITA
Mailing Address 2: Not reported
Mailing City,State,Zip: PACIFIC PALLISADES, CA 90272
Owner Name: 1353 WESTERN LLC
Owner Address: 1417 VIA ANITA
Owner Address 2: Not reported
Owner City,State,Zip: PACIFIC PALLISADES, CA 90272
Contact Name: MR. JON DUTTON
Contact Address: 1353 WESTERN LLC
Contact Address 2: 1417 VIA ANITA
City,State,Zip: PACIFIC PALLISADES, CA 90272

NAICS:
EPA ID: CAC002917600

GAS TO GO (FORMER) (Continued) **S101617308**

Create Date:	2017-07-06 08:53:58
NAICS Code:	44719
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2017-07-06 08:53:58
Inactive Date:	2017-10-06 03:00:23
Facility Name:	1353 WESTERN LLC
Facility Address:	1353 N. WESTERN AVENUE
Facility Address 2:	Not reported
Facility City:	LOS ANGELES
Facility County:	19
Facility State:	CA
Facility Zip:	90027

Z172 **RAMONA PRIMARY SITE NO. 3** **ENVIROSTOR** **S107737127**
SE **OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.284 mi.
1498 ft. **Site 1 of 2 in cluster Z**

Relative: **Lower**
Actual: **319 ft.**

ENVIROSTOR:

Name:	RAMONA PRIMARY SITE NO. 3
Address:	OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880046
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Site Code:	404041
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08845
Longitude:	-118.3069
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #3/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #3/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #3
Alias Type:	Alternate Name

RAMONA PRIMARY SITE NO. 3 (Continued) **S107737127**

Alias Name: 304100
Alias Type: Project Code (Site Code)
Alias Name: 404041
Alias Type: Project Code (Site Code)
Alias Name: 19880046
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/13/2015
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: RAMONA PRIMARY SITE NO. 3
Address: OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 19880046
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404041
Assembly: 53
Senate: 24
Special Program Status: Not reported

RAMONA PRIMARY SITE NO. 3 (Continued) **S107737127**

Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08845
Longitude:	-118.3069
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #3/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #3/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #3
Alias Type:	Alternate Name
Alias Name:	304100
Alias Type:	Project Code (Site Code)
Alias Name:	404041
Alias Type:	Project Code (Site Code)
Alias Name:	19880046
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	01/13/2015
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Z173 **RAMONA PRIMARY SITE NO. 6** **ENVIROSTOR** **S107737128**
SE **OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.284 mi.
1498 ft. **Site 2 of 2 in cluster Z**

Relative:
Lower

Actual:
319 ft.

ENVIROSTOR:

Name:	RAMONA PRIMARY SITE NO. 6
Address:	OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880070
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Site Code:	304119
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.58
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08845
Longitude:	-118.3069
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Under Investigation
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	LAUSD-RAMONA PRIMARY #6/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY #6/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #6
Alias Type:	Alternate Name
Alias Name:	304069
Alias Type:	Project Code (Site Code)
Alias Name:	304119
Alias Type:	Project Code (Site Code)
Alias Name:	19880070
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

RAMONA PRIMARY SITE NO. 6 (Continued) **S107737128**

Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Confirmed with Los Angeles Unified School District the project was dropped.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	RAMONA PRIMARY SITE NO. 6
Address:	OXFORD AVENUE/ROMAINE AVENUE/SERRANO AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880070
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.58
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304119
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/20/2013
Restricted Use:	NO
Funding:	School District
Latitude:	34.08845
Longitude:	-118.3069
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	Under Investigation
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	LAUSD-RAMONA PRIMARY #6/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY #6/VCA
Alias Type:	Alternate Name

RAMONA PRIMARY SITE NO. 6 (Continued) **S107737128**

Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #6
Alias Type:	Alternate Name
Alias Name:	304069
Alias Type:	Project Code (Site Code)
Alias Name:	304119
Alias Type:	Project Code (Site Code)
Alias Name:	19880070
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Confirmed with Los Angeles Unified School District the project was dropped.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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174 **BELMONT/HOLLYWOOD NO. 3** **ENVIROSTOR** **S107735908**
ENE **LA MIRADA AVENUE/SERRANO AVENUE** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.287 mi.
1518 ft.

Relative:
Higher

Actual:
349 ft.

ENVIROSTOR:

Name:	BELMONT/HOLLYWOOD NO. 3
Address:	LA MIRADA AVENUE/SERRANO AVENUE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880049
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Site Code:	304135
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.3

BELMONT/HOLLYWOOD NO. 3 (Continued) **S107735908**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09385
Longitude: -118.3059
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #3
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/VCA
Alias Type: Alternate Name
Alias Name: 304046
Alias Type: Project Code (Site Code)
Alias Name: 304135
Alias Type: Project Code (Site Code)
Alias Name: 19880049
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

BELMONT/HOLLYWOOD NO. 3 (Continued) **S107735908**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	BELMONT/HOLLYWOOD NO. 3
Address:	LA MIRADA AVENUE/SERRANO AVENUE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880049
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.3
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304135
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.09385
Longitude:	-118.3059
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #3
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #3/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #3/VCA
Alias Type:	Alternate Name
Alias Name:	304046
Alias Type:	Project Code (Site Code)
Alias Name:	304135
Alias Type:	Project Code (Site Code)
Alias Name:	19880049
Alias Type:	Envirostor ID Number

BELMONT/HOLLYWOOD NO. 3 (Continued) **S107735908**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Y175 **USPS LA NORTH VEHICLE MAINT.** **LUST** **S101617311**
NNE **1375 WESTERN AVE N** **SWEEPS UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90028** **CA FID UST**
0.302 mi. **Cortese**
1594 ft. **Site 2 of 2 in cluster Y** **ENF**
HIST CORTESE
Relative: **WDS**
Higher **CIWQS**
CERS
Actual:
351 ft.

LUST:

Name:	USPS LA NORTH VEHICLE MAINT.
Address:	1375 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90028
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700757
Global Id:	T0603700757
Latitude:	34.096466
Longitude:	-118.309688
Status:	Completed - Case Closed
Status Date:	02/09/2000

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

Case Worker: Not reported
RB Case Number: 900280089
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700757
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700757
Action Type: ENFORCEMENT
Date: 12/20/1999
Action: * Historical Enforcement

Global Id: T0603700757
Action Type: Other
Date: 01/01/1990
Action: Leak Reported

LUST:
Global Id: T0603700757
Status: Open - Case Begin Date
Status Date: 01/01/1990

Global Id: T0603700757
Status: Open - Site Assessment
Status Date: 01/22/1998

Global Id: T0603700757
Status: Open - Site Assessment
Status Date: 04/02/1998

Global Id: T0603700757
Status: Open - Site Assessment
Status Date: 12/28/1998

Global Id: T0603700757
Status: Completed - Case Closed
Status Date: 02/09/2000

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

Facility Id:	900280089	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700757	
W Global ID:	Not reported	
Staff:	MSH	
Local Agency:	19050	
Cross Street:	DE LONGPRE AVE	
Enforcement Type:	EF	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		1/1/1990
Date Leak Record Entered:	7/2/1997	
Date Confirmation Began:	1/22/1998	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		1/31/2000
Date the Case was Closed:		2/9/2000
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		9533.193488021305722159047342
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		4/2/1998
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		12/28/1998
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		12/20/1999
Historical Max MTBE Date:		1/1/1965
Hist Max MTBE Conc in Groundwater:		47
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	US POSTAL SERVICE	
RP Address:	395 OYSTER POINT BLVD., SOUTH SAN FRANCISCO, CA 94099-0300	
Program:	LUST	
Lat/Long:	34.0962714 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	2A4	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	9/15/99 RECEIVED REPORT OF GW SAMPLING AND ANALYSIS ON 8/23/99. TWO ADD'L WELLS (MW-2 & MW3) WERE INSTALLED ON 10/23/98.; 1/31/00 4TH QTR GW MON RPT 1999	

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

SWEEPS UST:

Name:	NORTH GARAGE
Address:	1375 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	2194
Number:	Not reported
Board Of Equalization:	44-012174
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-002194-000001
Tank Status:	Not reported
Capacity:	600
Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	WASTE OIL
Number Of Tanks:	3

Name:	NORTH GARAGE
Address:	1375 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	2194
Number:	Not reported
Board Of Equalization:	44-012174
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-002194-000002
Tank Status:	Not reported
Capacity:	500
Active Date:	Not reported
Tank Use:	CHEMICAL
STG:	PRODUCT
Content:	UNKNOWN
Number Of Tanks:	Not reported

Name:	NORTH GARAGE
Address:	1375 N WESTERN AVE
City:	LOS ANGELES
Status:	Not reported
Comp Number:	2194
Number:	Not reported
Board Of Equalization:	44-012174
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-002194-000003
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19052580
Regulated By: UTNKI
Regulated ID: 00041173
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136174529
Mail To: Not reported
Mailing Address: 900 N ALAMEDA STREET-ROOM
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

CORTESE:
Name: USPS LA NORTH VEHICLE MAINT.
Address: 1375 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90028
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603700757
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

ENF:
Name: USPS LA NORTH VEHICLE MAINT.
Address: 1375 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90028
Region: 4
Facility Id: 269596
Agency Name: US Postal Service LA North

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900280089
Reg Measure Id:	168687
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229843
Region:	4
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	12/20/1999
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/20/1999
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 900280089
Description:	Level 1 enforcement letter sent 12/20/99 for FTS groundwater monitoring report.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

edr_fname:	USPS LA NORTH VEHICLE MAI
edr_fadd1:	1375 WESTERN
City,State,Zip:	LOS ANGELES, CA 90052
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900280089

WDS:

Name:	US POSTAL SER LA NORTH VMF
Address:	1375 N Western Ave
City:	LOS ANGELES
Facility ID:	4 19I000025
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	4
Facility Telephone:	3234647591
Facility Contact:	SANDERS ARTIE
Agency Name:	U S POSTAL SER

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

Agency Address:	7001 S Central Ave
Agency City,St,Zip:	Los Angeles 900524200
Agency Contact:	SANDERS ART
Agency Telephone:	3235861900
Agency Type:	?
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste Type:	Not reported
Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

CIWQS:

Name:	US POSTAL SER LA NORTH VMF
Address:	1375 N WESTERN AVE
City,State,Zip:	LOS ANGELES, CA 90027
Agency:	US Postal Service LA VMF
Agency Address:	7001 South Central Avenue, Los Angeles, CA 90052
Place/Project Type:	Industrial - United States Postal Service
SIC/NAICS:	4311
Region:	4
Program:	INDSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	4 19I000025
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	02/07/1992
Termination Date:	01/10/2003
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.09631

USPS LA NORTH VEHICLE MAINT. (Continued) **S101617311**

Longitude: -118.30928

CERS:
Name: USPS LA NORTH VEHICLE MAINT.
Address: 1375 WESTERN AVE N
City,State,Zip: LOS ANGELES, CA 90028
Site ID: 233237
CERS ID: T0603700757
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

---

176 **SANTA MONICA NEW PRIMARY CENTER** **ENVIROSTOR** **S105628638**
West **SANTA MONICA BLVD/GORDON ST/LEXINGTON AVE** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038**
0.328 mi.
1734 ft.

Relative:
Lower

Actual:
319 ft.

ENVIROSTOR:
Name: SANTA MONICA NEW PRIMARY CENTER
Address: SANTA MONICA BLVD/GORDON ST/LEXINGTON AVE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19880035
Status: No Further Action
Status Date: 04/15/2004
Site Code: 304317
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.83
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Lead Formaldehyde
Confirmed COC: 30295-NO 30013-NO
Potential Description: SOIL

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Alias Name: LAUSD-SANTA MONICA NEW PC
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: 304317
Alias Type: Project Code (Site Code)
Alias Name: 19880035
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/13/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 03/23/2012
Comments: 2nd Collection Letter sent for Inv. 03SM1854.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 02/16/2012
Comments: First Collection Letter 03SM1854

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SANTA MONICA NEW PRIMARY CENTER
Address: SANTA MONICA BLVD/GORDON ST/LEXINGTON AVE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19880035
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.83
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304317
Assembly: 53
Senate: 30
Special Program Status: Not reported
Status: No Further Action
Status Date: 04/15/2004
Restricted Use: NO
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Lead, Formaldehyde
Confirmed COC: 30295-NO, 30013-NO
Potential Description: SOIL
Alias Name: LAUSD-SANTA MONICA NEW PC
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: 304317
Alias Type: Project Code (Site Code)
Alias Name: 19880035
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/29/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE

SANTA MONICA NEW PRIMARY CENTER (Continued) **S105628638**

Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/13/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 03/23/2012
Comments: 2nd Collection Letter sent for Inv. 03SM1854.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 02/16/2012
Comments: First Collection Letter 03SM1854

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

177
WNW
1/4-1/2
0.335 mi.
1767 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 1
GORDON ST/LEXINGTON AVE/TAMARIND AVE
LOS ANGELES, CA 90038

ENVIROSTOR SCH **S107737282 N/A**

Relative:
Lower

Actual:
324 ft.

ENVIROSTOR:
Name: SANTA MONICA/VINE PRIMARY SITE NO. 1
Address: GORDON ST/LEXINGTON AVE/TAMARIND AVE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19880063
Status: Inactive - Withdrawn
Status Date: 08/20/2002

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Site Code: 304121
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09251
Longitude: -118.3192
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: 304057
Alias Type: Project Code (Site Code)
Alias Name: 304121
Alias Type: Project Code (Site Code)
Alias Name: 19880063
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	SANTA MONICA/VINE PRIMARY SITE NO. 1
Address:	GORDON ST/LEXINGTON AVE/TAMARIND AVE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19880063
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304121
Assembly:	50
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09251
Longitude:	-118.3192
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #1
Alias Type:	Alternate Name
Alias Name:	304057
Alias Type:	Project Code (Site Code)
Alias Name:	304121
Alias Type:	Project Code (Site Code)
Alias Name:	19880063
Alias Type:	Envirostor ID Number

Completed Info:

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued) **S107737282**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

178
NNE
1/4-1/2
0.352 mi.
1860 ft.

Relative:
Higher

Actual:
358 ft.

DELUXE LABORATORIES INC
1377 N SERRANO AVE
HOLLYWOOD, CA 90027

RCRA-LQG **1000428979**
ENVIROSTOR **CAD981450281**
CPS-SLIC
HIST UST
DEED
ICIS
FINDS
ECHO
DRYCLEANERS
EMI
HAZNET
HIST CORTESE
LA Co. Site Mitigation
CERS
HWTS

RCRA Listings:

Date Form Received by Agency:	2008-02-22 00:00:00.0
Handler Name:	DELUXE LABORATORIES INC
Handler Address:	1377 N. SERRANO AVENUE
Handler City,State,Zip:	HOLLYWOOD, CA 90027
EPA ID:	CAD981450281
Contact Name:	LUKE CHEN
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	323-960-8613
Contact Fax:	Not reported
Contact Email:	LUKE.CHEN@BYDELUXE.COM
Contact Title:	Not reported
EPA Region:	09

DELUXE LABORATORIES INC (Continued) **1000428979**

Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2007
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1377 N. SERRANO AVENUE
Mailing City,State,Zip:	HOLLYWOOD, CA 90027
Owner Name:	DELUXE LABORATORIES
Owner Type:	Private
Operator Name:	DELUXE LABORATORIES
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No

DELUXE LABORATORIES INC (Continued) **1000428979**

Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2008-10-15 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Biennial: List of Years
Year: 2007

Click Here for Biennial Reporting System Data:
Year: 2005

Click Here for Biennial Reporting System Data:
Year: 2003

Click Here for Biennial Reporting System Data:
Year: 2001

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D002
Waste Description: CORROSIVE WASTE

Waste Code: D011
Waste Description: SILVER

Waste Code: D039
Waste Description: TETRACHLOROETHYLENE

Waste Code: F001
Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F002
Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE

DELUXE LABORATORIES INC (Continued) **1000428979**

USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: P012
Waste Description: ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MAC ANDREWS AND FORBES
Legal Status:	Private
Date Became Current:	2006-01-27 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1377 N. SERRANO AVE.
Owner/Operator City,State,Zip:	HOLLYWOOD, CA 90027
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RANK AMERICA
Legal Status:	Other
Date Became Current:	1990-12-17 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1377 N. SERRANO AVENUE
Owner/Operator City,State,Zip:	HOLLYWOOD, CA 90027
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DELUXE LABORATORIES
Legal Status:	Private
Date Became Current:	1990-12-17 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1377 N. SERRANO AVENUE
Owner/Operator City,State,Zip:	HOLLYWOOD, CA 90027
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DELUXE LABORATORIES
Legal Status:	Private

DELUXE LABORATORIES INC (Continued) **1000428979**

Date Became Current:	1990-12-17 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	DELUXE LABORATORIES, INC
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	DELUXE LABORATORIES
Legal Status:	Other
Date Became Current:	1990-12-17 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	DELUXE LABORATORIES
Legal Status:	Private
Date Became Current:	2006-01-27 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Historic Generators:

Receive Date:	2006-02-16 00:00:00.0
Handler Name:	DELUXE LABORATORIES
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2008-02-22 00:00:00.0
Handler Name:	DELUXE LABORATORIES INC
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1996-09-01 00:00:00.0
Handler Name:	DELUXE LABORATORIES, INC
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1986-03-10 00:00:00.0
Handler Name:	DELUXE LABORATORIES, INC
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1990-04-10 00:00:00.0
Handler Name:	DELUXE LAB
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1992-01-31 00:00:00.0
Handler Name:	DELUXE LABORATORIES, INC
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1994-03-14 00:00:00.0
Handler Name:	DELUXE LABORATORIES
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1995-12-29 00:00:00.0
Handler Name:	DELUXE LABRATORIES
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1999-03-16 00:00:00.0
Handler Name:	DELUXE LABORATORIES
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No

DELUXE LABORATORIES INC (Continued) **1000428979**

Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2000-10-12 00:00:00.0
Handler Name:	DELUXE LABORATORIES, INC.
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2002-02-27 00:00:00.0
Handler Name:	DELUXE LABORATORIES, INC.
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2004-02-18 00:00:00.0
Handler Name:	DELUXE LABORATORIES, INC.
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	51211
NAICS Description:	MOTION PICTURE AND VIDEO PRODUCTION
NAICS Code:	51212
NAICS Description:	MOTION PICTURE AND VIDEO DISTRIBUTION
NAICS Code:	512199
NAICS Description:	OTHER MOTION PICTURE AND VIDEO INDUSTRIES

Facility Has Received Notices of Violation:

Found Violation:	No
Agency Which Determined Violation:	Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	2009-02-05 00:00:00.0
Actual Return to Compliance Date:	2009-02-05 00:00:00.0
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	601
Date of Enforcement Action:	2009-02-05 00:00:00.0
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number: Not reported	
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	2015-06-26 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	2009-02-05 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	2009-02-05 00:00:00.0
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

ENVIROSTOR:

Name:	DELUXE LABORATORIES
Address:	1377 N. SERRANO AVENUE
City,State,Zip:	LOS ANGELES, CA 90027
Facility ID:	60001863
Status:	Refer: 1248 Local Agency
Status Date:	05/09/2014
Site Code:	301604
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	5

DELUXE LABORATORIES INC (Continued) **1000428979**

NPL: NO
Regulatory Agencies: SMBRP, LOS ANGELES COUNTY
Lead Agency: LOS ANGELES COUNTY
Program Manager: Manjul Bose
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: EPA Grant
Latitude: 34.09578
Longitude: -118.3087
APN: 5544-032-013, 5544-032-016, 5544032013, 5544032016
Past Use: PHOTOGRAPHIC PROCESSING
Potential COC: Under Investigation Tetrachloroethylene (PCE
Confirmed COC: NONE SPECIFIED
Potential Description: AQUI, IA, SOIL, SV, UE, WELL
Alias Name: 5544-032-013
Alias Type: APN
Alias Name: 5544-032-016
Alias Type: APN
Alias Name: 5544032013
Alias Type: APN
Alias Name: 5544032016
Alias Type: APN
Alias Name: CAN000909568
Alias Type: CERCLIS ID
Alias Name: SLT43206204
Alias Type: GeoTracker Global ID
Alias Name: 301604
Alias Type: Project Code (Site Code)
Alias Name: 60001863
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: PA/SI Site Screening
Completed Date: 09/12/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/08/2014
Comments: SB 1248

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/01/2014
Comments: Correspondence Received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence

DELUXE LABORATORIES INC (Continued) **1000428979**

Completed Date: 05/08/2014
Comments: Transfer of site to LACOFD

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CPS-SLIC:
Name: DELUXE LABORATORIES
Address: 1377 N. SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Region: STATE
Facility Status: **Open - Inactive**
Status Date: 01/01/1965
Global Id: SLT43206204
Lead Agency: LA CNTY FIRE DEPT. (BILLING AND UST)
Lead Agency Case Number: Not reported
Latitude: 34.09553
Longitude: -118.308012
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: Not reported
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

HIST UST:
Name: DELUXE LABORATORIES INC
Address: 1377 SERRANO AVE
City,State,Zip: NORTH HOLLYWOOD, CA 90027
File Number: 00028E07
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028E07.pdf
Region: STATE
Facility ID: 00000067647
Facility Type: Other
Other Type: MOTION PICTURE PROCE
Contact Name: RICHARD GRENIER
Telephone: 2134626171
Owner Name: TWENTIETH CENTURY FOX FILM COR
Owner Address: 10201 W. PICO BLVD.
Owner City,St,Zip: LOS ANGELES, CA 90035
Total Tanks: 0001

Tank Num: 001
Container Num: ONE
Year Installed: 1973

DELUXE LABORATORIES INC (Continued) **1000428979**

Tank Capacity: 00020000
Tank Used for: WASTE
Type of Fuel: 4
Container Construction Thickness: /16 2
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

DEED:
Name: DELUXE LABORATORIES
Address: 1377 N. SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Envirostor ID: SLT43206204
Area: Not reported
Sub Area: Not reported
Site Type: SLIC
Status: OPEN - INACTIVE
Agency: SWRCB
Covenant Uploaded: Y
Deed Date(s): 09/03/2015
File Name: Geotracker Land Use/Deed Restrictions

ICIS:
Enforcement Action ID: CASCAA0000060370094000095
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000095
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000094
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000094
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000075
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000075
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000074
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000074
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000065
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000065
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal

DELUXE LABORATORIES INC (Continued) **1000428979**

EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000064
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000064
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000058
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000058
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000057
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000057
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation

DELUXE LABORATORIES INC (Continued) **1000428979**

Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000036
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000036
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Administrative Order
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Formal
EA Type Code: SCAAAO
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

Enforcement Action ID: CASCAA0000060370094000035
FRS ID: 110000784009
Action Name: DELUXE LABORATORIES INC 060370094000035
Facility Name: DELUXE LABORATORIES INC
Facility Address: 1377 N SERRANO AVE
HOLLYWOOD, CA 90027
Enforcement Action Type: Notice of Violation
Facility County: LOS ANGELES
Program System Acronym: AIR
Enforcement Action Forum Desc: Administrative - Informal
EA Type Code: NOV
Facility SIC Code: 7819
Federal Facility ID: Not reported
Latitude in Decimal Degrees: 34.0965
Longitude in Decimal Degrees: -118.30703
Permit Type Desc: Not reported
Program System Acronym: CASCA0000603700940
Facility NAICS Code: 512199
Tribal Land Code: Not reported

FINDS:
Registry ID: 110000784009

DELUXE LABORATORIES INC (Continued) **1000428979**

Click Here:

Environmental Interest/Information System:

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
HAZARDOUS AIR POLLUTANT MAJOR
STATE MASTER
HAZARDOUS WASTE BIENNIAL REPORTER
AIR MINOR

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

ECHO:

Envid:	1000428979
Registry ID:	110000784009
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110000784009
Name:	DELUXE LABORATORIES INC
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027

DRYCLEAN SOUTH COAST:

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	C42546
Permit Number:	M34670
Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	000408
BCAT Description:	FILM CLEANING MACHINE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	379.42999268
UTM North:	3773.4799805

DELUXE LABORATORIES INC (Continued) **1000428979**

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	A55604
Permit Number:	P35444
Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	276150
BCAT Description:	PLASTICS & RESINS CLEANING
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	379.42999268
UTM North:	3773.4799805

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	A55605
Permit Number:	P35445
Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	276150
BCAT Description:	PLASTICS & RESINS CLEANING
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	379.42999268
UTM North:	3773.4799805

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	A55606
Permit Number:	P35446
Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	276150
BCAT Description:	PLASTICS & RESINS CLEANING
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	379.42999268
UTM North:	3773.4799805

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	A81276
Permit Number:	P58096

DELUXE LABORATORIES INC (Continued) **1000428979**

Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	276150
BCAT Description:	PLASTICS & RESINS CLEANING
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	379.42999268
UTM North:	3773.4799805

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	C00859
Permit Number:	P66226
Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	276150
BCAT Description:	PLASTICS & RESINS CLEANING
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	379.42999268
UTM North:	3773.4799805

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	C00860
Permit Number:	P66227
Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	276150
BCAT Description:	PLASTICS & RESINS CLEANING
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	379.42999268
UTM North:	3773.4799805

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	9668
Application Number:	C00861
Permit Number:	P66228
Status:	A
Representative Name:	RICK BROWN
Representative Telephone:	323 9608492
Permit Status:	INACTIVE
BCAT Number:	276150
BCAT Description:	PLASTICS & RESINS CLEANING

DELUXE LABORATORIES INC (Continued) **1000428979**

CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 379.42999268
UTM North: 3773.4799805

EMI:

Name: DELUXE LABORATORIES, INC
Address: 1377 N SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 9668
Air District Name: SC
SIC Code: 7819
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 154
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 2
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: DELUXE LABORATORIES, INC
Address: 1377 N SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 9668
Air District Name: SC
SIC Code: 7819
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 211
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: DELUXE LABORATORIES INC,DELUXE
Address: 1377 N SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Year: 1993
County Code: 19
Air Basin: SC
Facility ID: 9668
Air District Name: SC
SIC Code: 7819
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	182
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES INC,DELUXE
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	182
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES INC,DELUXE
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	95
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES INC,DELUXE
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC

DELUXE LABORATORIES INC (Continued) **1000428979**

SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	63
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES INC,DELUXE
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	62
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES INC,DELUXE
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	63
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES INC,DELUXE
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2000
County Code:	19

DELUXE LABORATORIES INC (Continued) **1000428979**

Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	63
Reactive Organic Gases Tons/Yr:	9
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES INC, DELUXE LABORATOR
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Y
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	9
Reactive Organic Gases Tons/Yr:	6
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2002
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	21
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE

DELUXE LABORATORIES INC (Continued) **1000428979**

City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2003
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	21
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2004
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Y
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	20.6291689
Reactive Organic Gases Tons/Yr:	8.26
Carbon Monoxide Emissions Tons/Yr:	1.67056
NOX - Oxides of Nitrogen Tons/Yr:	1.99224
SOX - Oxides of Sulphur Tons/Yr:	0.012705
Particulate Matter Tons/Yr:	0.151049
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.15

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2005
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	12.80892
Reactive Organic Gases Tons/Yr:	5.148081802
Carbon Monoxide Emissions Tons/Yr:	1.73027
NOX - Oxides of Nitrogen Tons/Yr:	2.06108
SOX - Oxides of Sulphur Tons/Yr:	.01269
Particulate Matter Tons/Yr:	.15602
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.15602

DELUXE LABORATORIES INC (Continued) **1000428979**

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2006
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	31.93056721482485848
Reactive Organic Gases Tons/Yr:	13.978
Carbon Monoxide Emissions Tons/Yr:	1.862
NOX - Oxides of Nitrogen Tons/Yr:	2.217
SOX - Oxides of Sulphur Tons/Yr:	.013
Particulate Matter Tons/Yr:	.168
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.168

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2007
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	31.93056721482485848
Reactive Organic Gases Tons/Yr:	13.978
Carbon Monoxide Emissions Tons/Yr:	1.862
NOX - Oxides of Nitrogen Tons/Yr:	2.217
SOX - Oxides of Sulphur Tons/Yr:	.013
Particulate Matter Tons/Yr:	.168
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.168

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2008
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11.81395764097906600
Reactive Organic Gases Tons/Yr:	4.731892862170877942
Carbon Monoxide Emissions Tons/Yr:	1.9
NOX - Oxides of Nitrogen Tons/Yr:	2.26
SOX - Oxides of Sulphur Tons/Yr:	.01

DELUXE LABORATORIES INC (Continued) **1000428979**

Particulate Matter Tons/Yr: 2.65
Part. Matter 10 Micrometers and Smllr Tons/Yr: 1.906

Name: DELUXE LABORATORIES INC,DELUXE
Address: 1377 N SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Year: 2009
County Code: 19
Air Basin: SC
Facility ID: 9668
Air District Name: SC
SIC Code: 7819
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2.0032785037725098
Reactive Organic Gases Tons/Yr: 0.80355200000000004
Carbon Monoxide Emissions Tons/Yr: 1.76
NOX - Oxides of Nitrogen Tons/Yr: 2.1299999999999999
SOX - Oxides of Sulphur Tons/Yr: 1.0212000000000001E-2
Particulate Matter Tons/Yr: 3.0526499999999999
Part. Matter 10 Micrometers and Smllr Tons/Yr: 2.1826500000000002

Name: DELUXE LABORATORIES INC,DELUXE
Address: 1377 N SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Year: 2010
County Code: 19
Air Basin: SC
Facility ID: 9668
Air District Name: SC
SIC Code: 7819
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.8579135618271101
Reactive Organic Gases Tons/Yr: 0.74402999999999997
Carbon Monoxide Emissions Tons/Yr: 1.7987500000000001
NOX - Oxides of Nitrogen Tons/Yr: 2.1877499999999999
SOX - Oxides of Sulphur Tons/Yr: 0.01302
Particulate Matter Tons/Yr: 2.9736799999999999
Part. Matter 10 Micrometers and Smllr Tons/Yr: 2.1310790000000002

Name: DELUXE LABORATORIES INC,DELUXE
Address: 1377 N SERRANO AVE
City,State,Zip: HOLLYWOOD, CA 90027
Year: 2011
County Code: 19
Air Basin: SC
Facility ID: 9668
Air District Name: SC
SIC Code: 7819
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.94681702984
Reactive Organic Gases Tons/Yr: 0.3848

DELUXE LABORATORIES INC (Continued) **1000428979**

Carbon Monoxide Emissions Tons/Yr:	1.764
NOX - Oxides of Nitrogen Tons/Yr:	2.1
SOX - Oxides of Sulphur Tons/Yr:	0.0126
Particulate Matter Tons/Yr:	4.52864
Part. Matter 10 Micrometers and Smllr Tons/Yr:	3.217928

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2012
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.1746819162
Reactive Organic Gases Tons/Yr:	0.47723
Carbon Monoxide Emissions Tons/Yr:	2.13696
NOX - Oxides of Nitrogen Tons/Yr:	2.544
SOX - Oxides of Sulphur Tons/Yr:	0.01526
Particulate Matter Tons/Yr:	4.56238
Part. Matter 10 Micrometers and Smllr Tons/Yr:	3.251668

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2013
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.57130619375
Reactive Organic Gases Tons/Yr:	0.23391
Carbon Monoxide Emissions Tons/Yr:	1.56492
NOX - Oxides of Nitrogen Tons/Yr:	1.863
SOX - Oxides of Sulphur Tons/Yr:	0.01117
Particulate Matter Tons/Yr:	4.51062
Part. Matter 10 Micrometers and Smllr Tons/Yr:	3.199908

Name:	DELUXE LABORATORIES
Address:	1377 N SERRANO AVE
City,State,Zip:	HOLLYWOOD, CA 90027
Year:	2014
County Code:	19
Air Basin:	SC
Facility ID:	9668
Air District Name:	SC
SIC Code:	7819
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.058181818182
Reactive Organic Gases Tons/Yr: 0.0256
Carbon Monoxide Emissions Tons/Yr: 0.39102
NOX - Oxides of Nitrogen Tons/Yr: 0.4655
SOX - Oxides of Sulphur Tons/Yr: 0.00279
Particulate Matter Tons/Yr: 1.82858
Part. Matter 10 Micrometers and Smllr Tons/Yr: 1.29062

HAZNET:
Name: DELUXE LABORATORIES, INC.
Address: 1377 N SERRANO AVE
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 900275623
Contact: RICHARD BROWN
Telephone: 3239608492
Mailing Name: Not reported
Mailing Address: 2400 W EMPIRE AVE

Year: 2015
Gepaid: CAC002801303
TSD EPA ID: CAT080013352
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 2.1

Additional Info:
Year: 2015
Gen EPA ID: CAC002801303

Shipment Date: 20150128
Creation Date: 5/6/2015 22:15:19
Receipt Date: 20150202
Manifest ID: 012853183JJK
Trans EPA ID: CAD983613688
Trans Name: MILES CHEMICAL COMPANY
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAT080013352
Trans Name: DEMENNO KERDOON
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 135 - Unspecified aqueous solution
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons: 2.1
Waste Quantity: 500
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

DELUXE LABORATORIES INC (Continued) **1000428979**

HIST CORTESE:
- edr_fname: Arco ss#9609
- edr_fadd1: 1377 SERRANO
- City,State,Zip: LOS ANGELES, CA 90027
- Region: CORTESE
- Facility County Code: 19
- Reg By: LTNKA
- Reg Id: 3121

LA Co. Site Mitigation:
- Name: FORMER DELUXE LABORATORIES
- Address: 1377 N SERRANO AVE
- City,State,Zip: HOLLYWOOD, CA 90027
- Facility ID: Not reported
- Status: Not reported
- Site ID: SD0000568
- Jurisdiction: Not reported
- Case ID: RO0001566
- Abated: Yes
- Assigned To: Michael Bravo
- Entered Date: Not reported
- Abated Date: 09/08/2015

CERS:
- Name: DELUXE LABORATORIES
- Address: 1377 N. SERRANO AVE
- City,State,Zip: HOLLYWOOD, CA 90027
- Site ID: 228847
- CERS ID: SLT43206204
- CERS Description: Cleanup Program Site

HWTS:
- Name: DELUXE LABORATORIES, INC.
- Address: 1377 N SERRANO AVE
- Address 2: Not reported
- City,State,Zip: LOS ANGELES, CA 900275623
- EPA ID: CAC002801303
- Inactive Date: 04/24/2015
- Create Date: 01/23/2015
- Last Act Date: 04/26/2015
- Mailing Name: Not reported
- Mailing Address: 2400 W EMPIRE AVE
- Mailing Address 2: Not reported
- Mailing City,State,Zip: BURBANK, CA 915043331
- Owner Name: DELUXE ENTERTAINMENT SERVICES CORP.
- Owner Address: 2400 W EMPIRE AVE
- Owner Address 2: Not reported
- Owner City,State,Zip: BURBANK, CA 915043331
- Contact Name: RICHARD BROWN
- Contact Address: 2400 W EMPIRE AVE
- Contact Address 2: Not reported
- City,State,Zip: BURBANK, CA 915043331

NAICS:
- EPA ID: CAC002801303
- Create Date: 2015-01-23 11:29:20

DELUXE LABORATORIES INC (Continued) **1000428979**

NAICS Code:	334612
NAICS Description:	Prerecorded Compact Disc (except Software), Tape, and Record Reproducing
Issued EPA ID Date:	2015-01-23 11:29:20
Inactive Date:	2015-04-24 11:29:20
Facility Name:	DELUXE LABORATORIES, INC.
Facility Address:	1377 N SERRANO AVE
Facility Address 2:	Not reported
Facility City:	LOS ANGELES
Facility County:	19
Facility State:	CA
Facility Zip:	900275623

179
West
1/4-1/2
0.382 mi.
2017 ft.

HOLLY AUTO CENTER **CPS-SLIC S104404947**
6020-6062 SANTA MONICA **CERS N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
316 ft.

SLIC REG 4:

Region:	4
Facility Status:	No further action required
SLIC:	0695
Substance:	VOCs
Staff:	Wendy Liu

CPS-SLIC:

Name:	HOLLY AUTO CENTER
Address:	6020-6062 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	11/01/1998
Global Id:	SL184991482
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.092357
Longitude:	-118.28063
Case Type:	Cleanup Program Site
Case Worker:	LM
Local Agency:	Not reported
RB Case Number:	695
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CERS:

Name:	HOLLY AUTO CENTER
Address:	6020-6062 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA
Site ID:	241001
CERS ID:	SL184991482
CERS Description:	Cleanup Program Site

HOLLY AUTO CENTER (Continued) **S104404947**

Affiliation:
- Affiliation Type Desc: Regional Board Caseworker
- Entity Name: LARRY MOORE - LOS ANGELES RWQCB (REGION 4)
- Entity Title: Not reported
- Affiliation Address: 320 W. 4TH ST., SUITE 200
- Affiliation City: LOS ANGELES
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: Not reported
- Affiliation Phone: Not reported

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180 WNW 1/4-1/2 0.391 mi. 2064 ft. **SANTA MONICA/VINE PRIMARY SITE NO. 2** **ENVIROSTOR SCH** **S107737283 N/A**
GORDON ST/LEXINGTON AVE/BEACHWOOD DRIVE
LOS ANGELES, CA 90038

Relative: Lower

Actual: 323 ft.

ENVIROSTOR:
- Name: SANTA MONICA/VINE PRIMARY SITE NO. 2
- Address: GORDON ST/LEXINGTON AVE/BEACHWOOD DRIVE
- City,State,Zip: LOS ANGELES, CA 90038
- Facility ID: 19880064
- Status: Inactive - Withdrawn
- Status Date: 08/20/2002
- Site Code: 304123
- Site Type: School Investigation
- Site Type Detailed: School
- Acres: 1.5
- NPL: NO
- Regulatory Agencies: SMBRP
- Lead Agency: SMBRP
- Program Manager: Not reported
- Supervisor: Mark Malinowski
- Division Branch: Southern California Schools & Brownfields Outreach
- Assembly: 50
- Senate: 24
- Special Program: Not reported
- Restricted Use: NO
- Site Mgmt Req: NONE SPECIFIED
- Funding: School District
- Latitude: 34.09249
- Longitude: -118.3202
- APN: NONE SPECIFIED
- Past Use: RESIDENTIAL AREA
- Potential COC: NONE SPECIFIED
- Confirmed COC: NONE SPECIFIED
- Potential Description: NONE SPECIFIED
- Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
- Alias Type: Alternate Name
- Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
- Alias Type: Alternate Name
- Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
- Alias Type: Alternate Name
- Alias Name: SANTA MONICA/VINE PRIMARY SITE #2
- Alias Type: Alternate Name
- Alias Name: 304058

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

Alias Type: Project Code (Site Code)
Alias Name: 304123
Alias Type: Project Code (Site Code)
Alias Name: 19880064
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SANTA MONICA/VINE PRIMARY SITE NO. 2
Address: GORDON ST/LEXINGTON AVE/BEACHWOOD DRIVE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19880064
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304123
Assembly: 50
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued) **S107737283**

Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09249
Longitude:	-118.3202
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #2
Alias Type:	Alternate Name
Alias Name:	304058
Alias Type:	Project Code (Site Code)
Alias Name:	304123
Alias Type:	Project Code (Site Code)
Alias Name:	19880064
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

181
ENE
1/4-1/2
0.436 mi.
2300 ft.

RAMONA PRIMARY SITE NO. 1
HOBART BOULEVARD/FOUNTAIN AVENUE/HARVARD BLVD.
LOS ANGELES, CA 90029

ENVIROSTOR SCH | **S107737125** | **N/A**

Relative:
Higher

Actual:
359 ft.

ENVIROSTOR:

Name:	RAMONA PRIMARY SITE NO. 1
Address:	HOBART BOULEVARD/FOUNTAIN AVENUE/HARVARD BLVD.
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19820083
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Site Code:	404039
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.9
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09500
Longitude:	-118.3037
APN:	NONE SPECIFIED
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #1/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #1/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #1
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE#1
Alias Type:	Alternate Name
Alias Name:	304098
Alias Type:	Project Code (Site Code)
Alias Name:	404039
Alias Type:	Project Code (Site Code)
Alias Name:	19820083
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

RAMONA PRIMARY SITE NO. 1 (Continued) **S107737125**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	01/13/2015
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	RAMONA PRIMARY SITE NO. 1
Address:	HOBART BOULEVARD/FOUNTAIN AVENUE/HARVARD BLVD.
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19820083
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.9
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404039
Assembly:	43
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.09500
Longitude:	-118.3037
APN:	NONE SPECIFIED
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LA USD-RAMONA PRIMARY SITE #1/VCA
Alias Type:	Alternate Name
Alias Name:	LAUSD

RAMONA PRIMARY SITE NO. 1 (Continued) **S107737125**

Alias Type:	Alternate Name
Alias Name:	LAUSD-RAMONA PRIMARY SITE #1/CDE
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE #1
Alias Type:	Alternate Name
Alias Name:	RAMONA PRIMARY SITE#1
Alias Type:	Alternate Name
Alias Name:	304098
Alias Type:	Project Code (Site Code)
Alias Name:	404039
Alias Type:	Project Code (Site Code)
Alias Name:	19820083
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	01/13/2015
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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182 **SUPER CAR WASH** **LUST** **S101297346**
SSE **800 WESTERN AVE N** **Cortese** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029** **HIST CORTESE**
0.439 mi. **CERS**
2318 ft.

Relative: **Lower**

Actual: **300 ft.**

LUST:

Name:	SUPER CAR WASH
Address:	800 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90029
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700770
Global Id:	T0603700770
Latitude:	34.0845509

SUPER CAR WASH (Continued) **S101297346**

Longitude: -118.3089954
Status: Completed - Case Closed
Status Date: 07/18/2006
Case Worker: Not reported
RB Case Number: 900290070
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700770
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700770
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

Global Id: T0603700770
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: ENFORCEMENT
Date: 06/19/2006
Action: Site Visit / Inspection / Sampling

Global Id: T0603700770
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

SUPER CAR WASH (Continued) **S101297346**

Global Id: T0603700770
Action Type: RESPONSE
Date: 04/15/2004
Action: Remedial Progress Report

Global Id: T0603700770
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 01/15/2004
Action: Remedial Progress Report

Global Id: T0603700770
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: ENFORCEMENT
Date: 07/18/2006
Action: Closure/No Further Action Letter

Global Id: T0603700770
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: REMEDIATION

SUPER CAR WASH (Continued) **S101297346**

Date: 01/01/2001
Action: Free Product Removal

Global Id: T0603700770
Action Type: REMEDIATION
Date: 10/09/2003
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700770
Action Type: ENFORCEMENT
Date: 01/22/2001
Action: Site Visit / Inspection / Sampling

Global Id: T0603700770
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: Other
Date: 11/18/1991
Action: Leak Reported

Global Id: T0603700770
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: RESPONSE
Date: 12/08/2005
Action: Other Workplan

Global Id: T0603700770
Action Type: RESPONSE
Date: 06/23/2006
Action: Request for Closure

Global Id: T0603700770
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: ENFORCEMENT
Date: 12/20/1999
Action: Staff Letter

Global Id: T0603700770
Action Type: ENFORCEMENT
Date: 06/25/2002
Action: Staff Letter

Global Id: T0603700770
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

SUPER CAR WASH (Continued) **S101297346**

Global Id: T0603700770
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700770
Action Type: ENFORCEMENT
Date: 04/15/2003
Action: Site Visit / Inspection / Sampling

LUST:
Global Id: T0603700770
Status: Open - Case Begin Date
Status Date: 11/18/1991

Global Id: T0603700770
Status: Open - Site Assessment
Status Date: 11/18/1991

Global Id: T0603700770
Status: Open - Site Assessment
Status Date: 12/20/1999

Global Id: T0603700770
Status: Open - Remediation
Status Date: 06/25/2002

Global Id: T0603700770
Status: Open - Remediation
Status Date: 12/06/2005

Global Id: T0603700770
Status: Open - Verification Monitoring
Status Date: 05/11/2006

Global Id: T0603700770
Status: Completed - Case Closed
Status Date: 07/18/2006

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900290070
Status: Remedial action (cleanup) Underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Remove Free Product
Global ID: T0603700770
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: Not reported

SUPER CAR WASH (Continued) **S101297346**

Enforcement Type:	SI	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/18/1991
Date Leak Record Entered:	12/4/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/15/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5289.033069326912892538466696 5
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		11/18/1991
Preliminary Site Assessment Began:		11/18/1991
Pollution Characterization Began:		12/20/1999
Remediation Plan Submitted:		6/25/2002
Remedial Action Underway:		4/16/2004
Post Remedial Action Monitoring Began:		11/18/1991
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		4/17/2000
Hist Max MTBE Conc in Groundwater:		45100
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	JEFF APPEL	
RP Address:	5122 BOLSA AVE., SUITE #107	
Program:	LUST	
Lat/Long:	34.0845509 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	QUARTERLY GW MONITORING REPORT, OFF-SITE IMPACTED; 7/28/00 PILOT STUDIES & TREATMENT FEASIBILITY EVALUATION; 8/28/00 REVISED RAP; 10/28/00 3RD QTR GW MON RPT 2000; 12/29/00 4TH QTR GW MON RPT 2000; 4/5/01 1ST QTR GW MON RPT 2	

CORTESE:

Name:	SUPER CAR WASH
Address:	800 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90029
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603700770
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported

SUPER CAR WASH (Continued) **S101297346**

Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	SUPER CAR WASH
edr_fadd1:	800 WESTERN
City,State,Zip:	LOS ANGELES, CA 90029
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900290070

CERS:

Name:	SUPER CAR WASH
Address:	800 WESTERN AVE N
City,State,Zip:	LOS ANGELES, CA 90029
Site ID:	217570
CERS ID:	T0603700770
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

183
NNW
1/4-1/2
0.442 mi.
2336 ft.

SHELL SERVICE STATION
5657 SUNSET BLVD
LOS ANGELES, CA 90028

LUST **1008153068**
FINDS **N/A**
ECHO
Cortese
CERS

Relative:
Higher

Actual:
361 ft.

LUST:

Name:	SHELL STATION #135540
Address:	5657 SUNSET BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90028
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site

SHELL SERVICE STATION (Continued) **1008153068**

Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003200
Global Id:	T10000003200
Latitude:	34.0981088
Longitude:	-118.3130482
Status:	Completed - Case Closed
Status Date:	07/01/2014
Case Worker:	JH
RB Case Number:	900280198
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

LUST:

Global Id:	T10000003200
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

Global Id:	T10000003200
Contact Type:	Regional Board Caseworker
Contact Name:	JAY HUANG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 WEST 4TH STREET, SUITE 200
City:	LOS ANGELES
Email:	jhuang@waterboards.ca.gov
Phone Number:	2135766711

LUST:

Global Id:	T10000003200
Action Type:	ENFORCEMENT
Date:	11/07/2011
Action:	Referral to Regional Board

Global Id:	T10000003200
Action Type:	ENFORCEMENT
Date:	12/07/2011
Action:	Staff Letter

Global Id:	T10000003200
Action Type:	RESPONSE
Date:	09/26/2013
Action:	Request for Closure - Regulator Responded

Global Id:	T10000003200
Action Type:	RESPONSE
Date:	02/01/2012
Action:	Other Report / Document

Global Id:	T10000003200
Action Type:	REMEDIATION

SHELL SERVICE STATION (Continued) **1008153068**

Date: 12/04/2004
Action: Excavation

Global Id: T10000003200
Action Type: RESPONSE
Date: 07/15/2012
Action: Other Report / Document

Global Id: T10000003200
Action Type: RESPONSE
Date: 01/15/2012
Action: Other Report / Document

Global Id: T10000003200
Action Type: RESPONSE
Date: 04/27/2012
Action: Site Assessment Report

Global Id: T10000003200
Action Type: RESPONSE
Date: 10/15/2012
Action: Other Report / Document

Global Id: T10000003200
Action Type: RESPONSE
Date: 01/15/2013
Action: Other Report / Document

Global Id: T10000003200
Action Type: RESPONSE
Date: 03/01/2013
Action: Site Assessment Report

Global Id: T10000003200
Action Type: RESPONSE
Date: 04/03/2014
Action: Well Destruction Report

Global Id: T10000003200
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Quarterly

Global Id: T10000003200
Action Type: ENFORCEMENT
Date: 12/24/2013
Action: Notification - Preclosure

Global Id: T10000003200
Action Type: ENFORCEMENT
Date: 07/01/2014
Action: Closure/No Further Action Letter

LUST:
Global Id: T10000003200
Status: Open - Case Begin Date
Status Date: 08/08/2011

SHELL SERVICE STATION (Continued) **1008153068**

Global Id: T10000003200
Status: Open - Site Assessment
Status Date: 08/08/2011

Global Id: T10000003200
Status: Open - Eligible for Closure
Status Date: 06/03/2014

Global Id: T10000003200
Status: Completed - Case Closed
Status Date: 07/01/2014

FINDS:
Registry ID: 110018989497

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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

ECHO:
Envid: 1008153068
Registry ID: 110018989497
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110018989497
Name: SHELL SERVICE STATION
Address: 5657 SUNSET BLVD
City,State,Zip: LOS ANGELES, CA 90028

CORTESE:
Name: SHELL STATION #135540
Address: 5657 SUNSET BOULEVARD
City,State,Zip: LOS ANGELES, CA 90028
Region: CORTESE
Envirostor Id: Not reported
Global ID: T10000003200
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported

SHELL SERVICE STATION (Continued) **1008153068**

Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	SHELL STATION #135540
Address:	5657 SUNSET BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90028
Site ID:	190828
CERS ID:	T10000003200
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	JAY HUANG - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 WEST 4TH STREET, SUITE 200
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	2135766711

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

184
NNW
1/4-1/2
0.458 mi.
2417 ft.

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA **ENVIROSTOR** **S107736102**
SUNSET/VAN NESS AVENUE **SCH** **N/A**
LOS ANGELES, CA 90027

Relative:
Higher

Actual:
364 ft.

ENVIROSTOR:

Name:	CENTRAL LOS ANGELES HS #1 AKA METROMEDIA
Address:	SUNSET/VAN NESS AVENUE
City,State,Zip:	LOS ANGELES, CA 90027
Facility ID:	19990041
Status:	Certified
Status Date:	07/02/2002
Site Code:	304185
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	12
NPL:	NO

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09795
Longitude: -118.3155
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: Arsenic TPH-diesel
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type: Alternate Name
Alias Name: CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type: Alternate Name
Alias Name: LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033619546
Alias Type: EPA (FRS #)
Alias Name: 304185
Alias Type: Project Code (Site Code)
Alias Name: 19990041
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/12/2001
Comments: Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 12/07/2001
Comments: RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/07/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 07/02/2002
Comments: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 12/10/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/13/2003
Comments: Not reported

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	CENTRAL LOS ANGELES HS #1 AKA METROMEDIA
Address:	SUNSET/VAN NESS AVENUE
City,State,Zip:	LOS ANGELES, CA 90027
Facility ID:	19990041
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	12
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304185
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Certified
Status Date:	07/02/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09795
Longitude:	-118.3155
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	Arsenic, Arsenic, TPH-diesel
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL
Alias Name:	CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type:	Alternate Name
Alias Name:	CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	110033619546
Alias Type:	EPA (FRS #)
Alias Name:	304185
Alias Type:	Project Code (Site Code)
Alias Name:	19990041
Alias Type:	Envirostor ID Number

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	10/01/2001
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	12/12/2001
Comments:	Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	12/07/2001
Comments:	RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	05/01/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	07/24/2003
Comments:	approved.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Workplan
Completed Date:	11/21/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	08/07/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued) **S107736102**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	07/02/2002
Comments:	DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	12/10/2001
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/13/2003
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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185 East 1/4-1/2 0.460 mi. 2430 ft.

RAMONA NEW PC AKA BOWLING ALLEY
SANTA MONICA BOULEVARD/KINGSLEY DRIVE
LOS ANGELES, CA 90029

ENVIROSTOR SCH **S105628556 N/A**

Relative: Higher

Actual: 332 ft.

ENVIROSTOR:

Name:	RAMONA NEW PC AKA BOWLING ALLEY
Address:	SANTA MONICA BOULEVARD/KINGSLEY DRIVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19790003
Status:	No Further Action
Status Date:	05/17/2002
Site Code:	304005
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	3
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53

RAMONA NEW PC AKA BOWLING ALLEY (Continued) **S105628556**

Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09078
Longitude: -118.3032
APN: NONE SPECIFIED
Past Use: RECREATION SERVICES
Potential COC: Cobalt Chloroform Dichlorodifluoromethane Tetrachloroethylene (PCE * Methylphenol 1,2,4-Trimethylbenzene Ethylbenzene Xylenes Toluene 1,3,5-Trimethylbenzene Chloromethane (methyl chloride Molybdenum Benzene
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: RAMONA NEW PC AKA BOWLING ALLEY
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY CENTER AKA LAUSD BELMONT
Alias Type: Alternate Name
Alias Name: 110033612776
Alias Type: EPA (FRS #)
Alias Name: 304005
Alias Type: Project Code (Site Code)
Alias Name: 19790003
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/18/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/22/2001
Comments: Public participation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2001
Comments: Initial Study Report Only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/29/2003
Comments: Tech Memo - Lead Assessment Report

RAMONA NEW PC AKA BOWLING ALLEY (Continued) **S105628556**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	05/17/2002
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	RAMONA NEW PC AKA BOWLING ALLEY
Address:	SANTA MONICA BOULEVARD/KINGSLEY DRIVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19790003
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	3
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304005
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	05/17/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09078
Longitude:	-118.3032
APN:	NONE SPECIFIED
Past Use:	RECREATION SERVICES
Potential COC:	Cobalt, Cobalt, Chloroform, Dichlorodifluoromethane, Tetrachloroethylene (PCE, * Methylphenol, 1,2,4-Trimethylbenzene, Ethylbenzene, Xylenes, Toluene, 1,3,5-Trimethylbenzene, Chloromethane (methyl chloride, Molybdenum, Benzene
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL

RAMONA NEW PC AKA BOWLING ALLEY (Continued) **S105628556**

Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: RAMONA NEW PC AKA BOWLING ALLEY
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY CENTER AKA LAUSD BELMONT
Alias Type: Alternate Name
Alias Name: 110033612776
Alias Type: EPA (FRS #)
Alias Name: 304005
Alias Type: Project Code (Site Code)
Alias Name: 19790003
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/18/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/22/2001
Comments: Public participation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2001
Comments: Initial Study Report Only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/29/2003
Comments: Tech Memo - Lead Assessment Report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported

RAMONA NEW PC AKA BOWLING ALLEY (Continued) **S105628556**

Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

AA186 **BELMONT/HOLLYWOOD NO. 2** **ENVIROSTOR** **S107735907**
ESE **HARVARD BOULEVARD/ROMAINE STREET/KINGSLEY DRIVE** **SCH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90029**
0.466 mi.
2463 ft. **Site 1 of 2 in cluster AA**

Relative: **Lower**
Actual: **321 ft.**

ENVIROSTOR:

Name:	BELMONT/HOLLYWOOD NO. 2
Address:	HARVARD BOULEVARD/ROMAINE STREET/KINGSLEY DRIVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880048
Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Site Code:	304134
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	1.6
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08844
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #2
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #2/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #2/VCA
Alias Type:	Alternate Name
Alias Name:	304045
Alias Type:	Project Code (Site Code)
Alias Name:	304134
Alias Type:	Project Code (Site Code)
Alias Name:	19880048
Alias Type:	Envirostor ID Number

BELMONT/HOLLYWOOD NO. 2 (Continued) **S107735907**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	BELMONT/HOLLYWOOD NO. 2
Address:	HARVARD BOULEVARD/ROMAINE STREET/KINGSLEY DRIVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880048
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.6
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304134
Assembly:	43
Senate:	24
Special Program Status:	Not reported

BELMONT/HOLLYWOOD NO. 2 (Continued) **S107735907**

Status:	Inactive - Needs Evaluation
Status Date:	02/11/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08844
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BELMONT/HOLLYWOOD #2
Alias Type:	Alternate Name
Alias Name:	LAUSD
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #2/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-BELMONT/HOLLYWOOD #2/VCA
Alias Type:	Alternate Name
Alias Name:	304045
Alias Type:	Project Code (Site Code)
Alias Name:	304134
Alias Type:	Project Code (Site Code)
Alias Name:	19880048
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/22/2003
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported

BELMONT/HOLLYWOOD NO. 2 (Continued) **S107735907**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

187
West
1/4-1/2
0.473 mi.
2495 ft.

AMBASSADOR CAR WASH
6061 SANTA MONICA BLVD
LOS ANGELES, CA 90038

LUST **S104159598**
Cortese **N/A**
ENF
HIST CORTESE
CERS

Relative:
Lower

Actual:
315 ft.

LUST:
Name: AMBASSADOR CAR WASH
Address: 6061 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700946
Global Id: T0603700946
Latitude: 34.0908115
Longitude: -118.3214448
Status: Completed - Case Closed
Status Date: 07/01/2011
Case Worker: CET
RB Case Number: 900380361
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700946
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700946
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 07/01/2011
Action: Closure/No Further Action Letter

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 05/26/2011

AMBASSADOR CAR WASH (Continued) **S104159598**

Action: Notification - Preclosure

Global Id: T0603700946
Action Type: RESPONSE
Date: 03/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 03/15/2003
Action: Well Installation Report

Global Id: T0603700946
Action Type: Other
Date: 03/01/1990
Action: Leak Discovery

Global Id: T0603700946
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 02/03/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 07/30/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0603700946
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 07/15/2003
Action: Well Installation Report

Global Id: T0603700946
Action Type: Other
Date: 03/01/1990
Action: Leak Stopped

AMBASSADOR CAR WASH (Continued) **S104159598**

Global Id: T0603700946
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: REMEDIATION
Date: 06/01/1997
Action: Free Product Removal

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 02/21/2003
Action: Staff Letter

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 01/24/2000
Action: 13267 Requirement

Global Id: T0603700946
Action Type: Other
Date: 03/01/1990
Action: Leak Reported

Global Id: T0603700946
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700946
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: ENFORCEMENT

AMBASSADOR CAR WASH (Continued) **S104159598**

Date: 08/06/2002
Action: Staff Letter

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 04/24/2003
Action: Notice of Violation

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 01/20/2004
Action: Staff Letter

Global Id: T0603700946
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700946
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 03/23/2004
Action: Staff Letter

LUST:
Global Id: T0603700946
Status: Open - Case Begin Date
Status Date: 03/01/1990

Global Id: T0603700946
Status: Open - Verification Monitoring
Status Date: 03/01/1990

Global Id: T0603700946
Status: Open - Site Assessment
Status Date: 08/22/1996

Global Id: T0603700946
Status: Open - Site Assessment
Status Date: 09/14/1999

Global Id: T0603700946
Status: Open - Site Assessment
Status Date: 01/20/2004

Global Id: T0603700946
Status: Completed - Case Closed
Status Date: 07/01/2011

LUST REG 4:
Region: 4

AMBASSADOR CAR WASH (Continued) **S104159598**

Regional Board:	04	
County:	Los Angeles	
Facility Id:	900380361	
Status:	Pollution Characterization	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700946	
W Global ID:	Not reported	
Staff:	MSH	
Local Agency:	19050	
Cross Street:	N GOWER ST	
Enforcement Type:	LET	
Date Leak Discovered:	3/1/1990	
Date Leak First Reported:		3/1/1990
Date Leak Record Entered:	10/22/1996	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	3/1/1990	
Date Case Last Changed on Database:		1/11/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		8844.205512647434740160771721
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		8/22/1996
Preliminary Site Assessment Began:		9/14/1999
Pollution Characterization Began:		1/20/2004
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		3/1/1990
Enforcement Action Date:		1/24/2000
Historical Max MTBE Date:		12/10/1998
Hist Max MTBE Conc in Groundwater:		170
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	KEN THOMAS	
RP Address:	600 S SPRING ST,	
Program:	LUST	
Lat/Long:	34.0908115 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	SEMI-ANNUAL 2 TANKS (ONE 10000 AND ONE 12000 GAL) REMOVED; 12/21/98 -	

AMBASSADOR CAR WASH (Continued) **S104159598**

4TH QTR 1998 GW MON & SAMPL RPT; 1/27/00 QTRLY MON STATUS RPT; 5/17/00 1ST QTR GW MON RPT; 10/18/00 3RD QTR GW MON RPT

CORTESE:

Name:	AMBASSADOR CAR WASH
Address:	6061 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603700946
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

ENF:

Name:	AMBASSADOR CAR WASH
Address:	6061 SANTA MONICA BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90038
Region:	4
Facility Id:	205413
Agency Name:	L and R Investment Co
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	2
Place Latitude:	34.090762
Place Longitude:	-118.321432
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1

AMBASSADOR CAR WASH (Continued) **S104159598**

Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900380361
Reg Measure Id:	167904
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	324366
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	03/15/2007
Adoption/Issuance Date:	03/15/2007
Achieve Date:	Not reported
Termination Date:	03/15/2007
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 3/15/07 for 6 overdue groundwater monitoring reports.
Description:	NOV sent 3/15/07 for 6 overdue groundwater monitoring reports (3Q05 - 4Q06).
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1

AMBASSADOR CAR WASH (Continued) **S104159598**

Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Name:	AMBASSADOR CAR WASH
Address:	6061 SANTA MONICA BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90038
Region:	4
Facility Id:	205413
Agency Name:	L and R Investment Co
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	2
Place Latitude:	34.090762
Place Longitude:	-118.321432
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900380361
Reg Measure Id:	167904
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported

AMBASSADOR CAR WASH (Continued) **S104159598**

301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	238219
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	08/20/2001
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/14/2001
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 8/20/01 for 2 overdue technical reports.
Description:	Notice of Violation sent 8/20/01 for overdue well site plan & well installation report.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Name:	AMBASSADOR CAR WASH
Address:	6061 SANTA MONICA BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90038
Region:	4
Facility Id:	205413
Agency Name:	L and R Investment Co
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	2
Place Latitude:	34.090762
Place Longitude:	-118.321432
SIC Code 1:	Not reported
SIC Desc 1:	Not reported

AMBASSADOR CAR WASH (Continued) **S104159598**

SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900380361
Reg Measure Id:	167904
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229773
Region:	4
Order / Resolution Number:	Staff enforcement letter
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	11/09/1999
Adoption/Issuance Date:	Not reported

AMBASSADOR CAR WASH (Continued) **S104159598**

Achieve Date:	Not reported
Termination Date:	11/09/1999
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Staff enforcement letter sent 11/9/99 for overdue Jan-Jun 1999 gw mon rpt.
Description:	Level 1 enforcement letter sent 11/9/99 for overdue Jan-Jun groundwater monitoring report & fee title holder information.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Name:	AMBASSADOR CAR WASH
Address:	6061 SANTA MONICA BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90038
Region:	4
Facility Id:	205413
Agency Name:	L and R Investment Co
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	2
Place Latitude:	34.090762
Place Longitude:	-118.321432
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST

AMBASSADOR CAR WASH (Continued) **S104159598**

Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900380361
Reg Measure Id:	167904
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229586
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	01/24/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	2/7/2000
Termination Date:	02/07/2000
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 1/24/00 for overdue Jan-Jun 1999 groundwater monitoring report.
Description:	Notice of Violation sent 1/24/00 for overdue Jan-Jun 1999 groundwater monitoring report.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0
Name:	AMBASSADOR CAR WASH

AMBASSADOR CAR WASH (Continued) **S104159598**

Address:	6061 SANTA MONICA BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90038
Region:	4
Facility Id:	205413
Agency Name:	L and R Investment Co
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	2
Place Latitude:	34.090762
Place Longitude:	-118.321432
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900380361
Reg Measure Id:	167904
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported

AMBASSADOR CAR WASH (Continued) **S104159598**

WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229284
Region:	4
Order / Resolution Number:	Staff enforcement letter
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	09/14/1999
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	09/14/1999
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Staff enforcement letter sent 9/14/99 for overdue Jan-Jun 1999 gw mon rpt.
Description:	Level 1 enforcement letter sent 9/14/99 for FTS Jan-Jun 1999 groundwater monitoring report & title fee information.. Not reported
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

edr_fname:	AMBASSADOR CAR WASH
edr_fadd1:	6061 SANTA MONICA
City,State,Zip:	LOS ANGELES, CA 90038
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900380361

CERS:

Name:	AMBASSADOR CAR WASH
Address:	6061 SANTA MONICA BLVD
City,State,Zip:	LOS ANGELES, CA 90038
Site ID:	205670
CERS ID:	T0603700946
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780

AMBASSADOR CAR WASH (Continued) **S104159598**

Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	CHANDRA TYLER - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	R4 UNKNOWN
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

AB188 **TESORO USA 63037** **LUST** **S103950677**
South **5175 MELROSE AVE** **HAZNET** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038** **HIST CORTESE**
0.496 mi. **CERS**
2618 ft. **Site 1 of 4 in cluster AB** **HWTS**

Relative: **Lower**
Actual: **292 ft.**

LUST:

Name:	THRIFTY #037/ARCO #9530
Address:	5175 MELROSE AVE
City,State,Zip:	LOS ANGELES, CA 90038
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603761700
Global Id:	T0603761700
Latitude:	34.083692
Longitude:	-118.313218
Status:	Completed - Case Closed
Status Date:	03/15/2004
Case Worker:	WXT
RB Case Number:	900380289A
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603761700
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported
Global Id:	T0603761700
Contact Type:	Regional Board Caseworker
Contact Name:	WEIXING TONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)

TESORO USA 63037 (Continued) **S103950677**

Address: Not reported
City: R4 UNKNOWN
Email: wtong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603761700
Action Type: ENFORCEMENT
Date: 03/15/2004
Action: Closure/No Further Action Letter

Global Id: T0603761700
Action Type: RESPONSE
Date: 03/07/2003
Action: Soil and Water Investigation Report

Global Id: T0603761700
Action Type: RESPONSE
Date: 10/18/2002
Action: Other Report / Document

Global Id: T0603761700
Action Type: Other
Date: 05/10/2001
Action: Leak Discovery

Global Id: T0603761700
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603761700
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603761700
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603761700
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603761700
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603761700
Action Type: RESPONSE
Date: 06/11/2004
Action: Unknown

Global Id: T0603761700

TESORO USA 63037 (Continued) **S103950677**

Action Type: REMEDIATION
Date: 12/05/2001
Action: Other (Use Description Field)

Global Id: T0603761700
Action Type: ENFORCEMENT
Date: 02/25/2003
Action: Staff Letter

Global Id: T0603761700
Action Type: Other
Date: 12/05/2001
Action: Leak Reported

Global Id: T0603761700
Action Type: ENFORCEMENT
Date: 09/16/2002
Action: Staff Letter

Global Id: T0603761700
Action Type: ENFORCEMENT
Date: 11/04/2002
Action: Staff Letter

Global Id: T0603761700
Action Type: ENFORCEMENT
Date: 04/16/2003
Action: Technical Correspondence / Assistance / Other

Global Id: T0603761700
Action Type: ENFORCEMENT
Date: 01/28/2004
Action: Site Visit / Inspection / Sampling

LUST:
Global Id: T0603761700
Status: Open - Case Begin Date
Status Date: 05/10/2001

Global Id: T0603761700
Status: Open - Site Assessment
Status Date: 12/05/2001

Global Id: T0603761700
Status: Open - Site Assessment
Status Date: 03/07/2003

Global Id: T0603761700
Status: Completed - Case Closed
Status Date: 03/15/2004

Name: THRIFTY #037/CIRCLE K #7893
Address: 5175 MELROSE AVE
City,State,Zip: LOS ANGELES, CA 90038
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site

TESORO USA 63037 (Continued) **S103950677**

Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700938
Global Id:	T0603700938
Latitude:	34.083705
Longitude:	-118.313186
Status:	Completed - Case Closed
Status Date:	07/25/1996
Case Worker:	YR
RB Case Number:	900380289
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700938
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

Global Id:	T0603700938
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603700938
Action Type:	Other
Date:	11/28/1986
Action:	Leak Discovery

Global Id:	T0603700938
Action Type:	Other
Date:	11/28/1986
Action:	Leak Stopped

Global Id:	T0603700938
Action Type:	Other
Date:	12/02/1986
Action:	Leak Reported

LUST:

Global Id:	T0603700938
Status:	Open - Case Begin Date
Status Date:	11/28/1986

Global Id:	T0603700938
Status:	Open - Site Assessment

TESORO USA 63037 (Continued) **S103950677**

Status Date: 07/12/1988

Global Id: T0603700938
Status: Open - Remediation
Status Date: 09/16/1988

Global Id: T0603700938
Status: Completed - Case Closed
Status Date: 07/25/1996

HAZNET:
Name: TESORO USA 63037
Address: 5175 MELROSE AVE
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 78259
Contact: BRENDA RAMIREZ
Telephone: 2106265153
Mailing Name: Not reported
Mailing Address: 19100 RIDGEWOOD PKWY

Year: 2019
Gepaid: CAL000373348
TSD EPA ID: CAT080013352
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.33600

Year: 2018
Gepaid: CAL000373348
TSD EPA ID: CAT080013352
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.25200

Year: 2017
Gepaid: CAL000373348
TSD EPA ID: CAT080013352
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.1722

Year: 2017
Gepaid: CAL000373348
TSD EPA ID: NVT330010000
CA Waste Code: 352 - Other organic solids
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.11

Year: 2016

TESORO USA 63037 (Continued) **S103950677**

Gepaid: CAL000373348
TSD EPA ID: CAT080013352
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.063

Year: 2016
Gepaid: CAL000373348
TSD EPA ID: NVT330010000
CA Waste Code: 352 - Other organic solids
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.055

Year: 2015
Gepaid: CAL000373348
TSD EPA ID: CAT080013352
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.399

Year: 2015
Gepaid: CAL000373348
TSD EPA ID: NVT330010000
CA Waste Code: 352 - Other organic solids
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.0475

Year: 2014
Gepaid: CAL000373348
TSD EPA ID: CAT080013352
CA Waste Code: 134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.084

Year: 2014
Gepaid: CAL000373348
TSD EPA ID: NVT330010000
CA Waste Code: 352 - Other organic solids
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.1

Click this hyperlink while viewing on your computer to access
2 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 2014
Gen EPA ID: CAL000373348

TESORO USA 63037 (Continued) **S103950677**

Shipment Date:	20140813
Creation Date:	1/25/2015 22:15:12
Receipt Date:	20140820
Manifest ID:	007622859FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.025
Waste Quantity:	50
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20140813
Creation Date:	11/7/2014 22:15:10
Receipt Date:	20140820
Manifest ID:	007622860FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.084
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20140409
Creation Date:	9/9/2014 22:15:12
Receipt Date:	20140416
Manifest ID:	007612887FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported

TESORO USA 63037 (Continued) **S103950677**

Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2016
Gen EPA ID:	CAL000373348
Shipment Date:	20150723
Creation Date:	2/4/2016 22:15:36
Receipt Date:	20150729
Manifest ID:	008698736FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150604
Manifest ID:	007648028FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON

TESORO USA 63037 (Continued) **S103950677**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.231
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150429
Creation Date:	7/8/2015 22:15:46
Receipt Date:	20150430
Manifest ID:	007646804FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.168
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150130
Creation Date:	7/16/2015 22:15:08
Receipt Date:	20150204
Manifest ID:	007629669FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.0375

TESORO USA 63037 (Continued) **S103950677**

Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000373348
Shipment Date:	20150723
Creation Date:	2/4/2016 22:15:36
Receipt Date:	20150729
Manifest ID:	008698736FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150604
Manifest ID:	007648028FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.231
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported

TESORO USA 63037 (Continued) **S103950677**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150429
Creation Date:	7/8/2015 22:15:46
Receipt Date:	20150430
Manifest ID:	007646804FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.168
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150130
Creation Date:	7/16/2015 22:15:08
Receipt Date:	20150204
Manifest ID:	007629669FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013

TESORO USA 63037 (Continued) **S103950677**

Gen EPA ID:	CAL000373348
Shipment Date:	20131217
Creation Date:	2/25/2014 22:15:05
Receipt Date:	20131218
Manifest ID:	005769137FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	CAT080016116
Trans 2 Name:	NIETO & SONS TRUCKING
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.0042
Waste Quantity:	1
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130916
Creation Date:	2/24/2014 22:15:16
Receipt Date:	20130918
Manifest ID:	005762365FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.04
Waste Quantity:	80
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130916
Creation Date:	11/7/2013 22:15:06
Receipt Date:	20130920
Manifest ID:	005762366FLE
Trans EPA ID:	CAR000183913

TESORO USA 63037 (Continued) **S103950677**

Trans Name:	BELSHIRE
Trans 2 EPA ID:	CAT080016116
Trans 2 Name:	NIETO AND SONS TRUCKING INC
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.0042
Waste Quantity:	1
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130307
Creation Date:	5/3/2013 22:15:44
Receipt Date:	20130312
Manifest ID:	005785481FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.063
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130226
Creation Date:	7/3/2013 22:15:06
Receipt Date:	20130227
Manifest ID:	005783923FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

TESORO USA 63037 (Continued) **S103950677**

Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2017
Gen EPA ID:	CAL000373348
Shipment Date:	20171023
Creation Date:	7/10/2018 18:30:19
Receipt Date:	20171101
Manifest ID:	010665777FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.035
Waste Quantity:	70
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171023
Creation Date:	5/30/2018 18:33:39
Receipt Date:	20171026
Manifest ID:	010665778FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	CAT080016116
Trans 2 Name:	NIETO AND SONS TRUCKING INC
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid

TESORO USA 63037 (Continued) **S103950677**

	Regeneration, Organics Recovery Ect
Quantity Tons:	0.0042
Waste Quantity:	1
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170419
Creation Date:	5/16/2018 18:30:21
Receipt Date:	20170426
Manifest ID:	009697476FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170111
Creation Date:	3/31/2017 18:30:27
Receipt Date:	20170119
Manifest ID:	009685367FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	CAT080016116
Trans 2 Name:	NIETO AND SONS TRUCKING INC
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.168
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

TESORO USA 63037 (Continued) **S103950677**

Additional Code 4: Not reported
Additional Code 5: Not reported

HIST CORTESE:
edr_fname: THRIFTY #037/CIRCLE K #78
edr_fadd1: 5175 MELROSE
City,State,Zip: LOS ANGELES, CA 90038
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900380289

CERS:
Name: THRIFTY #037/ARCO #9530
Address: 5175 MELROSE AVE
City,State,Zip: LOS ANGELES, CA 90038
Site ID: 194626
CERS ID: T0603761700
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: WEIXING TONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: R4 UNKNOWN
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

HWTS:
Name: TESORO USA 63037
Address: 5175 MELROSE AVE
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 900384116
EPA ID: CAL000373348
Inactive Date: Not reported
Create Date: 04/04/2012
Last Act Date: 09/17/2019
Mailing Name: BRENDA RAMIREZ
Mailing Address: 19100 RIDGEWOOD PKWY
Mailing Address 2: MS:TX1-022
Mailing City,State,Zip: SAN ANTONIO, TX 78259
Owner Name: TESORO REFINING & MARKETING COMPANY

TESORO USA 63037 (Continued) **S103950677**

Owner Address: 19100 RIDGEWOOD PKWY
Owner Address 2: Not reported
Owner City,State,Zip: SAN ANTONIO, TX 782590000
Contact Name: BRENDA RAMIREZ
Contact Address: 19100 RIDGEWOOD PKWY
Contact Address 2: MS: TX1-022
City,State,Zip: SAN ANTONIO, TX 78259

NAICS:
EPA ID: CAL000373348
Create Date: 2012-04-04 16:27:09
NAICS Code: 44719
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2012-04-04 16:27:09
Inactive Date: Not reported
Facility Name: TESORO USA 63037
Facility Address: 5175 MELROSE AVE
Facility Address 2: Not reported
Facility City: LOS ANGELES
Facility County: 19
Facility State: CA
Facility Zip: 900384116

AB189 **THRIFTY #037/ARCO #9530** **LUST** **S105690592**
South **5175 MELROSE AVE** **Cortese** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038**
0.496 mi.
2618 ft. **Site 2 of 4 in cluster AB**

Relative:
Lower

Actual:
292 ft.

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900380289A
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603761700
W Global ID: Not reported
Staff: WXT
Local Agency: 19050
Cross Street: WILTON AVE.
Enforcement Type: CLOS
Date Leak Discovered: 5/10/2001
Date Leak First Reported: 12/5/2001
Date Leak Record Entered: Not reported
Date Confirmation Began: 12/5/2001
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: 3/15/2004
How Leak Discovered: OM
How Leak Stopped: Other Means
Cause of Leak: UNK
Leak Source: UNK

THRIFTY #037/ARCO #9530 (Continued) **S105690592**

Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	Not reported
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	12/5/2001
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	3/7/2003
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	2/14/2003
Hist Max MTBE Conc in Groundwater:	44
Hist Max MTBE Conc in Soil:	55
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	=
Soil Qualifier:	=
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	JOHN DUHL
RP Address:	P.O. BOX 2128
Program:	LUST
Lat/Long:	0 / 0
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

CORTESE:

Name:	THRIFTY #037/ARCO #9530
Address:	5175 MELROSE AVE
City,State,Zip:	LOS ANGELES, CA 90038
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603761700
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

AB190 **THRIFTY #037/CIRCLE K #7893** **LUST** **S102438954**
South **5175 MELROSE AVE** **Cortese** **N/A**
1/4-1/2 **LOS ANGELES, CA 90038** **CERS**
0.496 mi.
2618 ft. **Site 3 of 4 in cluster AB**

Relative:
Lower

Actual:
292 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900380289	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700938	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	WILTON	
Enforcement Type:	Not reported	
Date Leak Discovered:	11/28/1986	
Date Leak First Reported:		12/2/1986
Date Leak Record Entered:	4/23/1987	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	11/28/1986	
Date Case Last Changed on Database:		11/7/1997
Date the Case was Closed:		7/25/1996
How Leak Discovered:	Inventory Control	
How Leak Stopped:	Not reported	
Cause of Leak:	Structure Failure	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		5304.68508742517487262028642 04
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		7/12/1988
Remediation Plan Submitted:		9/16/1988
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	THRIFTY OIL CO	
RP Address:	10000 LAKEWOOD BLVD, DOWNEY, CA 90240	
Program:	LUST	
Lat/Long:	34.0835579 / -1	
Local Agency Staff:	PEJ	

THRIFTY #037/CIRCLE K #7893 (Continued) **S102438954**

Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

CORTESE:

Name:	THRIFTY #037/CIRCLE K #7893
Address:	5175 MELROSE AVE
City,State,Zip:	LOS ANGELES, CA 90038
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603700938
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	THRIFTY #037/CIRCLE K #7893
Address:	5175 MELROSE AVE
City,State,Zip:	LOS ANGELES, CA 90038
Site ID:	212075
CERS ID:	T0603700938
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W. 4TH ST., SUITE 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	ELOY LUNA - LOS ANGELES, CITY OF
Entity Title:	Not reported
Affiliation Address:	200 North Main Street, Suite 1780
Affiliation City:	LOS ANGELES

THRIFTY #037/CIRCLE K #7893 (Continued) **S102438954**

Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

AB191 **SANTA MONICA/VINE PRIMARY SITE NO. 8A** **ENVIROSTOR** **S107737286**
South **MELROSE AVENUE/GRAMERCY PLACE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90038**
0.507 mi.
2676 ft. **Site 4 of 4 in cluster AB**

Relative:
Lower

Actual:
292 ft.

ENVIROSTOR:

Name:	SANTA MONICA/VINE PRIMARY SITE NO. 8A
Address:	MELROSE AVENUE/GRAMERCY PLACE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19880061
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Site Code:	304127
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08354
Longitude:	-118.3124
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #8A/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #8A/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #8A
Alias Type:	Alternate Name
Alias Name:	304051
Alias Type:	Project Code (Site Code)
Alias Name:	304127
Alias Type:	Project Code (Site Code)
Alias Name:	19880061
Alias Type:	Envirostor ID Number

Completed Info:

SANTA MONICA/VINE PRIMARY SITE NO. 8A (Continued) **S107737286**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	SANTA MONICA/VINE PRIMARY SITE NO. 8A
Address:	MELROSE AVENUE/GRAMERCY PLACE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19880061
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304127
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.08354
Longitude:	-118.3124
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA

SANTA MONICA/VINE PRIMARY SITE NO. 8A (Continued) **S107737286**

Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #8A/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #8A/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #8A
Alias Type:	Alternate Name
Alias Name:	304051
Alias Type:	Project Code (Site Code)
Alias Name:	304127
Alias Type:	Project Code (Site Code)
Alias Name:	19880061
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

AA192 **RAMONA PRIMARY SITE NO. 2** **ENVIROSTOR** **S107737126**
ESE **KINGSLEY DRIVE/ROMAINE AVENUE/ARDMORE AVE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90029**
0.508 mi.
2683 ft. **Site 2 of 2 in cluster AA**

Relative: ENVIROSTOR:
Lower

Name:	RAMONA PRIMARY SITE NO. 2
Address:	KINGSLEY DRIVE/ROMAINE AVENUE/ARDMORE AVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880045

Actual:
322 ft.

RAMONA PRIMARY SITE NO. 2 (Continued) **S107737126**

Status: Inactive - Withdrawn
Status Date: 02/10/2000
Site Code: 404040
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08844
Longitude: -118.3023
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #2/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-RAMONA PRIMARY SITE #2/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304099
Alias Type: Project Code (Site Code)
Alias Name: 404040
Alias Type: Project Code (Site Code)
Alias Name: 19880045
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

RAMONA PRIMARY SITE NO. 2 (Continued) **S107737126**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: RAMONA PRIMARY SITE NO. 2
Address: KINGSLEY DRIVE/ROMAINE AVENUE/ARDMORE AVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 19880045
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404040
Assembly: 43
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 02/10/2000
Restricted Use: NO
Funding: School District
Latitude: 34.08844
Longitude: -118.3023
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #2/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-RAMONA PRIMARY SITE #2/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304099
Alias Type: Project Code (Site Code)
Alias Name: 404040
Alias Type: Project Code (Site Code)
Alias Name: 19880045
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000

RAMONA PRIMARY SITE NO. 2 (Continued) **S107737126**

Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

193
SE
1/2-1
0.554 mi.
2926 ft.

HOLLYWOOD NEW CONTINUATION HS NO. 1 **ENVIROSTOR** **S105628642**
HARVARD BLVD/LEMON GROVE AVE/KINGSLEY DRIVE **SCH** **N/A**
LOS ANGELES, CA 90029

Relative:
Lower

Actual:
312 ft.

ENVIROSTOR:

Name:	HOLLYWOOD NEW CONTINUATION HS NO. 1
Address:	HARVARD BLVD/LEMON GROVE AVE/KINGSLEY DRIVE
City,State,Zip:	LOS ANGELES, CA 90029
Facility ID:	19880039
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Site Code:	304155
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	0.83
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08610
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	HOLLYWOOD NEW CONTINUATION HS #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1
Alias Type:	Alternate Name

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

Alias Name: LAUSD-HOLLYWOOD NEW CONT. HI SCH #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304035
Alias Type: Project Code (Site Code)
Alias Name: 304155
Alias Type: Project Code (Site Code)
Alias Name: 19880039
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/25/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/22/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: HOLLYWOOD NEW CONTINUATION HS NO. 1
Address: HARVARD BLVD/LEMON GROVE AVE/KINGSLEY DRIVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 19880039
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.83
National Priorities List: NO

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304155
Assembly:	53
Senate:	24
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	02/10/2000
Restricted Use:	NO
Funding:	School District
Latitude:	34.08610
Longitude:	-118.3031
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	HOLLYWOOD NEW CONTINUATION HS #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1
Alias Type:	Alternate Name
Alias Name:	LAUSD-HOLLYWOOD NEW CONT. HI SCH #1/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304035
Alias Type:	Project Code (Site Code)
Alias Name:	304155
Alias Type:	Project Code (Site Code)
Alias Name:	19880039
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	01/25/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/22/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo

HOLLYWOOD NEW CONTINUATION HS NO. 1 (Continued) **S105628642**

Completed Date:	08/22/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

194
West
1/2-1
0.569 mi.
3002 ft.

SANTA MONICA HOLDINGS
6150 SANTA MONICA BLVD
LOS ANGELES, CA 90038

ENVIROSTOR **S106797551**
LA Co. Site Mitigation **N/A**

Relative:
Lower

Actual:
309 ft.

ENVIROSTOR:

Name:	SANTA MONICA HOLDINGS
Address:	6150 SANTA MONICA BL.
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19000032
Status:	Refer: 1248 Local Agency
Status Date:	04/09/2001
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	34.09045
Longitude:	-118.3233
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	19000032
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	SB 1248 Notification
Completed Date:	04/09/2001
Comments:	Not reported

SANTA MONICA HOLDINGS (Continued) **S106797551**

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LA Co. Site Mitigation:
Name: SANTA MONICA HOLDINGS
Address: 6150 SANTA MONICA BLVD
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: Not reported
Status: Not reported
Site ID: SD0010017
Jurisdiction: State
Case ID: RO0000528
Abated: Yes
Assigned To: Don Thompson
Entered Date: 05/11/2004
Abated Date: 03/20/2002

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195 ESE 1/2-1 0.603 mi. 3186 ft.

BELMONT/HOLLYWOOD NO. 5 **ENVIROSTOR** **S107735910**
LEMON GROVE AVENUE/KINGSLEY DRIVE **SCH** **N/A**
LOS ANGELES, CA 90029

Relative: Lower

Actual: 317 ft.

ENVIROSTOR:
Name: BELMONT/HOLLYWOOD NO. 5
Address: LEMON GROVE AVENUE/KINGSLEY DRIVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 19880050
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Site Code: 304137
Site Type: School Investigation
Site Type Detailed: School
Acres: 0.8
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08627
Longitude: -118.3016
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #5
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #5/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #5/VCA
Alias Type: Alternate Name
Alias Name: 304048
Alias Type: Project Code (Site Code)
Alias Name: 304137
Alias Type: Project Code (Site Code)
Alias Name: 19880050
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: BELMONT/HOLLYWOOD NO. 5
Address: LEMON GROVE AVENUE/KINGSLEY DRIVE
City,State,Zip: LOS ANGELES, CA 90029
Facility ID: 19880050
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.8

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304137
Assembly: 43
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Restricted Use: NO
Funding: School District
Latitude: 34.08627
Longitude: -118.3016
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #5
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #5/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #5/VCA
Alias Type: Alternate Name
Alias Name: 304048
Alias Type: Project Code (Site Code)
Alias Name: 304137
Alias Type: Project Code (Site Code)
Alias Name: 19880050
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported

BELMONT/HOLLYWOOD NO. 5 (Continued) **S107735910**

Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

196
WNW
1/2-1
0.647 mi.
3415 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 9 **ENVIROSTOR** **S107737287**
FOUNTAIN AVENUE/LA MIRADA AVENUE **SCH** **N/A**
LOS ANGELES, CA 90038

Relative:
Lower

Actual:
320 ft.

ENVIROSTOR:

Name:	SANTA MONICA/VINE PRIMARY SITE NO. 9
Address:	FOUNTAIN AVENUE/LA MIRADA AVENUE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19880062
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Site Code:	304128
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	2.7
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.09357
Longitude:	-118.3245
APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #9
Alias Type:	Alternate Name
Alias Name:	304052
Alias Type:	Project Code (Site Code)
Alias Name:	304128
Alias Type:	Project Code (Site Code)
Alias Name:	19880062
Alias Type:	Envirostor ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	SANTA MONICA/VINE PRIMARY SITE NO. 9
Address:	FOUNTAIN AVENUE/LA MIRADA AVENUE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19880062
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.7
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304128
Assembly:	50
Senate:	26
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	08/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.09357
Longitude:	-118.3245

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued) **S107737287**

APN:	NONE SPECIFIED
Past Use:	RESIDENTIAL AREA
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type:	Alternate Name
Alias Name:	LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #9
Alias Type:	Alternate Name
Alias Name:	304052
Alias Type:	Project Code (Site Code)
Alias Name:	304128
Alias Type:	Project Code (Site Code)
Alias Name:	19880062
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/11/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

197
NNE
1/2-1
0.664 mi.
3506 ft.

QUANTITY PHOTO'S, INC.
5432 HOLLYWOOD BOULEVARD
HOLLYWOOD, CA 90027

ENVIROSTOR **S105722738**
N/A

Relative:
Higher

Actual:
394 ft.

ENVIROSTOR:

Name:	QUANTITY PHOTO'S, INC.
Address:	5432 HOLLYWOOD BOULEVARD
City,State,Zip:	HOLLYWOOD, CA 90027
Facility ID:	71003286
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	43
Senate:	24
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.10172
Longitude:	-118.3082
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAL000077190
Alias Type:	EPA Identification Number
Alias Name:	71003286
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

198 WNW 1/2-1 0.768 mi. 4057 ft. | **SNOW WHITE CLEANERS**
1246 NORTH VINE STREET, LOS ANGELES, CA
LOS ANGELES, CA 90038 | **ENVIROSTOR VCP DEED** | **S109348548 N/A**

Relative: Lower

Actual: 320 ft.

ENVIROSTOR:

Name:	SNOW WHITE CLEANERS
Address:	1246 NORTH VINE STREET, LOS ANGELES, CA
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	60000967
Status:	Certified O&M - Land Use Restrictions Only
Status Date:	08/07/2013
Site Code:	301397
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	1.49
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Manjul Bose
Supervisor:	Juli Propes
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Voluntary Cleanup Program
Restricted Use:	YES
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.09369
Longitude:	-118.3265
APN:	5534-001-400, 5534001400
Past Use:	DRY CLEANING
Potential COC:	Tetrachloroethylene (PCE
Confirmed COC:	Tetrachloroethylene (PCE
Potential Description:	IA, SOIL, SV
Alias Name:	5534-001-400
Alias Type:	APN
Alias Name:	5534001400
Alias Type:	APN
Alias Name:	301397
Alias Type:	Project Code (Site Code)
Alias Name:	60000967
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight/Voluntary Cleanup Agreement
Completed Date:	09/17/2008
Comments:	VCA Agreement was signed off by Tedd Yargeau.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	02/04/2010
Comments:	Letter sent with billing package.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Name: SNOW WHITE CLEANERS
Address: 1246 NORTH VINE STREET, LOS ANGELES, CA
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 60000967
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.49
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Manjul Bose
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301397
Assembly: 50
Senate: 26
Special Programs Code: Voluntary Cleanup Program
Status: Certified O&M - Land Use Restrictions Only
Status Date: 08/07/2013
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.09369 / -118.3265
APN: 5534-001-400, 5534001400
Past Use: DRY CLEANING
Potential COC: 30022
Confirmed COC: 30022
Potential Description: IA, SOIL, SV
Alias Name: 5534-001-400
Alias Type: APN
Alias Name: 5534001400
Alias Type: APN
Alias Name: 301397

SNOW WHITE CLEANERS (Continued) **S109348548**

Alias Type: Project Code (Site Code)
Alias Name: 60000967
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010

SNOW WHITE CLEANERS (Continued) **S109348548**

Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

SNOW WHITE CLEANERS (Continued) **S109348548**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

DEED:
Name: SNOW WHITE CLEANERS
Address: 1246 NORTH VINE STREET, LOS ANGELES, CA
City,State,Zip: LOS ANGELES, CA 90038
Envirostor ID: 60000967
Area: PROJECT WIDE
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

199
WSW
1/2-1
0.811 mi.
4280 ft.

VINE STREET ELEMENTARY SCHOOL ADDITION
955 NORTH VINE STREET
LOS ANGELES, CA 90038

ENVIROSTOR SCH

S118756581
N/A

Relative:
Lower

Actual:
295 ft.

ENVIROSTOR:

Name:	VINE STREET ELEMENTARY SCHOOL ADDITION
Address:	955 NORTH VINE STREET
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19820060
Status:	No Action Required
Status Date:	11/21/2001
Site Code:	304308
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.08953
Longitude:	-118.3272
APN:	5533018900
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	NONE SPECIFIED No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	LAUSD -VINE STREET ES ADDITION
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	VINE STREET ELEMENTARY SCHOOL ADDITION
Alias Type:	Alternate Name
Alias Name:	5533018900
Alias Type:	APN
Alias Name:	304308
Alias Type:	Project Code (Site Code)
Alias Name:	19820060
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	12/18/2001
Comments:	Phase1 Final
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000

VINE STREET ELEMENTARY SCHOOL ADDITION (Continued) **S118756581**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/04/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: VINE STREET ELEMENTARY SCHOOL ADDITION
Address: 955 NORTH VINE STREET
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19820060
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: Not reported
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304308
Assembly: 50
Senate: 26
Special Program Status: Not reported
Status: No Action Required
Status Date: 11/21/2001
Restricted Use: NO
Funding: School District
Latitude: 34.08953
Longitude: -118.3272
APN: 5533018900
Past Use: * EDUCATIONAL SERVICES
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: LAUSD -VINE STREET ES ADDITION
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: VINE STREET ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: 5533018900

VINE STREET ELEMENTARY SCHOOL ADDITION (Continued) **S118756581**

Alias Type: APN
Alias Name: 304308
Alias Type: Project Code (Site Code)
Alias Name: 19820060
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/18/2001
Comments: Phase1 Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/04/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

---

200 West 1/2-1 0.811 mi. 4283 ft.

EPISCOPAL SCHOOL OF LOS ANGELES
6325 & 6331 - 6363 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90038

ENVIROSTOR VCP **S120714329 N/A**

Relative: Lower

Actual: 302 ft.

ENVIROSTOR:
Name: EPISCOPAL SCHOOL OF LOS ANGELES
Address: 6325 & 6331 - 6363 SANTA MONICA BOULEVARD
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 60002485
Status: Inactive - Action Required
Status Date: 06/25/2018
Site Code: 404939
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.77
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Aslam Shareef
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach

EPISCOPAL SCHOOL OF LOS ANGELES (Continued) **S120714329**

Assembly: , 50
Senate: , 26
Special Program: CLRRA Liability Immunity (AB 389)
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.09075
Longitude: -118.3276
APN: NONE SPECIFIED
Past Use: PHOTOGRAPHIC PROCESSING
Potential COC: Tetrachloroethylene (PCE Vinyl chloride
Confirmed COC: 30022-NO 30028-NO
Potential Description: IA, SV
Alias Name: 401829
Alias Type: Project Code (Site Code)
Alias Name: 404939
Alias Type: Project Code (Site Code)
Alias Name: 60002485
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/08/2017
Comments: Background documents: 1) Phase I ESA - 6325 Santa Monica Blvd dated 02/27/12 2) Phase II Investigation - 6323-6327 Santa Monica Blvd dated 03/22/12 3) Environmental Site Assessment 6331-6363 Santa Monica Blvd dated 02/01/16

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/21/2017
Comments: investigation complete. DTSC recommended Land use restriction due to data/information gap

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 05/04/2017
Comments: CLRRA was fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/05/2017
Comments: Letter processed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2017
Comments: Annual cost estimate mailed to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence

EPISCOPAL SCHOOL OF LOS ANGELES (Continued) **S120714329**

Completed Date:	12/01/2017
Comments:	DTSC processed Inactive Status Letter
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

VCP:

Name:	EPISCOPAL SCHOOL OF LOS ANGELES
Address:	6325 & 6331 - 6363 SANTA MONICA BOULEVARD
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	60002485
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.77
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404939
Assembly:	, 50
Senate:	, 26
Special Programs Code:	CLRRA Liability Immunity (AB 389)
Status:	Inactive - Action Required
Status Date:	06/25/2018
Restricted Use:	YES
Funding:	Responsible Party
Lat/Long:	34.09075 / -118.3276
APN:	NONE SPECIFIED
Past Use:	PHOTOGRAPHIC PROCESSING
Potential COC:	30022, 30028
Confirmed COC:	30022-NO,30028-NO
Potential Description:	IA, SV
Alias Name:	401829
Alias Type:	Project Code (Site Code)
Alias Name:	404939
Alias Type:	Project Code (Site Code)
Alias Name:	60002485
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	02/08/2017
Comments:	Background documents: 1) Phase I ESA - 6325 Santa Monica Blvd dated 02/27/12 2) Phase II Investigation - 6323-6327 Santa Monica Blvd

EPISCOPAL SCHOOL OF LOS ANGELES (Continued) **S120714329**

dated 03/22/12 3) Environmental Site Assessment 6331-6363 Santa Monica Blvd dated 02/01/16

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/21/2017
Comments: investigation complete. DTSC recommended Land use restriction due to data/information gap

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 05/04/2017
Comments: CLRRA was fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/05/2017
Comments: Letter processed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2017
Comments: Annual cost estimate mailed to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 12/01/2017
Comments: DTSC processed Inactive Status Letter

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

---

201 West 1/2-1 0.882 mi. 4656 ft. **VINE NEW PRIMARY CENTER** **ENVIROSTOR** **S105628533**
LA MIRADA AVE/CAHUENGA BLVD/LEXINGTON AVE/COLE AVE **SCH** **N/A**
LOS ANGELES, CA 90038

Relative: Lower
Actual: 314 ft.

ENVIROSTOR:
Name: VINE NEW PRIMARY CENTER
Address: LA MIRADA AVE/CAHUENGA BLVD/LEXINGTON AVE/COLE AVE
City,State,Zip: LOS ANGELES, CA 90038
Facility ID: 19650022
Status: Inactive - Action Required
Status Date: 03/20/2003
Site Code: 304212

VINE NEW PRIMARY CENTER (Continued) **S105628533**

Site Type: School Investigation
Site Type Detailed: School
Acres: 0
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: Lead Polychlorinated biphenyls (PCBs
Confirmed COC: Polychlorinated biphenyls (PCBs Lead
Potential Description: SOIL
Alias Name: LA USD-VINE NEW PC
Alias Type: Alternate Name
Alias Name: LAUSD-VINE NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: VINE NEW PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: 304023
Alias Type: Project Code (Site Code)
Alias Name: 304212
Alias Type: Project Code (Site Code)
Alias Name: 19650022
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/06/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/20/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

VINE NEW PRIMARY CENTER (Continued) **S105628533**

Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	VINE NEW PRIMARY CENTER
Address:	LA MIRADA AVE/CAHUENGA BLVD/LEXINGTON AVE/COLE AVE
City,State,Zip:	LOS ANGELES, CA 90038
Facility ID:	19650022
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304212
Assembly:	53
Senate:	30
Special Program Status:	Not reported
Status:	Inactive - Action Required
Status Date:	03/20/2003
Restricted Use:	NO
Funding:	School District
Latitude:	34.05227
Longitude:	-118.2527
APN:	NONE SPECIFIED
Past Use:	* UNKNOWN
Potential COC:	Lead, Polychlorinated biphenyls (PCBs
Confirmed COC:	Polychlorinated biphenyls (PCBs, Lead
Potential Description:	SOIL
Alias Name:	LA USD-VINE NEW PC
Alias Type:	Alternate Name
Alias Name:	LAUSD-VINE NEW PRIMARY CENTER
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	VINE NEW PRIMARY CENTER
Alias Type:	Alternate Name
Alias Name:	304023
Alias Type:	Project Code (Site Code)
Alias Name:	304212

VINE NEW PRIMARY CENTER (Continued) **S105628533**

Alias Type:	Project Code (Site Code)
Alias Name:	19650022
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	02/04/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	10/06/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	03/20/2000
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

202
NNW
1/2-1
0.954 mi.
5038 ft.

Relative:
Higher

Actual:
431 ft.

BOBS CLEANERS
5823 FRANKLIN AVE
HOLLYWOOD, CA 90028

RCRA-SQG **1000595650**
ENVIROSTOR **CAD983596016**
FINDS
ECHO
DRYCLEANERS
HAZNET
LA Co. Site Mitigation
HWTS

RCRA Listings:

Date Form Received by Agency:	1992-02-27 00:00:00.0
Handler Name:	BOBS CLEANERS
Handler Address:	5823 FRANKLIN AVE
Handler City,State,Zip:	HOLLYWOOD, CA 90028
EPA ID:	CAD983596016
Contact Name:	BYUNG AHN
Contact Address:	5823 FRANKLIN AVE
Contact City,State,Zip:	HOLLYWOOD, CA 90028
Contact Telephone:	213-464-1539

BOBS CLEANERS (Continued) **1000595650**

Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4R
Mailing Address:	FRANKLIN AVE
Mailing City,State,Zip:	HOLLYWOOD, CA 90028
Owner Name:	BYUNG AHN
Owner Type:	Private
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A

BOBS CLEANERS (Continued) **1000595650**

Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2000-09-15 17:30:34.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BYUNG AHN
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5823 FRANKLIN AVE
Owner/Operator City,State,Zip:	HOLLYWOOD, CA 90068
Owner/Operator Telephone:	213-464-1539
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1992-02-27 00:00:00.0
Handler Name:	BOBS CLEANERS
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

BOBS CLEANERS (Continued) **1000595650**

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

ENVIROSTOR:

Name:	BOB'S CLEANERS
Address:	5823 FRANKLIN AVENUE
City,State,Zip:	HOLLYWOOD, CA 90068
Facility ID:	19720027
Status:	Refer: 1248 Local Agency
Status Date:	03/09/2004
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0
NPL:	NO
Regulatory Agencies:	LOS ANGELES COUNTY
Lead Agency:	LOS ANGELES COUNTY
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	42
Senate:	Not reported
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	34.10529
Longitude:	-118.3164
APN:	5587-016-036
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	5587-016-036
Alias Type:	APN
Alias Name:	19720027
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	SB 1248 Notification
Completed Date:	03/05/2004
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported

BOBS CLEANERS (Continued) **1000595650**

Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

FINDS:
Registry ID: 110002853760

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
STATE MASTER

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

ECHO:
Envid: 1000595650
Registry ID: 110002853760
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002853760
Name: BOBS CLEANERS
Address: 5823 FRANKLIN AVE
City,State,Zip: HOLLYWOOD, CA 90028

DRYCLEANERS:
Name: BOBS CLEANERS
Address: 5823 FRANKLIN AVE
City,State,Zip: HOLLYWOOD, CA 900280000
EPA Id: CAL000376686
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 07/26/2012
Facility Active: Yes
Inactive Date: Not reported
Facility Addr2: Not reported
Owner Name: TAEWON KIM/ JAY HONG
Owner Address: 5823 FRANKLIN AVE
Owner Address 2: Not reported
Owner Telephone: 8187051728
Contact Name: JAY HONG, MANAGER
Contact Address: 19943 ASH LN
Contact Address 2: Not reported

BOBS CLEANERS (Continued) **1000595650**

Contact Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address 1:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900285609
Owner Fax:	0
Region Code:	3

Name:	BOBS CLEANERS
Address:	5823 FRANKLIN AVE
City,State,Zip:	HOLLYWOOD, CA 900280000
EPA Id:	CAD983596016
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	07/05/1991
Facility Active:	No
Inactive Date:	06/30/2004
Facility Addr2:	Not reported
Owner Name:	BYUNG AHN
Owner Address:	5823 FRANKLIN AVE
Owner Address 2:	Not reported
Owner Telephone:	3234641539
Contact Name:	TAE W. KIM/OWNER
Contact Address:	5823 FRANKLIN AVE
Contact Address 2:	Not reported
Contact Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address 1:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900285609
Owner Fax:	Not reported
Region Code:	4

HAZNET:

Name:	BOBS CLEANERS
Address:	5823 FRANKLIN AVE
Address 2:	Not reported
City,State,Zip:	HOLLYWOOD, CA 900280000
Contact:	TAE W. KIM/OWNER
Telephone:	3234641539
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE

Year:	2003
Gepaid:	CAD983596016
TSD EPA ID:	CAD008302903
CA Waste Code:	211 - Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	H01 - Transfer Station
Tons:	0.08

BOBS CLEANERS (Continued) **1000595650**

Year:	2003
Gepaid:	CAD983596016
TSD EPA ID:	CAD008302903
CA Waste Code:	211 - Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	-
Tons:	Not reported
Year:	1998
Gepaid:	CAD983596016
TSD EPA ID:	CAD981397417
CA Waste Code:	211 - Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	R01 - Recycler
Tons:	0.2107
Year:	1995
Gepaid:	CAD983596016
TSD EPA ID:	CAD981397417
CA Waste Code:	211 - Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	R01 - Recycler
Tons:	0.2107

Additional Info:

Year:	1998
Gen EPA ID:	CAD983596016
Shipment Date:	19980917
Creation Date:	1/5/1999 0:00:00
Receipt Date:	19980918
Manifest ID:	98536236
Trans EPA ID:	CAD981414386
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981397417
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	211 - Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.
RCRA Code:	F002
Meth Code:	R01 - Recycler
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19980917
Creation Date:	1/5/1999 0:00:00
Receipt Date:	19980918

BOBS CLEANERS (Continued) **1000595650**

Manifest ID:	98536236
Trans EPA ID:	CAD981414386
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981397417
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	211 - Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.
RCRA Code:	F002
Meth Code:	R01 - Recycler
Quantity Tons:	0.2107
Waste Quantity:	0.25
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1995
Gen EPA ID:	CAD983596016
Shipment Date:	19950810
Creation Date:	7/26/1996 0:00:00
Receipt Date:	19950811
Manifest ID:	95474255
Trans EPA ID:	CAD981414386
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981397417
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	211 - Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.
RCRA Code:	F002
Meth Code:	R01 - Recycler
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950810
Creation Date:	7/26/1996 0:00:00
Receipt Date:	19950811
Manifest ID:	95474255
Trans EPA ID:	CAD981414386
Trans Name:	Not reported

BOBS CLEANERS (Continued) **1000595650**

Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981397417
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	211 - Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.
RCRA Code:	F002
Meth Code:	R01 - Recycler
Quantity Tons:	0.2107
Waste Quantity:	0.25
Quantity Unit:	Y
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2003
Gen EPA ID:	CAD983596016
Shipment Date:	20030129
Creation Date:	5/21/2003 18:32:18
Receipt Date:	20030130
Manifest ID:	22625303
Trans EPA ID:	CAR000036921
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD008302903
TSDF Alt Name:	Not reported
Waste Code Description:	211 - Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.
RCRA Code:	F002
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030129
Creation Date:	5/21/2003 18:32:18
Receipt Date:	20030130
Manifest ID:	22625303
Trans EPA ID:	CAR000036921
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903

BOBS CLEANERS (Continued) **1000595650**

Trans Name:	Not reported
TSDF Alt EPA ID:	CAD008302903
TSDF Alt Name:	Not reported
Waste Code Description:	211 - Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.
RCRA Code:	F002
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.08
Waste Quantity:	160
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

LA Co. Site Mitigation:

Name:	BOB'S CLEANERS
Address:	5823 FRANKLIN AVE
City,State,Zip:	HOLLYWOOD, CA 90068
Facility ID:	FA0011562
Status:	Not reported
Site ID:	SD0000090
Jurisdiction:	County
Case ID:	RO0000094
Abated:	No
Assigned To:	Richard Clark
Entered Date:	03/04/2004
Abated Date:	Not reported

HWTS:

Name:	BOBS CLEANERS
Address:	5823 FRANKLIN AVE
Address 2:	Not reported
City,State,Zip:	HOLLYWOOD, CA 900280000
EPA ID:	CAD983596016
Inactive Date:	06/30/2004
Create Date:	07/05/1991
Last Act Date:	03/28/2005
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900285609
Owner Name:	BYUNG AHN
Owner Address:	5823 FRANKLIN AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 900280000
Contact Name:	TAE W. KIM/OWNER
Contact Address:	5823 FRANKLIN AVE
Contact Address 2:	Not reported
City,State,Zip:	LOS ANGELES, CA 900280000

NAICS:

EPA ID:	CAD983596016
Create Date:	2002-03-14 16:36:27
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)

BOBS CLEANERS (Continued) **1000595650**

Issued EPA ID Date:	1991-07-05 00:00:00
Inactive Date:	2004-06-30 15:01:00
Facility Name:	BOBS CLEANERS
Facility Address:	5823 FRANKLIN AVE
Facility Address 2:	Not reported
Facility City:	HOLLYWOOD
Facility County:	19
Facility State:	CA
Facility Zip:	900280000

Name:	BOBS CLEANERS
Address:	5823 FRANKLIN AVE
Address 2:	Not reported
City,State,Zip:	HOLLYWOOD, CA 900280000
EPA ID:	CAL000376686
Inactive Date:	Not reported
Create Date:	07/26/2012
Last Act Date:	08/15/2019
Mailing Name:	Not reported
Mailing Address:	5823 FRANKLIN AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900285609
Owner Name:	TAEWON KIM/ JAY HONG
Owner Address:	5823 FRANKLIN AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 900280000
Contact Name:	JAY HONG, MANAGER
Contact Address:	19943 ASH LN
Contact Address 2:	Not reported
City,State,Zip:	NORTHRIDGE, CA 91326

NAICS:

EPA ID:	CAL000376686
Create Date:	2012-07-26 08:23:18
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2012-07-26 08:23:18
Inactive Date:	Not reported
Facility Name:	BOBS CLEANERS
Facility Address:	5823 FRANKLIN AVE
Facility Address 2:	Not reported
Facility City:	HOLLYWOOD
Facility County:	19
Facility State:	CA
Facility Zip:	900280000

Count: 5 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S107534893		54TH ST & WILTON-541 SEEON AVE		CDL
LOS ANGELES	S121697488	HOLLYWOOD DRY CLEANERS	8505 SANTA MONICA BLVD		DRYCLEANERS
LOS ANGELES	S107535115		585 SANTA MONICA BLVD (STOR FA	90038	CDL
LOS ANGELES	S120712698	PETER'S CLEANERS	8305 SANTA MONICA BLVD	90068	DRYCLEANERS
LOS ANGELES COUNTY	S107537787		BARSTOW & SANTA FE		CDL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

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

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/15/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/18/2020
Number of Days to Update: 30

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/11/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/10/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

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

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

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

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 02/01/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/20/2020
Number of Days to Update: 72
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/26/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/20/2020
Number of Days to Update: 72

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/23/2020
Next Scheduled EDR Contact: 11/01/2020
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 74

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/29/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 75

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2019
Date Data Arrived at EDR: 05/28/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/20/2020
Date Data Arrived at EDR: 04/21/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 83

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

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

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 05/20/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/06/2020
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 05/04/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 72

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/20/2020
Date Data Arrived at EDR: 04/21/2020
Date Made Active in Reports: 07/09/2020
Number of Days to Update: 79

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/29/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 75

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 73

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 03/31/2020
Date Data Arrived at EDR: 04/21/2020
Date Made Active in Reports: 07/09/2020
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

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

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/18/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 86

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/13/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/06/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/05/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/14/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 03/01/2020
Date Data Arrived at EDR: 04/21/2020
Date Made Active in Reports: 07/15/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/31/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/15/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/20/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/04/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 07/21/2020
Number of Days to Update: 6

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/07/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/01/2020
Date Data Arrived at EDR: 05/21/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/28/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 77

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 86

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/27/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/28/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/02/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 76
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 74
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 05/04/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 72
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/14/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 06/04/2020
Date Data Arrived at EDR: 06/05/2020
Date Made Active in Reports: 08/17/2020
Number of Days to Update: 73

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 14

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/29/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 75

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 04/07/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 8

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 07/13/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/14/2020
Date Data Arrived at EDR: 05/15/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 73

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/06/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 07/31/2020
Number of Days to Update: 73

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/18/2020
Date Made Active in Reports: 07/31/2020
Number of Days to Update: 74

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/06/2020
Date Data Arrived at EDR: 07/07/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/07/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 73
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/28/2020
Number of Days to Update: 77
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/10/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 73
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 08/21/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 08/27/2020
Number of Days to Update: 6
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 08/20/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 06/06/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/20/2020
Number of Days to Update: 72
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/20/2020
Number of Days to Update: 72

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/20/2020
Date Data Arrived at EDR: 04/21/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 04/09/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/01/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 16

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/01/2020
Number of Days to Update: 13

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/17/2020
Date Data Arrived at EDR: 06/18/2020
Date Made Active in Reports: 09/02/2020
Number of Days to Update: 76

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 04/01/2020
Date Data Arrived at EDR: 04/20/2020
Date Made Active in Reports: 07/06/2020
Number of Days to Update: 77

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 04/16/2020
Date Data Arrived at EDR: 04/20/2020
Date Made Active in Reports: 07/08/2020
Number of Days to Update: 79

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 08/13/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/07/2020
Date Data Arrived at EDR: 05/07/2020
Date Made Active in Reports: 07/23/2020
Number of Days to Update: 77

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 08/13/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/01/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 78

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/30/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/19/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 26

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/05/2020
Date Made Active in Reports: 08/26/2020
Number of Days to Update: 113

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/05/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 73

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/11/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/21/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/20/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/14/2020
Number of Days to Update: 77

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/08/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/31/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 69

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/06/2020
Date Data Arrived at EDR: 07/10/2020
Date Made Active in Reports: 09/28/2020
Number of Days to Update: 80

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/13/2020
Date Data Arrived at EDR: 07/13/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 78

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/13/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/08/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/25/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 42
Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/25/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/25/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/25/2020
Date Data Arrived at EDR: 04/14/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 78
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/17/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/08/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 64

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 02/25/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/28/2020
Date Data Arrived at EDR: 07/30/2020
Date Made Active in Reports: 07/31/2020
Number of Days to Update: 1

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 05/15/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 73

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 07/13/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 07/31/2020
Number of Days to Update: 16

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/07/2020
Date Made Active in Reports: 07/24/2020
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2020
Date Data Arrived at EDR: 05/08/2020
Date Made Active in Reports: 07/24/2020
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2020
Date Data Arrived at EDR: 05/08/2020
Date Made Active in Reports: 07/24/2020
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2020
Date Data Arrived at EDR: 05/05/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 73

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/03/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/10/2020
Date Made Active in Reports: 08/24/2020
Number of Days to Update: 75

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/10/2020
Date Data Arrived at EDR: 03/11/2020
Date Made Active in Reports: 05/20/2020
Number of Days to Update: 70

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/10/2020
Date Data Arrived at EDR: 03/11/2020
Date Made Active in Reports: 05/20/2020
Number of Days to Update: 70
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/17/2020
Number of Days to Update: 78
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 04/24/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/13/2020
Number of Days to Update: 76
Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 02/25/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 71
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 73

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/04/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 72

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/08/2020
Date Data Arrived at EDR: 05/08/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 87

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/11/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 05/08/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 04/22/2020
Date Data Arrived at EDR: 04/24/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 13

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 08/25/2020
Date Data Arrived at EDR: 08/26/2020
Date Made Active in Reports: 09/16/2020
Number of Days to Update: 21

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/07/2020
Date Data Arrived at EDR: 07/08/2020
Date Made Active in Reports: 09/25/2020
Number of Days to Update: 79

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/04/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/06/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 05/26/2020
Date Data Arrived at EDR: 05/28/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 77

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 07/31/2020
Number of Days to Update: 73

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 05/14/2020
Date Data Arrived at EDR: 05/15/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 73

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/26/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/09/2020
Number of Days to Update: 77

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/20/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/26/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/09/2020
Number of Days to Update: 77

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/20/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/26/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/20/2020
Number of Days to Update: 72

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/08/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/23/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/15/2020
Number of Days to Update: 78

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 79

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/02/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

FORMER SEARS AND TWO VACANT PARCELS
5601-5643 SANTA MONICA BOULEVARD AND 5544, 5545 VIRGINA AVE
LOS ANGELES, CA 90038

TARGET PROPERTY COORDINATES

Latitude (North):	34.091002 - 34° 5' 27.61''
Longitude (West):	118.311459 - 118° 18' 41.25''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	379012.2
UTM Y (Meters):	3772827.8
Elevation:	330 ft. above sea level

USGS TOPOGRAPHIC MAP

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

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

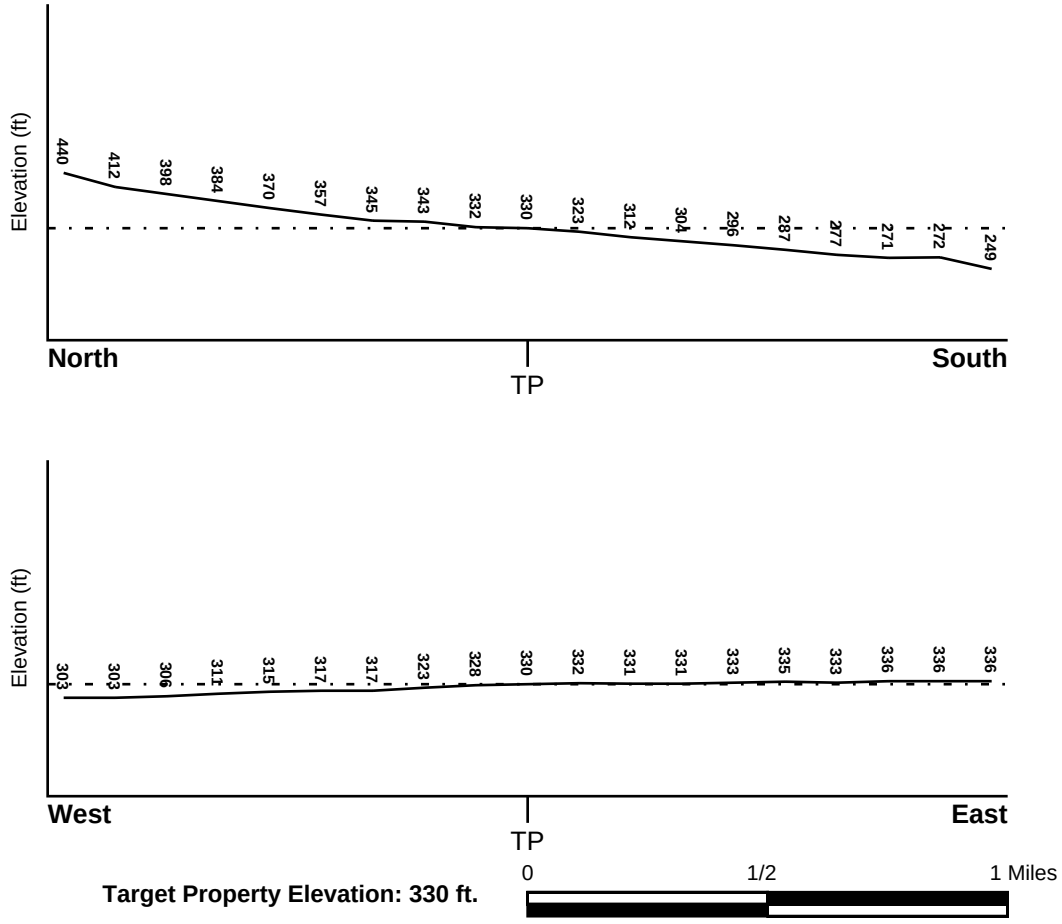
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1610F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06037C1605F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HOLLYWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
1	1/4 - 1/2 Mile SSE	SW
2	1/2 - 1 Mile NE	S
1G	1/2 - 1 Mile NE	S
2G	1/4 - 1/2 Mile SSE	SW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Surficial Soil Types:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Shallow Soil Types:
fine sandy loam
gravelly - loam
sandy clay
sandy clay loam
clay
silty clay
sand

Deeper Soil Types:
gravelly - sandy loam
sandy loam
very gravelly - sandy loam
stratified
very fine sandy loam
weathered bedrock
sand
gravelly - fine sandy loam
silty clay loam
clay loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

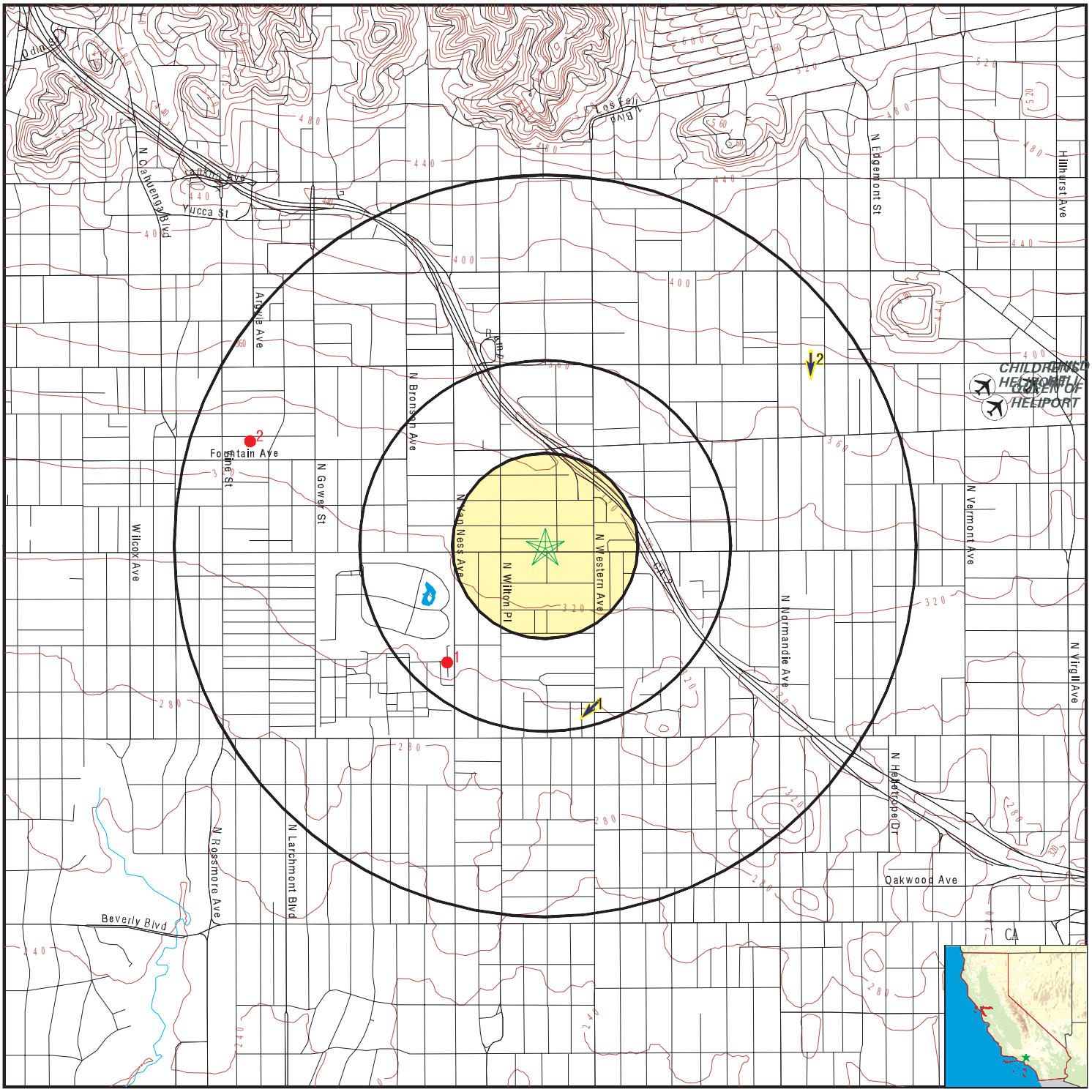
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG13000005688	1/4 - 1/2 Mile SW
2	CAOG13000014245	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 6214055.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Former Sears and Two Vacant Parcels	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Ave LOS ANGELES CA 90038	CONTACT:	Cristina Scott
LAT/LONG:	34.091002 / 118.311459	INQUIRY #:	6214055.2s
		DATE:	October 05, 2020 4:36 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
1 **SSE** **1/4 - 1/2 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900290070 SW 10.88 14.04 Not Reported 04/05/1999	**AQUIFLOW**	**70512**
2 **NE** **1/2 - 1 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900270061 S Not Reported Not Reported 18.6 06/28/1991	**AQUIFLOW**	**70467**
1G **NE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900270061 S Not Reported Not Reported 18.6 06/28/1991	**AQUIFLOW**	**70467**
2G **SSE** **1/4 - 1/2 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900290070 SW 10.88 14.04 Not Reported 04/05/1999	**AQUIFLOW**	**70512**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
SW
1/4 - 1/2 Mile

OIL_GAS **CAOG13000005688**

API #:	0403706195	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	Union Oil Company of California		
Lease Name:	Union-Paramount-District U-14		
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

2
WNW
1/2 - 1 Mile

OIL_GAS **CAOG13000014245**

API #:	0403720765	Well #:	1
Well Status:	Plugged	Well Type:	CH
Operator Name:	Chevron U.S.A. Inc.	Lease Name:	Hollywood Corehole
Field Name:	Any Field	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90038	3	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS/INSURANCE

Education

English Literature/Sociology, UC San Diego
Coursework in Geology and Inorganic Chemistry

Registrations

California Registered Environmental Assessor – 1994 No. 07999
Certified Asbestos Building Inspector

Training

OSHA Hazardous Waste Operator (HAZWOPER) 40 hour Certification
DOT Hazardous Materials Transport (DOT HM-126F)
Accredited Contract Supervisor-Competent Person
Transportation Worker Identification Credential
EDR Common Ground Environmental Site Assessment (ESA) Training
ASTM International Phase I ESA Practices for Commercial Real Estate: Transaction Screen and Phase I Site Assessment
Chevron Learning Management System
Port of Los Angeles Worker Screening/Training
Los Angeles World Airport Screening/Training
Metrolink/BNSF Safety Training.

Highlights

Over 23 years experience in the environmental service industry
Phase I ESAs, Phase II Subsurface Investigations, Phase III Site Characterizations
Remedial Investigation/Feasibility Studies
Remedial Action/Remedial Design Studies
Lead in Soil and Drinking Water Surveys.

Experience Summary

Ms. Blanchard is currently a Senior Environmental Assessor and her responsibilities include thorough site assessment and technical report writing in line with the American Society of Testing and Materials (ASTM) standard and US Environmental Protection Agency's All Appropriate Inquiry (AAI) as well as customized client formats. Her knowledge and ability to manage multiple services associated with real estate due diligence allows Ms. Blanchard to provide her clients with comprehensive information and identification of risks in order to make sound financial investments. In addition, Ms. Blanchard performs limited asbestos surveys, lead-based paint surveys and radon testing as required per scope of work.

At a previous firm, Ms. Blanchard was responsible for environmental due diligence and field implementation both locally and nationwide with emphasis on environmental site assessments related to property transactions, Phase II soil and groundwater investigations, due diligence audits, environmental compliance audits, hazardous waste management and corrective action implementation. She also served as project manager performing field staff supervision; subcontractor oversight; report review; and client management.

Project Experience

Ms. Blanchard has conducted, managed and directed hundreds of ESAs throughout her career and has been project manager, lead assessor, health and safety and field office manager for dozens of site investigations, characterization studies and remediation projects throughout California and the US. The following select projects summarize her experience and due diligence background:

Transaction Due Diligence

Environmental Assessment, California, Various Lenders and Clients, Freddie Mac, Fannie Mae and private investors and brokers. Ms. Blanchard performs due diligence services related to real estate transfers and property development, throughout California. She works closely with property managers and representatives to provide a smooth exchange between client and lenders. She is also responsible for review of third party reports, asbestos and lead surveys, and subsurface investigations.

Environmental Assessment, Southern California, The New Home Company. For two years Ms. Blanchard performed due diligence services related to real estate transfers and property development for The New Home Company, a large residential developer in Southern California. She was also responsible for review of third party reports, asbestos and lead surveys, coordination with regulatory agencies, and subsurface investigations.

Environmental Assessment, Southern California, Jiffy Lube. Ms. Blanchard performed and managed twelve environmental site assessments of vacant and operating vehicle fueling and repair stations proposed for redevelopment or sale. In addition, Ms. Blanchard was responsible for review of third party reports, asbestos and lead surveys, underground storage tank removals and other subsurface investigations.

Environmental Assessment, Southern California, Johnson & Johnson/DePuy. Ms. Blanchard performed environmental site assessments and limited compliance evaluations of six medical device/equipment manufacturers. She evaluated the current environmental regulations applicable to the facilities and any deficiencies or omissions.

Project Manager/Coordinator/Team Leader, Nationwide, U.S.A. (Confidential Client). Ms. Blanchard coordinated and performed over 220 Phase I and II investigations, including lead paint, lead in water, asbestos and radon surveys, compliance audits, storage tank investigation/removal/ remediation, decommissioning and environmental permit transfers for psychiatric and acute care hospitals, medical clinics and offices, throughout the United States. Her responsibilities included investigatory and research activities, serving as a liaison between the client, client attorneys, the potential buyers, individual project managers, staff, and subcontractors in many different offices. She also managed and projected budgets, performed Phase I and II investigations and compliance evaluations across the United States, and reviewed and technically edited all proposals and reports for those projects.

Project Office Manager/Project Coordinator/Sample Custodian, Two Delisted NPL Sites, Del Amo/Palo Alto, CA, Hewlett-Packard and Shell Oil/Dow Chemical. Ms. Blanchard served as onsite field office manager, database coordinator, and sample custodian for remedial investigation/feasibility studies for two large-scale projects under the guidance of the US EPA and the California Regional Water Quality Control Board. She coordinated field, office, and database personnel, served as client, public and agency (Regional Water Quality Control Board) liaison, prepared monthly status reports as well as budget and labor projections,

edited technical submittals to client and agencies, compiled and maintained an administrative public record and supervised five site and field office employees.

Subsurface Investigations/Demolition/Health & Safety

Health & Safety Third Party Oversight, Aircraft Engine Test and Repair Facility Demolition, Bob Hope Airport, Burbank, California, GE. Provided third-party health and safety oversight and reporting for demolition of a historic, closed aircraft engine test and repair facility that had been in operation since the 1930s. Her responsibilities included daily task assessment, oversight, preparation of health and safety task assessment, and incident reporting forms for a high profile international company. She was also accountable for the coordination between multiple consultants, the client, the airport and local agencies.

Field Project Manager, Site Remediation, Brea, CA, Birch Hills Golf Course/Chevron, 2013. Ms. Blanchard oversaw field operations, primarily large-scale soil excavations and health and safety of subcontractors for sampling and soil excavation (primarily for PCBs) at a former industrial plant that had been redeveloped as a golf course. Oversight of the project was provided by the US EPA and chemicals of concern included PCBs, metals, petroleum hydrocarbons and other volatile compounds.

Health & Safety Liason, Operating Resort Facility, Kapolei, HI, Disney Aulani Resort, 2012. Ms. Blanchard identified and followed up on health and safety task items for operations and subcontractors at a ten-acre leisure resort. Her duties included assessment of chemical use, storage and disposal, construction punch lists, compliance training and documentation, as well as chemical release monitoring and systems installation.

Field Project Manager, Chemical Plant Demolition, Santa Fe Springs, CA, Pilot Chemical Company, 2011-2012. Ms. Blanchard oversaw field operations and health and safety of subcontractors for demolition of a former industrial soap manufacturer under the guidance of the RWQCB. Her responsibilities included hazardous materials, lead, asbestos and mold abatement oversight, health and safety monitoring, as well as the removal of impacted soil, clarifiers, tanks, and unknown subsurface features encountered during demolition activities. Her ongoing activities included soil vapor and groundwater monitoring and reporting.

Assistant Project Manager, Former Research Laboratory Decommissioning, Montebello, CA, Chevron, 2005. Ms. Blanchard assisted with hazardous materials and waste identification, collection, characterization and disposal. She was responsible for historical and regulatory agency research, materials and equipment decommissioning, oversight of storage tank removal, clarifier and settling pond removal, as well as asbestos sampling and abatement, in preparation for demolition and/or conversion of a former research refinery and laboratory.

Municipal/State Contracts

Project and Field Project Manager, LAUSD Proposed School Sites, Los Angeles, CA, Los Angeles Unified School District (LAUSD), 1999-2014. Ms. Blanchard participated on the on-call environmental services contract under the district's environmental health and safety branch, which focused on clearing new proposed school sites by the California Department of Toxic Substances Control (DTSC). Her responsibilities included fast-track preparation, implementation and documentation of preliminary environmental assessments, focused investigations, removal action plans, and removal action completion reports. The projects she worked on included facility demolition and construction activities, soil, soil gas and groundwater investigation and

remediation, as well as health and safety and contractor oversight. Specific projects included: South Region Elementary Schools 3 and 7; South Region High School No's 2,3,7 and 9: Central Los Angeles Learning Center No.1, Central Region Elementary Schools No's 13 and 17; Carson-Gore Learning Academy; Valley Region High School No. 13, and Bell Adult Education Center.

Contact

rblanchard@partneresi.com

Joel Redding
Senior Project Manager

Education

B.A. Geography, California State University Fresno

Training

OSHA 24-Hour Health and Safety Training

Highlights

16 years of experience in environmental consulting
Phase I Environmental Site Assessments (ESAs)
Environmental Transaction Screens
Desktop Reviews

Experience Summary

Mr. Redding serves as a Senior Project Manager for Partner Engineering and Science, Inc. (Partner), overseeing and managing all aspects of multi-scope projects including Phase I ESAs in accordance with EPA's All Appropriate Inquiry (AAI), Property Condition Assessments (PCAs), Zoning Reports, and Seismic Assessments.

Mr. Redding has over sixteen years of project experience in the environmental consulting industry. Mr. Redding is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including ASTM E1527-13, EPA's All Appropriate Inquiry (AAI), The U.S. Small Business Administration (SBA), and customized client formats and scopes. Mr. Redding has performed and supervised over 1,000 ESAs and customized environmental assessments of a variety of properties including multi-family residential, hospitality, commercial office buildings, shopping centers, multi-tenant commercial complexes, industrial warehouses, manufacturing facilities, dry cleaning plants, gasoline service stations, automotive repair and body shops, medical facilities, food processing facilities, and agricultural properties.

Project Experience

Junior College Campus and Historical Military and Medical Hospital, Modesto, CA. Mr. Redding prepared a Phase I ESA on a junior college campus in Modesto, the site of a historical World War II era military hospital and subsequent State-run hospital. Multiple recognized environmental conditions (RECs) were identified related to current and historical uses including vehicle and facilities maintenance, underground and aboveground fueling facilities, domestic wastewater treatment systems and septic systems, and asbestos and lead-based paint issues.

2,500-Acre Agricultural Property, Maricopa, CA. Mr. Redding prepared a Phase I ESA on a large agricultural property within an active oil and gas production area. Multiple RECs were identified related to oil and gas well development, oil and gas production, subsurface oil and gas pipelines, aboveground fuel storage, and agricultural chemical use, storage, and application.

Printed Circuit Board Manufacturing Facility, Redwood City, CA. Mr. Redding prepared a Phase I ESA on a printed circuit board manufacturing facility. Multiple RECs were identified related to electroplating, etching, silk screening, chemical storage, and hazardous waste generation, storage, and treatment operations.

10-Site Residential Portfolio, Central CA. Managed a multi-million dollar acquisition project consisting of Phase ESAs of ten, large-acreage, rural agricultural properties throughout Central California for a residential developer. Duties included managing, performing, and reviewing Phase I ESAs.

25-Site Grocery Chain Portfolio, OR and CA. Managed a multi-million dollar rehabilitation financing project consisting of Phase I ESAs of 25 grocery store properties throughout the State of Oregon and Northern California. Duties included managing, performing, and reviewing Phase I ESAs.

50-Site Mobile Home Park Portfolio, MI, OH, IN, and AL. Managed a multi-million dollar acquisition project consisting of 50 mobile home parks in Michigan, Ohio, Indiana, and Alabama. Duties included managing and reviewing Phase I ESAs.

Contact

jredding@partneresi.com

PARTNER

Cody Taylor
National Client Manager

Education

BA, Environmental Analysis and Criminal Justice, University of California Irvine, Irvine, CA

Trainings

ASTM Technical and Professional Training
Hazardous Materials Management Certificate Courses, University of California Irvine

Highlights

25+ years of experience in Real Estate Due Diligence/Consulting and Site Development Engineering
Prepared over 10,000 Phase I Environmental Site Assessments
Managed over 30,000 Phase I Environmental Site Assessments
Managed over 1,000 Phase II Subsurface Soil/Groundwater and Soil Gas Investigations, Asbestos, Lead, and Radon Screenings
Managed Class-A Equity Property Condition Assessments with Specialized Inspections, Seismic Evaluations, ALTA Surveys, Zoning, ADA Surveys and Pest Inspections
Managed Several Civil Engineering/Geotechnical Investigations of Commercial Development Projects, Construction Doc and Cost Reviews, Construction Progress Monitoring, and Energy Benchmarking

Experience Summary

Mr. Taylor is a Principal and National Client Manager with extensive experience in commercial real estate due diligence and site development engineering throughout the United States. His responsibilities include full-phase site development and environmental consulting, national client management, multi-scope contract negotiation/execution, portfolio project management, and technical report quality control. Mr. Taylor's regional and national expertise compliments the wide variety of Partner projects and client types including national and local lending institutions, asset management/investment groups, commercial/retail developers, and commercial real estate professionals.

Mr. Taylor has 25 years of experience in national commercial real estate due diligence consulting including Phase I Environmental Site Assessments, Phase II Subsurface Soil/Soil Gas Investigations, Property Condition Assessments, Seismic Evaluations, Asbestos, Lead-Paint, and Radon Surveys, ALTA Surveys, Geotechnical Investigations, Civil Engineering, MEP Special Inspections, Energy Evaluations, and Construction Monitoring.

Mr. Taylor has assessed/managed over 30,000 commercial real estate transactions throughout his professional career including several multi-million dollar asset portfolios consisting of a 29-site commercial office property acquisition, two 1,200-site cellular tower transactions, a 215-site regional shopping center vacancy evaluation, a 25-site regional grocery-store chain environmental/survey evaluation, a 16-site multi-family apartment building acquisition, a 10-site residential development acquisition, and 5-site Class A multi-specialized-scope building acquisition inspection. These transactions have included some or all of Partner's core engineering due diligence services described above. Mr. Taylor routinely manages national asset/developer clients to evaluate the environmental and structural risks associated with commercial/industrial properties prior to acquisition. These risks may be associated with past hazardous materials use (i.e., gasoline stations, dry cleaners) which require historical research combined with subsurface evaluations to assess for contamination that could devaluate the property or create a human health concern to occupants or construction workers; evaluate for asbestos, lead-based paint, and radon to

determine the need for abatement or venting systems; evaluate the structural integrity of the building and assess for seismic retrofit; evaluate the roof, mechanical, electrical, plumbing systems (i.e., elevators, HVAC systems, sewer); evaluate for American Disabilities Act (ADA) deficiencies (i.e., ramps, railings, access); survey the property boundaries (i.e., ALTA Surveys); evaluate the subsurface conditions for construction suitability (i.e., Geotechnical Investigations); Civil Engineering/Design, and energy studies of the site building to meet with current requirements and systems efficiencies.

Project Experience

National Quick-Serve Restaurant Chains. Multiple National Quick-Serve Restaurant (QSR) Chain development projects which include Phase I Environmental Site Assessments, Asbestos Surveys, Geotechnical Investigations, ALTA Surveys, Plat Map Survey, and Special Inspections. Mr. Taylor manages the projects with attention to client needs/timelines and fieldwork/production in order to advocate the commercial development projects and maintain report efficiencies and construction budgets. These projects require multiple scope management and coordination with clients, technical staff, subcontractors, regulatory agencies, and construction design/contractor entities. Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise in national commercial real estate development engineering create successful developments and client satisfaction on an ongoing basis.

National Dental Office Chain. Multiple ground-up dental office development projects which include Phase I Environmental Site Assessments, Geotechnical Investigations, and ALTA Surveys. Mr. Taylor manages the projects with attention to client needs/timelines and fieldwork/production in order to advocate the commercial development projects and maintain report efficiencies and construction budgets. These projects require multiple scope management and coordination with clients, technical staff, subcontractors, regulatory agencies, and construction design/contractor entities. Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise in national commercial real estate development engineering create successful developments and client satisfaction on an ongoing basis.

Regional Gas Station/Convenience Store Chain. Multiple ground-up gas station/convenience store redevelopment projects in California which include Phase I Environmental Site Assessments, Phase II Subsurface Investigations/Characterization, Remedial Cost Estimates with Voluntary Cleanup Regulatory Programs, Asbestos Surveys, and Geotechnical Investigations. Mr. Taylor manages the projects with attention to client/agency interaction and fieldwork/production in order to advocate the commercial development projects and maintain report efficiencies and construction budgets. These projects require multiple scope management and coordination with clients, technical staff, subcontractors, regulatory agencies, and construction design/contractor entities. Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise with commercial real estate development engineering create successful developments and client satisfaction on an ongoing basis.

Beverly Hills Country Club Renovation, Beverly Hills, CA. A $12 million-dollar renovation project which included a Phase I Environmental Site Assessment, Property Condition Assessment, Seismic Evaluation, ADA Survey, ALTA Survey and a comprehensive roof assessment. Multiple engineering professionals were coordinated and dispatched to the project site to complete due diligence assessments and cost studies associated with the planned renovation of the historic facility. The renovation was successful and exemplified Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise in commercial real estate evaluation.

Commercial Office Portfolio, Philadelphia, PA. A $186 million dollar acquisition project consisting of 29, multi-story commercial office buildings and included Phase I Environmental Site Assessments and Property Condition Assessments with special inspections of HVAC systems, elevators, and roofing systems. Multiple inspectors were coordinated and dispatched to each site within a two-week report completion timeline. Special inspection findings and related repair costs were cross-calculated with generalist inspection reporting and incorporated into the Property Condition Assessment spreadsheets for client/lender review. The acquisition was successful and exemplified Mr. Taylor's project management and negotiation skills, coordination of several in-house engineering professionals and subcontracted elevator consultants as well as Partner's responsiveness and expertise of client/lender's expedited timeline.

National Cellular Tower Portfolios. Two multi-million dollar acquisition projects consisting of over 2,400 cellular towers located throughout the United States which included Phase I Environmental Site Assessments. Multiple national inspectors were dispatched to each mountain-top tower within each state. The inspections incorporated the use of guides and four-wheel drive vehicles (primarily Jeeps) to visually inspect each tower. The acquisition project was successful and exemplified Mr. Taylor's project management skills, coordination of dozens of national inspectors, quality control reviews, and responsiveness to client's timeline.

Grocery Chain Portfolio, various locations throughout OR. A multi-million-dollar rehabilitation financing project consisting of 25 grocery store properties included Phase I Environmental Site Assessments and ALTA Surveys. Multiple inspectors were dispatched to each site within a two-week turnaround. The financing project was successful and the project exemplified Mr. Taylor's negotiation/client management skills, coordination of inspections, quality control and completion of timely reports as well as the responsiveness and professional acumen of Partner's Engineering Team.

Affiliations

ASTM Member No. 000216930
Environmental Bankers Association
Risk Management Association, Director, Fresno, CA
Northwest Environmental Business Council

Speaking

"Commercial Due Diligence 101", Northwest Environmental Business Council, Northwest Environmental Conference and Tradeshow, Portland, OR. Commercial Real Estate Risks and Assessments

"Regulations in Lending", Risk Management Association, Fresno, CA. Risk Tolerance and Environmental Regulation for Commercial Bankers

"Water in the Central Valley", Risk Management Association, Fresno, CA. Contaminated Sites and Environmental Remediation of Commercial Properties

Contact

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INITIAL STUDY

APPENDIX G.2: PHASE II SITE INVESTIGATION REPORT

December 7, 2020

Mr. Collin Monsour
Bardas Investment Group
cmonsour@bardasig.com

Subject: **Phase II Environmental Site Investigation Report**
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Dear Mr. Monsour:

RMD Environmental Solutions, Inc., (RMD) has prepared a *Phase II Environmental Site Investigation Report* (Phase II Report) describing recent investigation activities for 5601-5643 Santa Monica Boulevard in Los Angeles, California (the Site; Figure 1). The RMD *Proposal for Phase II Environmental Site Investigation*[1] described a scope of work to assess whether contamination is present which may trigger an obligation to perform further investigation and/or mitigation measures or which otherwise could result in environmental liability should Bardas Investment Group (Bardas) purchase the Site for redevelopment. The Site background, investigation objectives, scope of work, and results are provided in the Report sections below.

SITE BACKGROUND

The Site consists of one vacant parcel located on the northern side of Santa Monica Boulevard and the western side of St. Andrew Place. It is developed with an unoccupied retail building that was formerly occupied by Sears Roebuck & Co. The remainder of the parcel is improved with asphalt-paved parking areas and concrete pad where buildings were formerly located on the southwestern portion of the Site. No operations are currently performed on-Site.

Previous environmental investigations include a 2006 soil and groundwater investigation conducted by Rincon Consultants, Inc. (Rincon); a 2015 Phase II Environmental Site Assessment conducted by Northgate Environmental Management, Inc. (Northgate); and a 2020 Phase I Environmental Site Assessment, conducted by Partner Engineering and Science. Select figures and tables which summarize data from the 2006 and 2015 investigations are provided in Attachment A and summarized below.

[1] Proposal for Phase II Environmental Site Investigation, 5601 – 5643 Santa Monica Boulevard, Los Angeles, California. RMD. October 30, 2020.

Rincon 2006 Soil and Groundwater Investigation[2]

The focus of the 2006 investigation was associated with investigation of two suspected former 5,000 gallon USTs north of the Sears building, based on 1986 building permits which indicated a "tank hole" was backfilled in 1986. In November 2006, Rincon advanced six borings (B1 through B6) to a maximum depth of 32 feet below ground surface (bgs), north and west of the former Sears building (Attachment A). Groundwater was encountered in four of the six borings. Samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline (TPHg); TPH as diesel (TPHd); TPH as motor oil (TPHmo); semi-volatile organic compounds (SVOCs), benzene, toluene, ethyl benzene, and xylenes (BTEX); oxygenates; and lead. The report indicated that aside from TPHg, no other chemicals were observed above laboratory detection limits. TPHg in groundwater was reported at a maximum concentration of 924 micrograms per liter (µg/L).

Soil samples were collected from the six borings at 5 foot intervals. Similar to groundwater, soil samples were analyzed for TPHg, TPHd, TPHmo, BTEX, oxygenates, SVOCs, and total lead. The report indicated that aside from lead, no other chemicals were reported above laboratory reporting limits. Lead was reported at a maximum concentration of 23 milligrams per kilogram (mg/kg).

The report concluded that the TPHg reported in groundwater samples was migrating from an upgradient source.

Northgate 2015 Phase II Investigation[3]

Northgate's investigation focused primarily in the southwest portion of the property, in the vicinity of a former gas station and Sears automotive center, and a former potential drycleaner. Limited sampling was conducted outside of this area adjacent to storm drains and/or identified prior automotive service areas. Four shallow soil borings (B-1 through B-4) to a depth up to 15 feet bgs, four deeper borings (GW-1 though GW-4) to a depth up to 38.5 feet bgs, and eight temporary soil vapor probes (SVP-1 though SVP-8) to a depth of 5 feet bgs were advanced at the approximate locations shown on Figure 2 and in Attachment A.

A total of 20 soil samples were collected from the eight B/GW borings at 5 foot intervals. Soil samples were analyzed for TPHg, TPHd, TPHmo, and VOCs. No analytes were reported in any of the soil samples collected with the exception of TPHd from the sample collected from 10 feet bgs from B3. A total of 4 grab groundwater samples were collected from GW-1 through GW-4. Groundwater samples were analyzed for TPHg, TPHd, TPHmo, and VOCs and GW-1 was additionally analyzed for

[2] Soil and Groundwater Assessment Report, Sears Hollywood Property, 5601 Santa Monica Boulevard, Los Angeles, California. Rincon, December 7 2006.

[3] Phase II Environmental Site Assessment, 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue, Los Angeles, California. Northgate, March 14, 2016.

metals. Reported analytes consisted of Freon 11, chloroform, tetrachloroethene (PCE), and several metals. None of the concentrations exceeded respective California Maximum Contaminant Levels (MCLs).

A total of eight soil vapor samples were collected from SV-1 through SV-8 and analyzed for VOCs using an on-Site mobile laboratory. Reported concentrations consisted of methylene chloride (up to 670 micrograms per cubic meter [µg/m^3]), chloroform (up to 120 µg/m^3), benzene (up to 140 µg/m^3), PCE (up to 160 µg/m^3), and naphthalene (up to 220 µg/m^3). Based on the data collected, Northgate concluded that a potential vapor intrusion risk was present for future development.

Partner Engineering and Science (Partner) Phase I Environmental Site Assessment[4].

The Phase I conducted by Partner in October 2020, identified the following:

1. A former gasoline station on the southwest corner of the property.
2. A gasoline station in the southeastern corner of the property within the former footprint of the Sears building.
3. A Sears automotive center near the southwest corner of the property – potentially two former underground storage tanks (USTs) on the northern side of the building.
4. A former battery and lube oil facility near the northwest corner of the Sears building.
5. A cleaners (potential dry cleaner) at 5663 Santa Monica Boulevard, located along the southern property line (they identify this location to be near SV-5).
6. An automotive repair facility at 5615 and 5617 Santa Monica Boulevard (Phase I states that these locations appear to be under the footprint of the current Sears building. It was assumed that any former USTs were removed with construction of the building basement).

Approximate locations of the former uses identified above are included on Figure 2. Prior sampling accomplished by Rincon and Northgate addressed data gaps associated with #2, #4, and #5 above.

RMD proposed additional sampling, reported herein, to fill identified data gaps. The Geocon Inland Empire, Inc., (Geocon) geotechnical report[5] for the Site indicated the existence of 2 to 8 feet of fill across the Site, with an average depth of 5 feet. The fill contained asphalt, concrete and debris, likely from earlier Site development, demolition, and grading. Proposed excavation for subterranean parking will require off-Site disposal of soil. Characterization of shallow soil is required to provide an understanding of disposal costs.

[4] Phase I Environmental Site Assessment Report, Vacant Sears and Two Vacant Parcels, 5601-5643 Santa Monica Boulevard and 5544, 5545 Virginia Avenue, Los Angeles California 90038. Partner, October 23, 2020.
[5] Geotechnical Investigation, Paseo Plaza Mixed-Use Development, 5661 Santa Monica Boulevard, Los Angeles, California. Geocon. April 17, 2017.

Additionally, given the assumed groundwater flow direction of south to southwest, another data gap is whether the chlorinated compounds measured by Northgate in the southwest portion of the Site are due to an on-Site release, or are coming onto the Site from an upgradient source.

Given the above, the scope of RMD's Phase II sampling program includes:

- Shallow soil sampling to provide characterization of the fill soil for off-Site haul and disposal;
- Groundwater testing to understand concentrations coming onto the Site, to check for releases due to #1, and #5 leaving the Site at the southwest property boundary, and concentrations of chlorinated compounds in the area west of the Sear building; and
- Soil vapor testing under the former Sears building to understand if releases had occurred from the former gas station (#2).

SCOPE OF WORK

During the Phase II investigation in November 2020, the scope of work consisted of a combination of on-Site soil, soil vapor sampling, and grab groundwater sampling, summarized as follows:

- Five soil borings (B-5 through B-9) were advanced using a hand auger to 5 feet bgs for the purpose of soil characterization planning.
- Five borings (GW-5 through GW-9) were advanced using a hand auger to 5 feet bgs and then advanced to a maximum depth of 38.5 feet bgs using a direct-push technology (DPT) drill rig for the purpose of collecting grab groundwater samples. A groundwater sample could not be collected from GW-9. Shallow soil samples were collected from borings GW-5 through GW-9 to aide in soil characterization planning.
- Three soil vapor sample probes were installed (SV-9, SV-10, and SV-11; Figure 2) at 4.5 feet bgs from the basement of the former Sears building. Each of the soil vapor probes were sampled more than 48 hours after installation.

Drilling activities were conducted by Strongarm Environmental Field Services, Inc., (Strongarm), a C-57 licensed contractor under the oversight of RMD personnel. All work was performed under direction of an RMD, California licensed geologist.

Locations are provided on Figure 2 and further details are provided as follows.

PRE-FIELD ACTIVITIES

Prior to initiating field work, RMD performed the following pre-field activities:

- Marked the proposed sampling locations for Underground Service Alert (USA);

- Prepared a Site-specific Health and Safety Plan;
- Obtained a well permit from the Los Angeles County Department of Public Health (Attachment B); and
- Conducted an underground utility survey to clear the proposed drilling locations of underground utilities and other possible subsurface obstructions.

SOIL LOGGING

On November 12 and 13, 2020, during hand augering of borings B-5 through B-9 and GW-5 through GW-9, shallow soil was visually characterized and described using the Unified Soil Classification System (USCS). Soil samples were field screened for total VOCs using a handheld photoionization detector (PID). The upper 5 feet of the subsurface was primarily characterized by lean clay with fine-grained sand overlaying silt with fine-grained sand. The upper 1 to 2 feet bgs also contained trace amounts of gravel. Groundwater was encountered between approximately 30 and 33 feet bgs. No odors or elevated PID readings were recorded during drilling activities. The soil types and PID readings provided on the boring logs (Attachment C).

SOIL SAMPLING

Soil samples were collected at borings B-5 through B-9 and GW-5 through GW-9 during hand augering activities. Soil samples were collected in approximately 1-foot intervals from the surface to 5 feet bgs. Soil samples were collected in laboratory-supplied sample containers, labeled, placed in a chilled cooler, and transported under standard chain-of-custody (COC) protocol to Pace Analytical (Pace), a State-certified laboratory, for analysis. At each location, a composite of the discrete soil samples was analyzed for the following:

- TPHd and TPH as motor oil (TPHmo) using United States Environmental Protection Agency (USEPA) Method 8015; and
- California Administrative Manual (CAM)-17 Metals using USEPA Method 6020.

The discrete samples that made up the composite samples were placed on hold at the laboratory pending analysis of the composite samples.

At each location, the discrete samples collected from 3 feet bgs were also analyzed for VOCs and TPHg using USEPA Method 8260B.

After reviewing the initial results of the composite samples, three samples (B-5-Comp, B-8-Comp, and GW-5-Comp) were analyzed for California's Soluble Threshold Limit

Concentration (STLC) extraction test for chromium and one sample (GW-7-Comp) was analyzed for STLC extraction test for lead.

Following sample collection in borings B-5 through B-9, each boring was backfilled with hydrated bentonite and capped with asphalt or concrete to match surrounding grade.

GRAB GROUNDWATER SAMPLING

Five borings (GW-5 through GW-9) were advanced to approximately 36 to 38.5 feet bgs using a direct-push rig with a Macrocore sampler. As discussed above, each boring was cleared to 5 feet bgs using a hand auger to confirm the absence of shallow obstructions. Once each boring reached the target depth, a Hydropunch™ tool was advanced into the boring to approximately 4 feet below initial groundwater. The tool was lifted 4 feet, exposing the temporary well screen. The grab groundwater samples were collected from the temporary well casing using a check valve and new disposal tubing for each location. A groundwater sample could not be collected from boring GW-9. The boring remained dry after approximately 4 hours. Groundwater recharged slowly in boring GW-6, but a sample was successfully collected after approximately 4 hours.

The grab groundwater samples were collected and transferred directly into laboratory-supplied sample containers. Samples were labeled, placed in a chilled cooler, and transported under standard COC protocol to Pace for analysis. Grab groundwater samples were analyzed for TPHg and VOCs using USEPA Method 8260B.

Following sample collection, each boring was tremie-grouted with neat cement and capped with concrete to match surrounding grade.

SOIL VAPOR PROBE INSTALLATION

On November 12, 2020, three soil borings (SV-9 through SV-11) were advanced to approximately 5 feet bgs from the basement of the former Sears building using a hand auger. Soil vapor probes were installed at 4.5 feet bgs. Soil vapor probes were installed in accordance with the methods and procedures outlined in the *Advisory – Active Soil Gas Investigations* (Advisory)[6]. The soil vapor probes were constructed using 1/4-inch diameter Teflon™ tubing, fitted with a vapor probe implant installed at the target depth with a three-way valve at the surface. The annulus surrounding the implant was filled with #2/12 Monterey sand to six inches above and below the implant, followed by a one foot layer of dry granulated bentonite, and hydrated bentonite chips

[6] Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board, and San Francisco Regional Water Quality Control Board (CalEPA). 2015. *Advisory – Active Soil Gas Investigations.* July.

to the bottom of the shallow soil vapor probe for the deep probe or near ground surface for the shallow probe/single completion probe. A traffic-rated flush-mount vault box was installed at the surface of each location for protection. Soil vapor probe construction details are recorded in Table 1.

SOIL VAPOR PROBE SAMPLING

On November 16, 2020, the soil vapor probes (SV-9 through SV-11) were sampled. Each soil vapor probe was sampled in accordance with the Advisory. At each probe a shut-in test was conducted and a total of three system volumes were removed prior to sampling. After the sampling assembly was purged and immediately before the sample was collected, a leak check compound (LCC), 1,1-difluoroethane (1,1-DFA), was used to saturate a paper towel that was placed in a sealable plastic bag near all locations where ambient air could enter the sampling system or where cross contamination could occur. Soil vapor samples were collected from each location in 1-liter SUMMA™ canisters, labeled, handled under standard COC protocols, and transported to Pace for analysis. The samples were analyzed for TPHg and VOCs using USEPA Method TO-15, and fixed gases and oxygen using modified American Society for Testing and Materials (ASTM) Method D-1946.

INVESTIGATION RESULTS

A summary of investigation results is provided as follows. Historical data collected in 2016 by Northgate are provided in summary tables in Attachment A and referenced below.

SOIL

Soil analytical VOCs results were compared to the Department of Toxic Substances Control (DTSC) Screening Levels (DTSC SLs)[7] and USEPA Regional Screening Levels Regional Screening Levels (USEPA RSLs)[8]. The more conservative value is designated as the screening level (SL). TPH concentrations were compared to Los Angeles Regional Water Quality Control Board (LARWQCB) Maximum Soil Screening Level (SSLs) for soil samples collected between 20 and 150 feet above groundwater[9]. TPHg, TPHd, TPHmo, and VOC concentrations are presented on Table 2. None of the samples analyzed reported TPH or VOC detections above applicable SSLs, Commercial/Industrial SLs, and/or Residential SLs.

[7] DTSC. 2020. Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (DTSC SLs). Human and Ecological Risk Office (HERO). June.
[8] USEPA. 2020. Regional Screening Levels (TR=1E-06, HQ=1). May.
[9] LARWQCB. Interim Site Assessment & Cleanup Guidebook. May 1996.

Metal concentrations are presented in Table 3. Metals with reported concentrations above the Commercial/Industrial SLs, Residential SLs, and/or Background Concentrations in California Soils (Background Levels)[10 & 11] are summarized as follows:

- Arsenic was detected above the Commercial/Industrial SL of 0.36 milligrams per kilogram (mg/kg) and the Residential SL of 0.11 mg/kg in each of the 10 composite samples analyzed. However DTSC has acknowledged that the strict use of RSLs is impractical due to naturally occurring background concentrations and has set acceptable levels of arsenic in soil at 12 mg/kg for school sites in California[11]. Due to this determination, arsenic concentrations up to 12 mg/kg in soil are interpreted to be background and acceptable for residential use.
- No additional metals were detected above the Commercial/Industrial SLs or Residential RLs in the analyzed soil samples.

Based on the results, several samples were additionally analyzed using the waste extraction test (WET) for waste characterization. The STLC extraction test for lead and/or chromium was conducted on the samples, as identified on Table 3. All STLC extraction results for chromium and lead in the composite samples were below the respective non-hazardous waste classification limits.

Laboratory analytical reports are included in Attachment D.

GROUNDWATER

Table 4 summarizes the grab groundwater analytical results. TPHg and VOC concentrations were compared to Maximum Contaminant Levels (MCLs) for drinking water (Title 22 California Code of Regulations [CCR] § 64444).

Groundwater at the Site is serviced by a public water supply for beneficial use. Development of the shallow water-bearing zones beneath the site for beneficial uses is remote due to poor natural water quality, the presence of regional contamination (e.g., coliform from leaking sanitary sewer lines, unrelated chemical plumes), and the presence of more productive water-bearing zones at depth. Therefore, direct contact with groundwater exposure pathway is considered incomplete for receptors at the Site.

[10] Bradford, G.R., Chang, A.C., Page, A.L., Bakhtar, D., Frampton, J.A., and Wright, H. 1996. Background Concentrations of Trace and Major Elements in California Soils, Kearney Foundation of Soil Sciences Special Report, Division of Agriculture and Natural Resources, University of California.
[11] DTSC. 2018. Determination of a Southern California Regional Background Arsenic Concentration in Soil.

A summary of the detections is as follows:

- PCE was detected in samples GW-5 and GW-6 at 1.52 µg/L) and 0.427J µg/L, respectively. These concentrations did not exceed the MCL. Figure 3 summarizes the analytical results for PCE for the current and historical groundwater data.
- Other VOCs, including benzene, chloroform, freon-11, and acetone were reported at relatively low concentrations at levels that would not trigger additional investigation or mitigation.

The laboratory analytical report is included in Attachment D.

SOIL VAPOR

Table 6 summarizes the soil vapor analytical results. TPHg and VOC constituents were compared to Commercial/Industrial SLs and Residential SLs for Soil Vapor Intrusion to Indoor Air.

All reported soil vapor concentrations were below the SLs with the following exceptions:

- PCE was reported above the Residential SL of 15 µg/m^3 in probes SV-10 (62.5 µg/m^3) and SV-11 (58.2 µg/m^3) but below the Commercial/Industrial RSL of 67 µg/m^3. Figure 4 summarizes the analytical results for PCE for the current and historical soil vapor data.
- Benzene was detected above the Residential RL of 3.2 µg/m^3 in probe SV-10 (4.34 µg/m^3) but below the Commercial/Industrial RSL of 14 µg/m^3.
- Naphthalene was detected above the Residential RSL of 2.6 µg/m^3 in probe SV-10 (10.9 µg/m^3) but below the Commercial/Industrial RSL of 12 µg/m^3.
- All other reported soil vapor concentrations were below the Commercial/Industrial SLs, Residential SLs, and/or there is no established SLs and are not considered primary chemicals of concern.

Fixed gases including oxygen were analyzed at each soil vapor probe location (Table 6). Oxygen concentrations ranged from 22.4% at probe SV-9 to 22.9% at probe SV-10. RMD notes that the oxygen content reported by the laboratory is slightly higher than an ambient concentration of 21%. The laboratory method for oxygen analysis allows a 15% deviation from the true value. Based on the reported value, the oxygen content in shallow soil vapor concentration is near an

ambient concentration of 21%. An oxygen concentration above 4% is an indication of a bioattenuation zone present in the subsurface[12].

Laboratory analytical reports are included in Attachment D.

Quality Assurance/Quality Control Sampling

1,1-DFA was used as a LCC for collection of the soil vapor samples for analysis of TPHg and VOCs by USEPA Method TO-15. As shown in Table 5, 1,1-DFA was detected at concentrations between 8.62 µg/m^3 and 38 µg/m^3 in probes SV-9 and SV-10, respectively. The Advisory allows the concentration of the LCC at 10 times the reporting limit of the target analyte, which is 1.36 µg/m^3 for PCE corresponding to an allowable 1,1-DFA concentration of 13.6 µg/m^3. The concentration of 1,1-DFA in probes SV-9 and SVP-11 was 38.9 µg/m^3 and 18 µg/m^3, respectively. The values exceed the allowable concentration and indicate potential dilution from atmospheric air during sampling. The PCE and 1,1-DFA concentrations reported in the samples are summarized as follows:

Soil Vapor Probe	PCE Concentration (µg/m^3)	1,1-DFA Concentration (µg/m^3)
SV-9	7.74	38.9
SV-10	62.5	8.62
SV-11	58.2	18

Shaded cells exceed the allowable leak check compound concentration of 13.6 µg/m^3 (10-times the reporting limit of target analyte PCE [CalEPA, 2015[6]]).

As indicated, the PCE concentrations at SV-11 (which only slightly exceeded the allowable 1,1-DFA concentration) and SV-10, are similar. RMD notes that the PCE concentration at SV-9 may be higher than reported, as indicated by the detection of 1,1-DFA at approximately 2.5 times above the allowable concentration. However, these results do not change RMD's overall conclusions, discussed on the next page.

[12] State Water Resources Control Board. 2012. *Low-Threat Underground Storage Tank Case Closure Policy*. November 6.

The results from SV-9 are qualified in Table 5, to indicate that the results may be biased low for this sample location. The detected concentrations of 1,1-DFA in probes SV-10 and SV-11 do not indicate significant dilution from atmospheric air during sampling.

Laboratory analytical reports are included in Appendix C.

INVESTIGATION DERIVED WASTE MANAGEMENT

Investigation derived waste (IDW) consisted of soil cuttings. IDW was stored on-Site in a properly labeled 55-gallon drum. Following waste characterization profiling, IDW will be disposed of in accordance with applicable laws and regulations.

DISCUSSION OF KEY RESULTS AND CONCLUSIONS

Low concentrations of TPH, VOCs, and metals were reported in the shallow soil. The concentrations reported were below regulatory action levels. With regards to soil disposal and planning for Site grading, additional STLC analysis was conducted for chromium and lead. STLC soil analytical results demonstrate the chromium and lead detected in the composite samples does not fall under hazardous waste classification.

Low concentrations of PCE have been detected in groundwater both historically and during this investigation (Figure 3). The concentrations were very low and not at levels that would require active remediation in groundwater.

Concentrations of VOCs were detected in the soil vapor beneath the basement of the former Sears building at levels that are above vapor intrusion screening levels for residential land use. It is RMD's understanding that the proposed redevelopment for the Site includes dual-level subterranean parking which would mitigate the potential for vapor intrusion resulting from the soil vapor impacts beneath the Sears building.

The Northgate report recommended the installation of engineering controls be considered beneath the basement floor to mitigate the potential of vapor intrusion from VOCs in the subsurface. The plans for Site redevelopment include removal of soil across the property footprint to accommodate dual-level subterranean parking. To evaluate the potential vapor intrusion concern from residual VOCs in groundwater, RMD utilized San Francisco Regional Water Quality Control Board (SFRWQCB) groundwater vapor intrusion Environmental Screening Levels (ESLs) as an initial screening. Vapor intrusion ESL values are included on Table 4 for reference. The only compounds in groundwater which exceed the vapor intrusion ESLs are PCE and chloroform (this includes the data collected by Northgate, provided in Attachment A). Chloroform is not expected to be a driver for required mitigation and the maximum

concentration reported for PCE is 3.3 ug/L (at GW-1, Figure 3). RMD developed a site-specific, risk-based vapor intrusion cleanup goal for PCE in groundwater using an 0.1 interunit factor from garage air to residential indoor air. An appropriate PCE vapor intrusion screening level for the Site with residential above two levels of parking is 63.6 ug/L, well above the maximum detected concentration of 3.3 ug/L. Calculation details are provided in Attachment E.

In summary, based on the sampling conducted:

- Soil shallow exported off-Site during Site grading is generally expected to meet acceptable criteria for non-hazardous waste characterization. However, given the Site's prior use and the limited number of soil samples collected across the property, it would be prudent for Bardas to include a contingency budget for localized soil "hot spots" which would require Class II offsite disposal.
- The concentrations of VOCs reported in groundwater are low and not expected to drive further investigation or remediation.
- The concentrations of VOCs reported in soil vapor are relatively low and not expected to drive further investigation or remediation, especially considering the redevelopment plans for a two-level parking garage across the footprint of the Site.

CLOSING

If you have any questions or comments, please do not hesitate to contact Ms. Kirsten Duey at (925) 683-8177 or kduey@rmdes.net.

Sincerely,
RMD ENVIRONMENTAL SOLUTIONS, INC.



Paola Gomez-Birenbaum, P.G.
Senior Geologist

Kirsten Duey
Principal Engineer

ATTACHMENTS:
Figure 1 – Site Location Map
Figure 2 – Site Plan
Figure 3 – PCE in Groundwater
Figure 4 – PCE in Soil Vapor

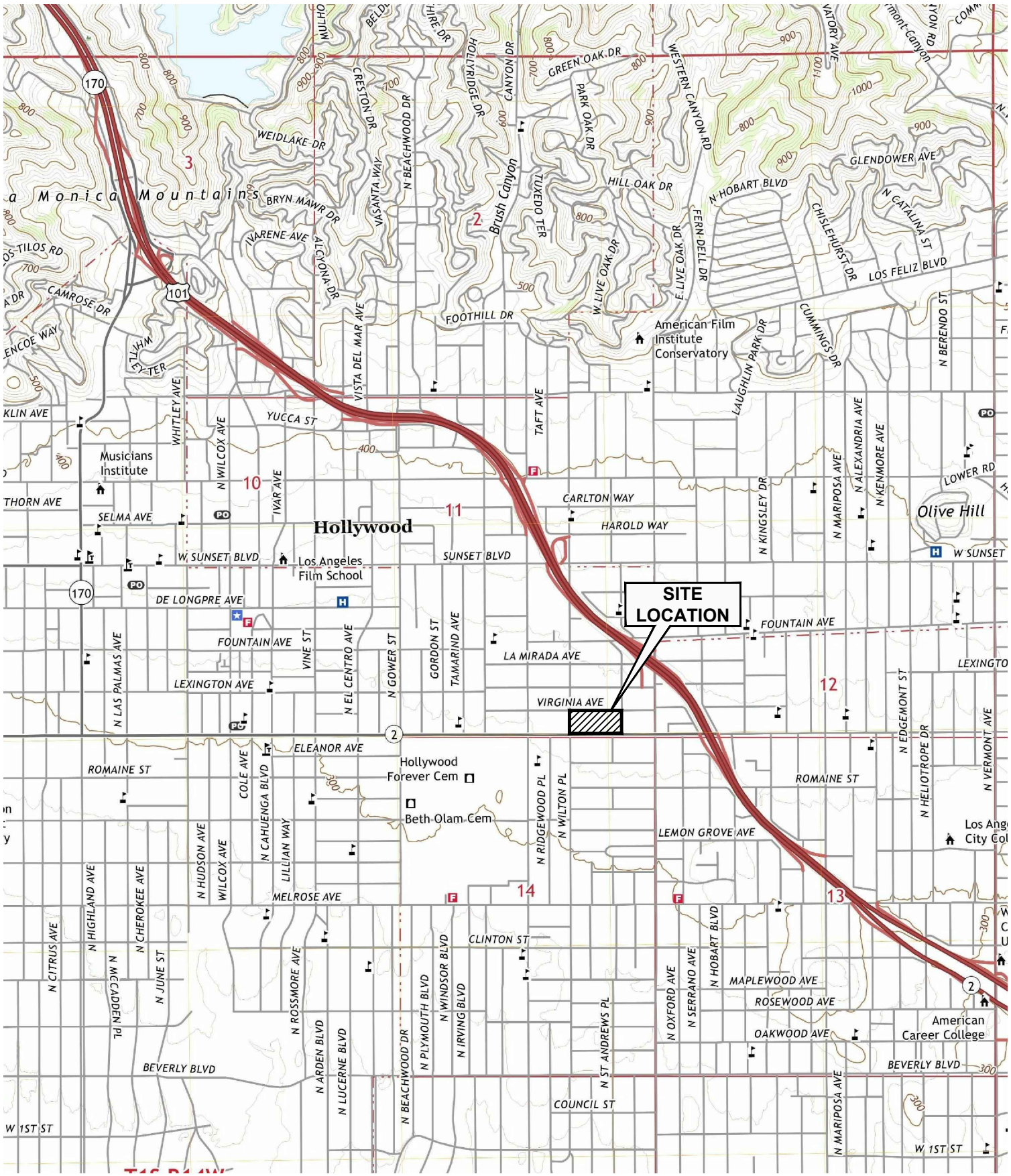
Table 1 – Soil Vapor Probe Construction Details
Table 2 – Summary of Soil Analytical Results – TPH and VOCs
Table 3 – Summary of Soil Analytical Results – Metals
Table 4 – Summary of Groundwater Analytical Results – VOCs
Table 5 – Summary of Soil Vapor Analytical Results – VOCs
Table 6 – Summary of Soil Vapor Analytical Results – Fixed Gases

Attachment A – Tables and Figures from Historical Phase II Reports
Attachment B – Well Permit
Attachment C – Boring Logs and Field Data Sheets
Attachment D – Laboratory Analytical Reports
Attachment E – Residential Indoor Air Screening Levels

LIMITATIONS

This document was prepared for the exclusive use of the Client for the express purpose of complying with a regulatory directive for environmental investigation or restoration. RMD has used professional judgment to present the findings and opinions of a scientific and technical nature. The opinions expressed are based on the conditions of the Site existing at the time of the field investigation, current regulatory requirements, and any specified assumptions. The presented findings and recommendations in this document are intended to be taken in their entirety to assist the Client in applying their own professional judgment in making decisions related to the property. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, conclusions, and recommendations.

FIGURES



Map Source:
USGS 7.5' Quadrangle, Hollywood, CA 2018

RMD ENVIRONMENTAL SOLUTIONS

5601- 5643
WEST SANTA MONICA BLVD
LOS ANGELES, CALIFORNIA

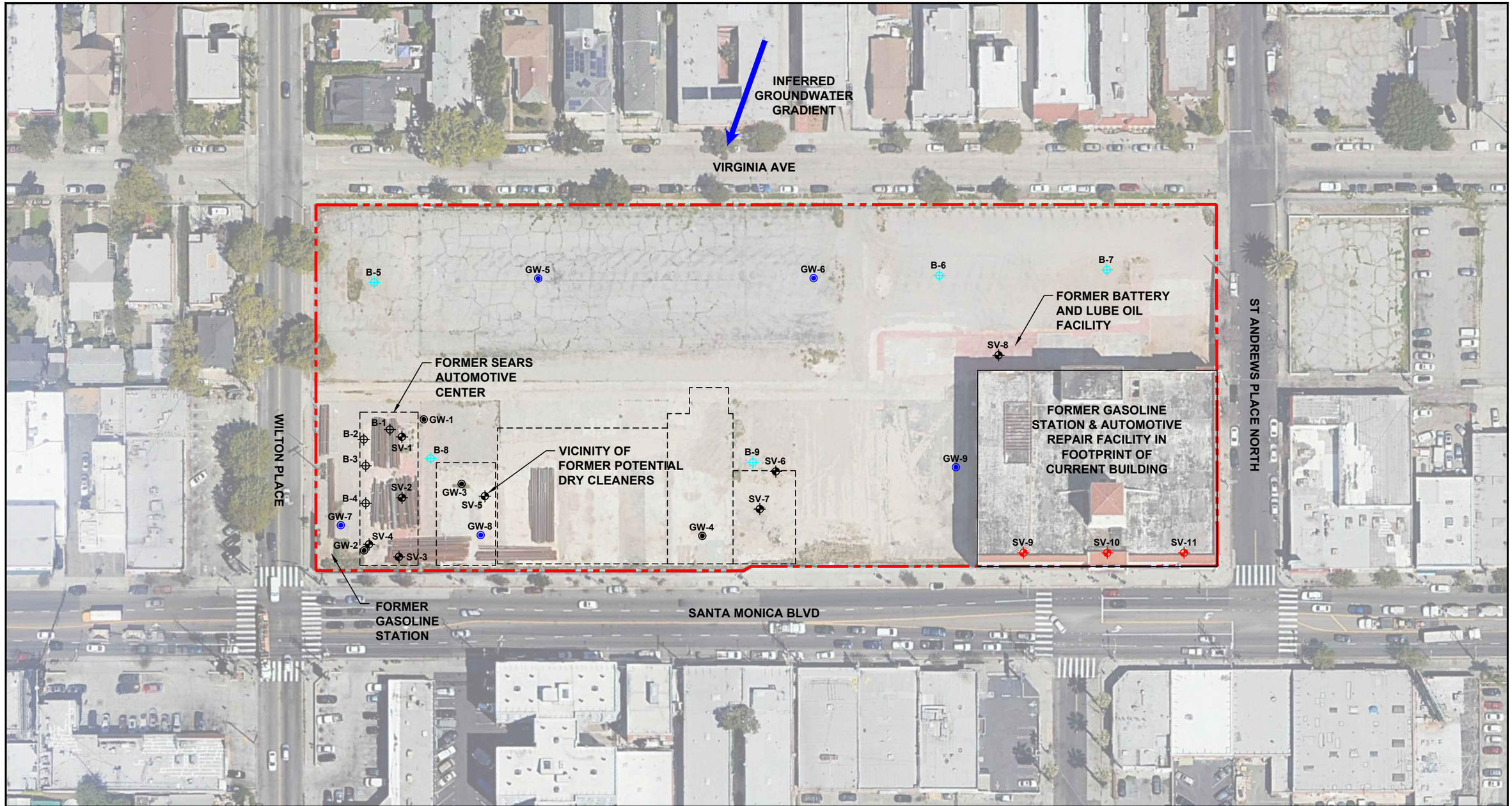
SITE LOCATION MAP

N

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
01-BAR-001	11/2020	DCB	KD

0 2000 4000
SCALE: 1" = 2000'

FIGURE 1



LEGEND

- Site Boundary
- Historical Building
- Historical Soil Boring Location
- Historical Soil Vapor Probe Location
- Historical Grab Groundwater Sample Location
- Shallow Soil Boring Location (November 2020)
- Soil Vapor Probe Location (November 2020)
- Grab Groundwater Sample Location (November 2020)

Approximate Area of Former Features are Shown.

5601-5643 WEST SANTA MONICA BLVD
LOS ANGELES, CALIFORNIA

SITE PLAN

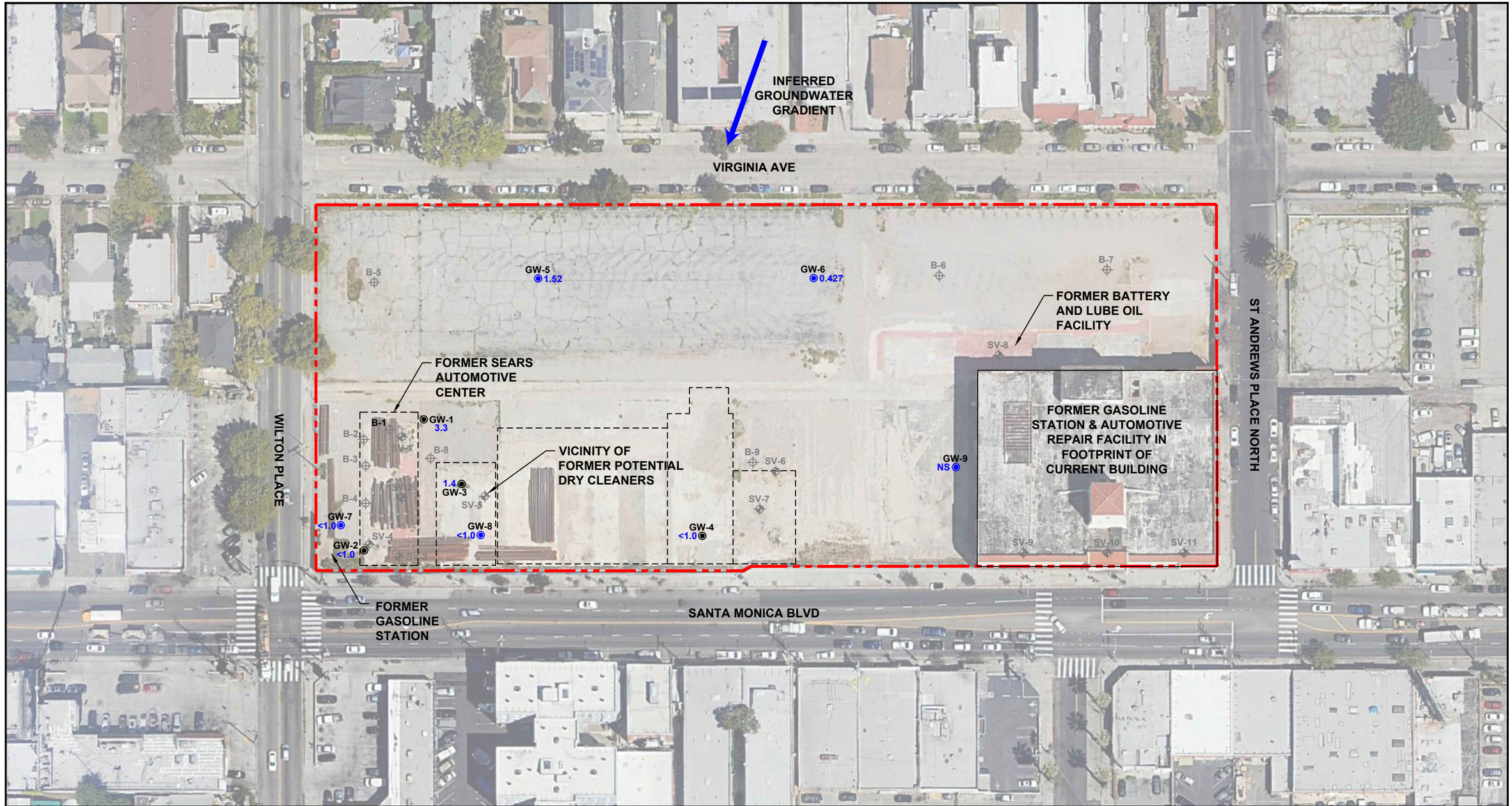
PROJECT NO.	DATE	DRAWN BY:	APP. BY:
01-BAR-001	11/2020	DCB	KD

0 80 160
SCALE: 1" = 80'

RMD ENVIRONMENTAL SOLUTIONS

N

FIGURE 2



LEGEND

Site Boundary		Shallow Soil Boring Location (November 2020)	
Historical Building		Soil Vapor Probe Location (November 2020)	
Historical Soil Boring Location (2016)		Grab Groundwater Sample Location (November 2020)	
Historical Soil Vapor Probe Location (2016)	3.3	PCE Concentration in µg/L	
Historical Grab Groundwater Sample Location (2016)	µg/L	Micrograms per Liter	
PCE	Tetrachloroethene		
NS	Sample Not Collected		

Approximate Area of Former Features are Shown.

Historical Data Source:
Northgate Environmental Management, Inc. 2016. Phase II Environmental Site Assessment, 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, Los Angeles, California. March 14.

5601-5643 WEST SANTA MONICA BLVD
LOS ANGELES, CALIFORNIA

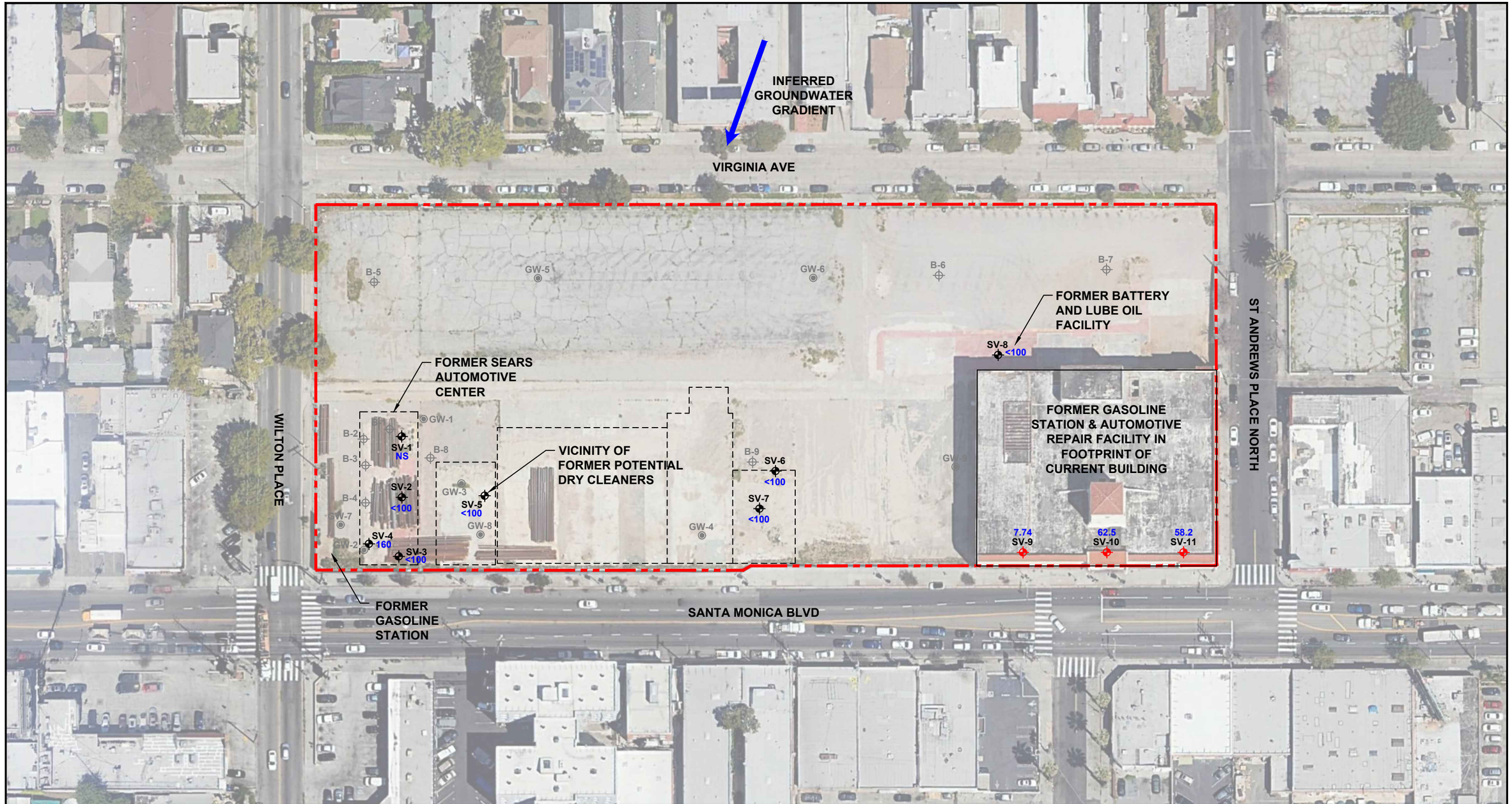
PROJECT NO.	DATE	DRAWN BY:	APP. BY:
01-BAR-001	11/2020	DCB	KD

0 80 160
SCALE: 1" = 80'

PCE IN GROUNDWATER

RMD ENVIRONMENTAL SOLUTIONS

FIGURE 3



LEGEND

Site Boundary		Shallow Soil Boring Location (November 2020)
Historical Building		Soil Vapor Probe Location (November 2020)
Historical Soil Boring Location (2016)		Grab Groundwater Sample Location (November 2020)
Historical Soil Vapor Probe Location (2016)	62.5	PCE Concentration in µg/m³
Historical Grab Groundwater Sample Location (2016)	µg/m³	Micrograms per Cubic Meter
PCE	Tetrachloroethene	
NS	Sample Not Collected	

Approximate Area of Former Features are Shown.

Historical Data Source:
Northgate Environmental Management, Inc. 2016. Phase II Environmental Site Assessment, 5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, Los Angeles, California. March 14.

5601-5643 WEST SANTA MONICA BLVD
LOS ANGELES, CALIFORNIA

PROJECT NO.	DATE	DRAWN BY:	APP. BY:
01-BAR-001	11/2020	DCB	KD

0 80 160
SCALE: 1" = 80'

PCE IN SOIL VAPOR

RMD ENVIRONMENTAL SOLUTIONS

FIGURE 4

TABLES

Table 1
Soil Vapor Probe Construction Details
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Probe ID	**Date Installed**	**Total Boring Depth** (feet bgs)	**Tubing Diameter** (inches)	**Probe Depth** (feet bgs)	**Seal Interval** (feet bgs)	**Sand Pack Interval** (feet bgs)
SVP-9	11/12/2020	5.0	0.25	4.5	0 - 4	4 - 5
SVP-10	11/12/2020	5.0	0.25	4.5	0 - 4	4 - 5
SVP-11	11/12/2020	5.0	0.25	4.5	0 - 4	4 - 5

Notes:
bgs = below ground surface.

Table 2
Summary of Soil Analytical Results - TPH and VOCs
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Boring ID	Sample Depth (feet bgs)	Date	TPHg (mg/Kg)	TPHd (mg/Kg)	TPHmo (mg/Kg)	PCE (mg/Kg)	Methylene Chloride (mg/Kg)
SSL			**500**	**1,000**	**10,000**	--	--
DTSC SL / USEPA RSL - Commercial / Industrial			--	--	--	**2.7**	**26**
DTSC SL / USEPA RSL - Residential			--	--	--	**0.59**	**2.2**
B-5	3	11/13/2020	0.0498 B J	--	--	<0.00377	0.0109 J
	Comp	11/13/2020	--	<4.65	<9.30	--	--
B-6	3	11/13/2020	<0.121	--	--	<0.00355	0.0107 J
	Comp	11/13/2020	--	<4.57	<9.14	--	--
B-7	3	11/13/2020	0.0597 B J	--	--	<0.00312	<0.0312
	Comp	11/13/2020	--	1.34 J	**8.14**	--	--
B-8	3	11/13/2020	0.118 B J	--	--	0.0018 J	<0.0381
	Comp	11/13/2020	--	1.79 J	**34.4**	--	--
B-9	3	11/13/2020	<0.119	--	--	<0.00350	<0.0350
	Comp	11/13/2020	--	<4.70	<9.40	--	--
GW-5	3	11/13/2020	0.0876 B J	--	--	<0.00438	<0.0438
	Comp	11/13/2020	--	<5.22	<10.4	--	--
GW-6	3	11/13/2020	<0.118	--	--	<0.00441	<0.0441
	Comp	11/13/2020	--	0.888 J	4.99 J	--	--
GW-7	3	11/12/2020	0.0634 B J	--	--	<0.0200	0.0777 J
	Comp	11/12/2020	--	117 J	**989**	--	--
GW-8	3	11/12/2020	0.123 B J	--	--	<0.00426	<0.0426
	Comp	11/12/2020	--	<5.04	<10.1	--	--
GW-9	3	11/13/2020	0.0607 B J	--	--	<0.00319	<0.0319
	Comp	11/13/2020	--	2.96 J	**30.9**	--	--

Notes:
Samples analyzed using USEPA Method 8260B.
COMP = Composite of soil samples collected at 1, 2, 3, 4, and 5 feet bgs.
SSL = Maximum Soil Screening Level for samples collected between 20 and 150 feet above groundwater (LARWQCB, 1996).
DTSC SLs/USEPA RSLs = Department of Toxic Substances Control Screening Levels and U.S. Environmental Protection Agency Regional Screening Levels Regional Screening Levels.
J = Estimated value.
B = The same analyte is found in the associated blank.
<0.010 = Not detected above the noted laboratory reporting limit.
-- = Not analyzed.
bgs = Below ground surface.
mg/Kg = Milligrams per kilogram.
TPHg = Total Petroleum Hydrocarbons Gasoline range (C5-C12)
TPHd = Total Petroleum Hydrocarbons Diesel range (C12-C22)
TPHmo = Total Petroleum Hydrocarbons Motor Oil range (C22-C40)
VOCs = Volatile Organic Compounds
PCE = Tetrachloroethene

References:
Los Angeles Regional Water Quality Control Board (LARWQCB). Interim Site Assessment & Cleanup Guidebook. May 1996.
Department of Toxic Substances Control (DTSC). 2020. Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (DTSC SLs). Human and Ecological Risk Office (HERO). June.
U.S. Environmental Protection Agency (USEPA). 2020. Regional Screening Levels (TR=1E-06, HQ=1). May.

Table 3
Summary of Soil Analytical Results - Metals
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Boring ID	Sample Depth (feet bgs)	Date	Antimony (mg/Kg)	Arsenic (mg/Kg)	Barium (mg/Kg)	Beryllium (mg/Kg)	Cadmium (mg/Kg)	Chromium [Note 3] (mg/Kg)	Chromium STLC Extraction µg/L	Cobalt (mg/Kg)	Copper (mg/Kg)	Lead (mg/Kg)	Lead STLC Extraction µg/L	Mercury (mg/Kg)	Molybdenum (mg/Kg)	Nickel (mg/Kg)	Selenium (mg/Kg)	Silver (mg/Kg)	Thallium (mg/Kg)	Vanadium (mg/Kg)	Zinc (mg/Kg)
DTSC SL / USEPA RSL - Commercial /			470	0.36	220,000	230	980	1,800,000	--	350	47,000	320	--	4.4	5,800	11,000	5,800	5,800	12	5,800	350,000
DTSC SL / USEPA RSL - Residential			31	0.11	15,000	16	71	120,000	--	23	3,100	80	--	1.0	390	820	390	390	0.78	390	23,000
Background Metals in Soil [Note 1]			0.6	12 [Note 2]	509	1.28	0.36	122	--	14.9	29	23.9	--	0.26	1.3	57	0.058	0.8	0.56	112	149
Threshold to Require STLC Analysis			150	50	1,000	8.0	10	50	--	800	250	50	--	2.0	3,500	200	10	50	70	240	2,500
Threshold to Require TCLP Analysis			NV	100	2,000	NV	20	100	--	NV	NV	100	--	4.0	NV	NV	20	100	NV	NV	NV
STLC/TCLP Non-Hazardous Classification Limit			--	--	--	--	--	--	5,000	--	--	--	5,000	--	--	--	--	--	--	--	--
B-5-COMP	COMP	11/13/2020	<3.49	1.89	105	0.562 J	0.282 J	65.3	45.6 J	22.6	32.9	4.11	--	0.0216 J	0.562 J	66.8	0.775 J	<0.582	0.152 J	73.0	62.5
B-6-COMP	COMP	11/13/2020	<3.43 J6	1.53	113	0.457 J	0.302 J	40.3	--	15.5	20.8	3.58 O1	--	0.0232 J	0.496 J	39.2	0.437 J	<0.571	0.186 J	56.3	54.9
B-7-COMP	COMP	11/13/2020	<3.41	1.81	116	0.52 J	0.293 J	55.6	--	20.1	30.3	5.59	--	0.0244 J	0.648 J	57.6	0.673 J	<0.568	0.147 J	62.2	59.2
B-8-COMP	COMP	11/13/2020	<3.59	2.33	170	0.576 J	0.294 J	59.0	56.0 J	15.3	29.2	13.6	--	0.0346 J	0.362 J	50.3	0.611 J	<0.598	0.145 J	72.4	60.5
B-9-COMP	COMP	11/13/2020	<3.52	1.88	130	0.493 J	0.295 J	54.8	--	19.9	30.9	9.32	--	0.0219 J	0.599 J	56.5	0.498 J	<0.587	0.165 J	63.7	63.3
GW-5-COMP	COMP	11/13/2020	<3.91	2.75	122	0.578 J	0.328 J	60.2	57.5 J	21.1	33.4	3.94	--	0.0266 J	0.747 J	62.5	0.489 J	<0.652	0.17 J	73.5	61.4
GW-6-COMP	COMP	11/13/2020	<3.44	1.62	115	0.479 J	0.232 J	46.3	--	17.0	26.4	6.47	--	<0.0458	0.494 J	44.6	0.573 J	<0.573	0.167 J	59.3	60.3
GW-7-COMP	COMP	11/12/2020	0.396 J	5.14	317	0.35 J	0.804 J	21.7	--	9.21	27.2	79.7	2,690	0.071	0.726 J	22.2	0.281 J	0.118 J	0.0934 J	37.6	255
GW-8-COMP	COMP	11/12/2020	<3.78	1.49	83.1	0.417 J	0.207 J	39.0	--	11.4	18.2	2.59	--	<0.0504	0.348 J	31.0	0.368 J	<0.630	0.116 J	43.5	33.7
GW-9-COMP	COMP	11/13/2020	<3.38	1.13	96.8	0.357 J	0.151 J	31.9	--	12.1	16.8	3.22	--	0.0262 J	0.376 J	30.5	0.542 J	<0.563	0.154 J	45.5	49.3

Notes:
Samples analyzed using USEPA Method 6010.
DTSC SLs/USEPA RSLs = Department of Toxic Substances Control Screening Levels and U.S. Environmental Protection Agency Regional Screening Levels Regional Screening Levels.
COMP = Composite of soil samples collected at 1, 2, 3, 4, and 5 feet bgs.
Values shown in red font exceed the threshold which triggers STLC analysis for waste characterization.
[Note 1] Bradford, G.R., Chang, A.C., Page, A.L., Bakhtar, D., Frampton, J.A., and Wright, H., 1996, Background Concentrations of Trace and Major Elements in California Soils, Kearney Foundation of Soil Sciences Special Report, Division of Agriculture and Natural Resources, University of California.
[Note 2] The Department of Toxic Substances Control (DTSC) has acknowledged that the strict use of RSLs is impractical and has set acceptable levels of arsenic in soil in the range of 8 to 12 mg/kg for school sites in California.
[Note 3] RSL values shown for Chromium(III), Insoluble Salts
bgs = Below ground surface.
NV = No established value.
<0.50 = Not detected above the noted laboratory reporting limit.
mg/Kg = Milligrams per kilogram.
µg/L = Micrograms per liter.
J = The identification of the analyte is acceptable; the reported value is an estimate.
O1 = The analyte failed the method required serial dilution test and/or subsequent post-spike criteria. These failures indicate matrix interference.
STLC = Soluble Threshold Limit Concentration.

References:
Department of Toxic Substances Control (DTSC). 2018. Determination of a Southern California Regional Background Arsenic Concentration in Soil.
DTSC. 2020. Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (DTSC SLs). Human and Ecological Risk Office (HERO). June.
U.S. Environmental Protection Agency (USEPA). 2020. Regional Screening Levels (TR=1E-06, HQ=1). May.

Table 4
Summary of Groundwater Analytical Results - VOCs
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Boring ID	Sample Depth (feet bgs)	Date Sampled	PCE (µg/L)	TCE (µg/L)	Freon-11 (µg/L)	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Xylenes (µg/L)	Acetone (µg/L)	Chloroform (µg/L)	2-Butanone (MEK) (µg/L)	4-Methyl-2-Pentanone (MIBK) (µg/L)	Other VOCs (µg/L)
		MCLs	5	5.0	150	--	1	150	1,750	--	--	--	--	Varies
		Residential Vapor Intrusion ESL Note 1	0.64	1.2	- -	- -	0.42	1,200	390	23,000,000	0.81	2,200,000	560,000	
		Industrial Vapor Intrusion ESL Note 1	2.8	7.5	- -	- -	1.8	4,800	1,600	90,000,000	3.6	9,000,000	2,000,000	
GW-5	28 - 32	11/13/2020	**1.52**	0.31 J	1.06 J	<100	0.0966 J	<1.00	0.387 J	<50.0	0.641 J	<10.0	<10.0	ND
GW-6	28 - 32	11/13/2020	0.427 J	<1.00	<5.00	34.5 B J	0.35 J	0.33 J	0.302 J	**57.7**	0.376 J	8.5 J	0.595 J	
GW-7	30 - 34	11/12/2020	<1.00	<1.00	0.65 J	<100	<1.00	<1.00	<3.00	<50.0	2.2 J	<10.0	<10.0	
GW-8	30 - 34	11/12/2020	<1.00	<1.00	**11.2**	<100	<1.00	<1.00	<3.00	<50.0	**7.69**	<10.0	<10.0	

Notes:
MCLs = Maximum Contaminant Levels for drinking water.
ESL = Environmental Screening Level
Note 1 SFRWQCB ESL for groundwater vapor intrusion.
VOCs = Volatile Organic Compounds.
TPHg = Total Petroleum Hydrocarbons as gasoline.
PCE = Tetrachloroethene.
TCE = Trichloroethene.
µg/L = Micrograms per liter.
<0.500 = Not detected above noted laboratory reporting limit.
ND = Not detected above laboratory reporting limit.
J = Estimated value.

References:
Regional Water Quality Control Board, San Francisco Bay Region (RWQCB-SFB). 2019. Environmental Screening Levels (ESLs). Revision 2. January.

Table 5
Summary of Soil Vapor Analytical Results - VOCs
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Probe	Type	Probe Depth (feet bgs)	Date Sampled	PCE (µg/m³)	TCE (µg/m³)	cis-1,2-DCE (µg/m³)	Vinyl Chloride (µg/m³)	Freon-11 (µg/m³)	Freon-21 (µg/m³)	TPHg (µg/m³)	Benzene (µg/m³)	Toluene (µg/m³)	Ethylbenzene (µg/m³)	m,p-xylene (µg/m³)	o-xylene (µg/m³)	Naphthalene (µg/m³)	Acetone (µg/m³)	Carbon Disulfide (µg/m³)	Carbon Tetrachloride (µg/m³)	Chloromethane (µg/m³)
DTSC SL / USEPA RSL - Soil Vapor & Subslab Vapor Vapor Intrusion to Indoor Air - Commercial / Industrial [1]				67	100	1,200	5.3	180,000	15,000	--	14	43,000	160	--	15,000	12	4,600,000	100,000	67	13,000
DTSC SL / USEPA RSL - Soil Vapor & Subslab Samples Vapor Intrusion to Indoor Air - Residential[1]				15	16	280	0.32	43,000	3,300	--	3.2	10,000	37	--	3,300	2.8	1,100,000	24,000	16	3,100
SV-9 [2]	Soil Vapor Probe	4.5	11/16/2020	**7.74**	**1.08**	<0.793	<0.511	**3.16**	**3.71**	<826	**1.50**	**5.69**	**0.915**	**2.84**	**1.16**	<3.30	**24.2**	<0.622	<1.26	**1.39**
SV-10	Soil Vapor Probe	4.5	11/16/2020	**62.5**	<1.07	<0.793	<0.511	**13.0**	**8.51**	**1,670**	**4.34**	**2.75**	**7.93**	**6.07**	**0.993**	**10.9**	**48.0**	**39.2**	**1.69**	**0.537**
SV-11 [2]	Soil Vapor Probe	4.5	11/16/2020	**58.2**	<1.07	<0.793	<0.511	**5.36**	**6.92**	<826	<0.639	<1.88	**1.06**	**4.47**	**1.76**	<3.30	**12.4**	**2.86**	<1.26	<0.413

Table 5
Summary of Soil Vapor Analytical Results - VOCs
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Probe	Type	Probe Depth (feet bgs)	Date Sampled	Cyclohexane (µg/m^3)	1,4-Dioxane (µg/m^3)	Ethanol (µg/m^3)	4-Ethyltoluene (µg/m^3)	n-Hexane (µg/m^3)	Methylene Chloride (µg/m^3)	Methyl Butyl Ketone (µg/m^3)	2-Butanone (MEK) (µg/m^3)	4-Methyl-2-Pentanone (MIBK) (µg/m^3)	2-Propanol (µg/m^3)	Propene (µg/m^3)	Tetrahydrofuran (µg/m^3)	1,2,4-Trimethylbenzene (µg/m^3)	1,3,5-Trimethylbenzene (µg/m^3)	2,2,4-Trimethylpentane (µg/m^3)	1,1-Difluoroethane (Leak Check Compound) (µg/m^3)
DTSC SL / USEPA RSL - Soil Vapor & Subslab Vapor Vapor Intrusion to Indoor Air - Commercial / Industrial [1]				870,000	83	--	--	100,000	400	4,300	730,000	430,000	29,000	430,000	290,000	8,700	8,700	--	6,000,000
DTSC SL / USEPA RSL - Soil Vapor & Subslab Samples Vapor Intrusion to Indoor Air - Residential[1]				210,000	19	--	--	24,000	33	1,000	170,000	100,000	7,000	100,000	70,000	2,100	2,100	--	1,400,000
SV-9 [2]	Soil Vapor Probe	4.5	11/16/2020	<0.689	<0.721	**97.9**	<0.982	**2.57**	**3.65**	<5.11	<3.69	<5.12	**19.3**	<0.689	<0.590	**1.04**	<0.982	**1.77**	**38.9**
SV-10	Soil Vapor Probe	4.5	11/16/2020	**2.70**	**3.93**	**38.7**	**2.40**	**8.67**	<0.694	**10.8**	**29.8**	**9.66**	**5.21**	**4.12**	**9.85**	**9.42**	**1.61**	**9.11**	**8.62**
SV-11 [2]	Soil Vapor Probe	4.5	11/16/2020	<0.689	<0.721	**26.6**	<0.982	<2.22	**0.830**	<5.11	**3.98**	<5.12	**3.29**	<0.689	<0.590	<0.982	<0.982	<0.934	**18.0**

Notes:
Detections are indicated in **bold**.
Shaded cells exceed the allowable leak check compound concentration of 13.6 µg/m^3 (10-times the reporting limit of target analyte PCE [CalEPA, 2015]).
Volatile organic compounds (VOCs) measured by EPA Method TO-15.
bgs = below ground surface.
µg/m^3 = micrograms per cubic meter.
[1] The soil vapor screening level is calculated by dividing the air screening level by the USEPA default attenuation factor of 0.03 (USEPA, 2015). In order of priority, the screening level represents the DTSC-modified screening level (DTSC, 2020) followed by USEPA Regional Screening Level (RSL; USEPA, 2020).
[2] The analytical results idicated for SV-9 may be biased low due to potential ambient air leakage during sampling.
<1.00 = Not detected above indicated laboratory reporting limit.
TPHg = Total petroluem hydrocarbons as gasoline.
PCE = Tetrachloroethene.
TCE = Trichloroethene.

References:
Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board, and San Francisco Regional Water Quality Control Board (CalEPA). 2015. Advisory – Active Soil Gas Investigations. July.
Department of Toxic Substances Control (DTSC). 2011. Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air. October.
DTSC. 2020. Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (DTSC SLs). Human and Ecological Risk Office (HERO). June.
U.S. Environmental Protection Agency (USEPA). 2020. Regional Screening Levels (TR=1E-06, HQ=1). May.

Table 6
Summary of Soil Vapor Analytical Results - Fixed Gases
5601 – 5643 Santa Monica Boulevard
Los Angeles, California

Sample ID	Depth (feet bgs)	Sample Date	Oxygen (%)	Carbon Monoxide (%)	Carbon Dioxide (%)	Methane (%)
SV-9	4.5	11/16/2020	22.4	<2.00	<0.500	<0.400
SV-10	4.5	11/16/2020	22.9	<2.00	<0.500	<0.400
SV-11	4.5	11/16/2020	22.5	<2.00	<0.500	<0.400

Notes:
Fixed gases analyzed by ASTM Method D-1946.
Bold values were reported above laboratory detection limits.
bgs = Below ground surface.
% = Percent.
<0.100 = Not detected above the noted laboratory reporting limit.

ATTACHMENT A

Tables and Figures from Historical Phase II Reports

Soil and Groundwater Assessment Report

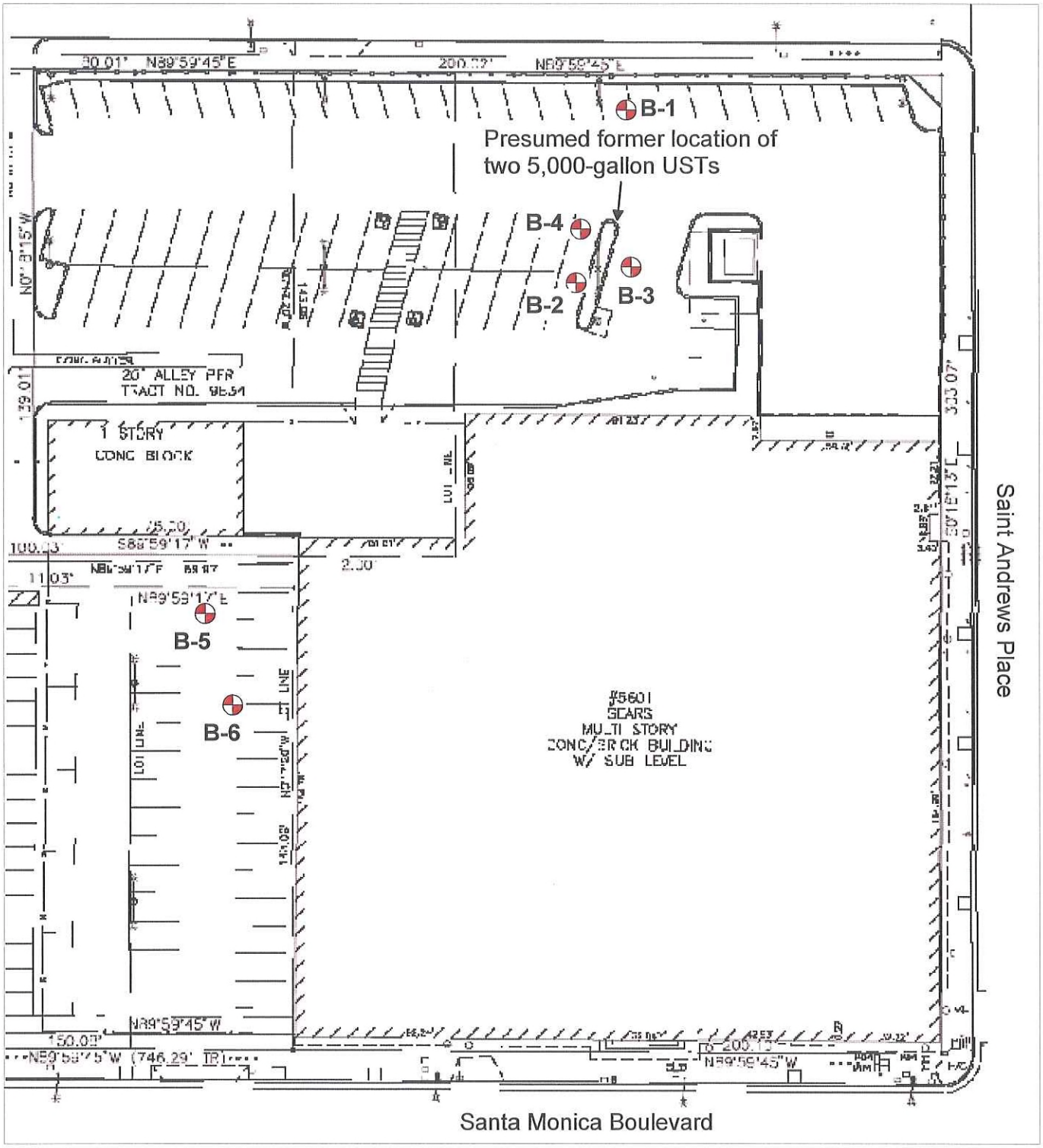
Sears Hollywood Property
5601 Santa Monica Boulevard
Los Angeles, California

Privileged and Confidential
Attorney Work Product

Prepared for:
Jeffer, Mangels, Butler & Marmaro, LLP

Prepared by:

Rincon Consultants, Inc.
December 7, 2006



Boring Location

0 50 100

Scale in Feet

NORTH

rincon

Boring Location Map

5601 Santa Monica Boulevard
Los Angeles, California

Figure 2

Table 1 - Soil Results

Boring	Depth (feet)	Total Petroleum Hydrocarbons			SVOCs (µg/kg)	BTEX (µg/kg)	Oxygenates (µg/kg)	Lead (mg/kg)
		Gasoline Range Organics (µg/kg)	Diesel Range Organics (mg/kg)	Oil Range Organics (mg/kg)				
B1	5	--	--	--	--	--	--	4.83
	10	--	--	--	--	--	--	4.90
	15	--	--	--	--	--	--	2.80
	20	--	--	--	--	--	--	3.72
	25	--	--	--	--	--	--	1.80
B2	5	--	--	--	--	--	--	5.03
	10	--	--	--	--	--	--	3.50
	15	--	--	--	--	--	--	2.90
	20	--	--	--	--	--	--	4.41
	25	--	--	--	--	--	--	3.50
B3	5	--	--	--	--	--	--	5.34
	10	--	--	--	--	--	--	3.30
	15	--	--	--	--	--	--	3.74
	20	--	--	--	--	--	--	3.00
	25	--	--	--	--	--	--	2.30
B4	5	--	--	--	--	--	--	23.0
	10	--	--	--	--	--	--	2.50
	15	--	--	--	--	--	--	3.03
	20	--	--	--	--	--	--	2.40
	25	--	--	--	--	--	--	3.13

Table 1 - Soil Results

Boring	Depth (feet)	Total Petroleum Hydrocarbons			SVOCs (µg/kg)	BTEX (µg/kg)	Oxygenates (µg/kg)	Lead (mg/kg)
		Gasoline Range Organics (µg/kg)	Diesel Range Organics (mg/kg)	Oil Range Organics (mg/kg)				
B5	5	--	--	--	--	--	--	2.52
	10	--	--	--	--	--	--	2.20
	15	--	--	--	--	--	--	1.83
	20	--	--	--	--	--	--	2.60
	25	--	--	--	--	--	--	3.12
B6	5	--	--	--	--	--	--	2.80
	10	--	--	--	--	--	--	1.84
	15	--	--	--	--	--	--	2.10
	20	--	--	--	--	--	--	3.12
	25	--	--	--	--	--	--	1.50
Detection Limit		500	10	50	1000	Varies	Varies	0.25

Notes

SVOCs = Semi Volatile Organic Compounds
BTEX = Benzene, Toluene, Ethylbenzene, Xylenes
mg/kg = milligrams per kilogram (parts per million)
µg/kg = micrograms per kilogram (parts per billion)
TPH-gasoline, BTEX and Oxygenates by EPA Method 8260B
TPH-diesel and oil range by EPA Method 8015D
SVOCs by EPA Method 8270C
Total Lead by EPA Method 7421

Table 2 - Groundwater Results

Boring	Total Petroluem Hydrocarbons			SVOCs (µg/L)	BTEX (µg/L)	Oxygenates (µg/L)	Lead (mg/L)
	Gasoline Range Organics (µg/L)	Diesel Range Organics (mg/L)	Oil Range Organics (mg/L)				
B1	924	--	--	--	--	--	--
B2	99	--	--	--	--	--	--
B4	--	--	--	--	--	--	--
B6	--	--	--	--	--	--	--
Detection Limit	50	0.5	0.5	Varies	Varies	Varies	0.005

Notes: -- = Non Detect
mg/L = milligrams per liter (parts per million)
µg/L = micrograms per liter (parts per billion)
TPH-gasoline, BTEX and Oxygenates by EPA Method 8260B
TPH-diesel and oil range by EPA Method 8015D
SVOCs by EPA Method 8270C
Total Lead by EPA Method 7421

PHASE II ENVIRONMENTAL SITE ASSESSMENT

5609-5667 Santa Monica Boulevard, 5542 Virginia Avenue, and 5545 Virginia Avenue
Los Angeles, California

Prepared For:

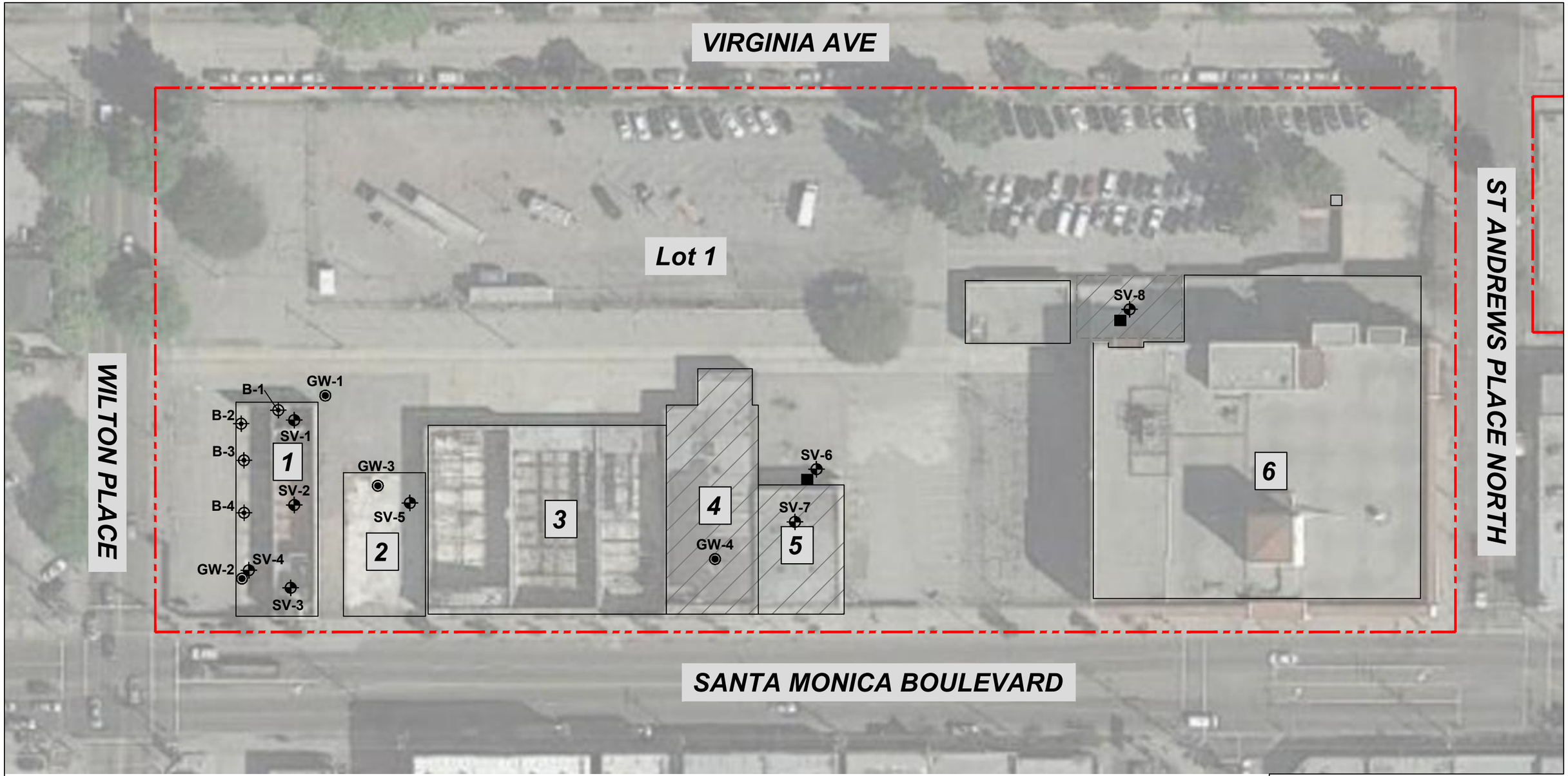
5545 Virginia Ave Owner, LLC
5544 Virginia Ave Owner, LLC
5601-5667 Santa Monica Blvd. (LA) Owner, LLC

Prepared By:

Northgate Environmental Management, Inc.
24411 Ridge Route Drive, Suite 130
Laguna Hills, California 92653

March 14, 2016

Project No. 2050.10.02S



LEGEND:

- Site Boundary
- 1 — Building Outline and ID - see table at right
- B-1 — Soil Boring Location with Soil Samples
- SV-1 — Soil Boring Location with Soil Vapor Probe
- GW-1 — Soil Boring Location with Soil Samples and Grab Groundwater Samples
- Floor Drain
- LADWP Transformer
- Dismantled Auto Storage Areas
- Covered Alcove Area

Building Details

1 Sears Auto Center - 5667 West Santa Monica Boulevard (see detail on Figure 4)
2 Former "Cents Store building foundation - 5665 West Santa Monica Boulevard
3 Linoleum City - 5657 West Santa Monica Boulevard
4 Former Howie's Liquor and Junior Store
5 Former Warehouse Shoe Sale Store - 5645 West Santa Monica Boulevard
6 Sears - 5601 West Santa Monica Boulevard

0 30 60
Scale (Feet)

N

FIGURE 3
Boring Location Map

Phase II Environmental Site Assessment
5667 West Santa Monica Boulevard
Los Angeles, California

northgate environmental management, inc.

Project No. 2050.10

TABLE 1
Soil Sample Analytical Results - Volatile Organic Compounds

Sample Identification	Sample Depth (feet bgs)	Sample Date	EPA Method 8260B							
			Benzene	Toluene	Ethylbenzene	m,p- Xylenes	o-Xylene	PCE	TCE	Other VOCs
			µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
B1@5'	5.0	9/30/2015	<4.5	<4.5	<4.5	<9.0	<4.5	<4.5	<4.5	ND
B1@10'	10.0	9/30/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
B2@5'	5.0	9/30/2015	--	--	--	--	--	--	--	NA
B2@10'	10.0	9/30/2015	--	--	--	--	--	--	--	NA
B2@15'	15.0	9/30/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
B3@5'	5.0	9/30/2015	--	--	--	--	--	--	--	ND
B3@10'	10.0	9/30/2015	--	--	--	--	--	--	--	ND
B3@15'	15.0	9/30/2015	<8.7	<8.7	<8.7	<17	<8.7	<8.7	<8.7	ND
B4@5'	5.0	9/30/2015	--	--	--	--	--	--	--	ND
B4@10'	10.0	9/30/2015	--	--	--	--	--	--	--	ND
B4@15'	15.0	9/30/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-1@15'	15.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-1@20'	20.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-1@25'	25.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-2@10'	10.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-2@25'	25.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-3@5'	5.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-3@20'	20.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND

TABLE 1
Soil Sample Analytical Results - Volatile Organic Compounds

Sample Identification	Sample Depth (feet bgs)	Sample Date	EPA Method 8260B							
			Benzene	Toluene	Ethylbenzene	m,p- Xylenes	o-Xylene	PCE	TCE	Other VOCs
			µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg
GW-4@5'	5.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
GW-4@15'	15.0	10/1/2015	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	ND
Residential Soil RSL			1,100	5,000,000	5,400	600,000	690,000	22,000	910	NA
Industrial Soil RSL			5,400	45,000,000	27,000	2,600,000	3,000,000	110,000	6,400	NA

Notes:

EPA: Environmental Protection Agency
bgs: Below ground surface
PCE: Tetrachloroethene
TCE: Trichloroethene
VOCs: Volatile organic compounds

µg/kg: Micrograms per kilogram
<: Not detected at or above the indicated laboratory method reporting limit
ND: Not detected, reporting limits vary for each compound
RSL = EPA Region 9 Regional Screening Level, updated November 2012
NA: Not applicable
--: Not analyzed

TABLE 2
Soil Sample Analytical Results - Total Petroleum Hydrocarbons

Sample Location (Relative Depth)	Sample Depth (ft bgs)	Date of Collection	Total Petroleum Hydrocarbons EPA Method 8015C		
			C6-C12 TPH - Gasoline (GRO)	C13-C28 TPH - Diesel (DRO)	C29-C40 TPH - Motor Oil (MORO)
			(mg/kg)	(mg/kg)	(mg/kg)
B1@5'	5.0	9/30/2015	<0.220	<10	<10
B1@10'	10.0	9/30/2015	<0.190	<10	<10
B2@5'	5.0	9/30/2015	<0.200	<10	<10
B2@10'	10.0	9/30/2015	<0.650	<10	<10
B2@15'	15.0	9/30/2015	<0.280	<10	<10
B3@5'	5.0	9/30/2015	<0.170	<10	<10
B3@10'	10.0	9/30/2015	<0.290	17	<10
B3@15'	15.0	9/30/2015	<0.670	<10	<10
B4@5'	5.0	9/30/2015	<0.220	<10	<10
B4@10'	10.0	9/30/2015	<0.180	<10	<10
B4@15'	15.0	9/30/2015	<0.190	<10	<10
GW-1@15'	15.0	10/2/2015	<0.20	<10	<10
GW-1@20'	20.0	10/2/2015	<0.24	<10	<10
GW-1@25'	25.0	10/2/2015	<0.36	<10	<10
GW-2@10'	10.0	10/2/2015	<0.18	<10	<10
GW-2@25'	25.0	10/2/2015	<0.21	<10	<10
RWQCB TPH Max SSL 20 to 150 feet Above Groundwater			500	1,000	10,000

Notes:

EPA: Environmental Protection Agency
bgs: Below ground surface
mg/kg: Milligrams per kilogram
<: Not detected at or above the indicated laboratory method reporting limit
---: Not tested
RWQCB: Regional Water Quality Control Board - Los Angeles Region
TPH: Total petroleum hydrocarbon
SSL - RWQCB Maximum Soil Screening Levels - Distance above groundwater 20 - 150 feet, Interim Site Assessment Cleanup Guidance, May, 1996.

TABLE 3
Groundwater Analytical Results - Volatile Organic Compounds

Sample Identification	Sample Date	EPA Method 8260B			
		Trichlorofluoromethane (Freon 11)	Chloroform	Tetrachloroethene (PCE)	Other VOCs
		µg/L	µg/L	µg/L	µg/L
GW-1	10/1/2015	5.3	1.4	3.3	ND
GW-2	10/1/2015	6.1	13	<1.0	ND
GW-3	10/1/2015	21	14	1.4	ND
GW-4	10/1/2015	4.3	<1.0	<1.0	ND
California EPA MCLs		150	NE	5.0	NA

Notes:

EPA: Environmental Protection Agency
MCL: Maximum contaminant level
NA: Not available
NE: None established
ND: Not detected
µg/L: Micrograms per liter
VOCs: Volatile organic compounds

TABLE 4
Groundwater Analytical Results - Total Petroleum Hydrocarbons

Sample Location (Relative Depth)	Date of Collection	Total Petroleum Hydrocarbons EPA Method 8015C		
		C6-C12 TPH - Gasoline (GRO)	C13-C28 TPH - Diesel (DRO)	C29-C40 TPH - Motor Oil (MORO)
		(mg/l)	(mg/l)	(mg/l)
GW-1	10/1/2015	<0.50	<0.50	<0.50
GW-2	10/1/2015	<0.50	<0.50	<0.50
GW-3	10/1/2015	<0.50	<0.50	<0.50
GW-4	10/1/2015	<0.05	<0.50	<0.50
RWQCB TPH Max SSL 20 to 150 feet Above Groundwater		500	1,000	10,000

Notes:

EPA: Environmental Protection Agency
mg/l: Milligrams per liter
<: Not detected at or above the indicated laboratory method reporting limit
---: Not tested
RWQCB: Regional Water Quality Control Board - Los Angeles Region
TPH: Total petroleum hydrocarbon
SSL - RWQCB Maximum Soil Screening Levels - Distance above groundwater 20 - 150 feet, Interim Site Assessment Cleanup Guidance, May, 1996.

TABLE 5
Groundwater Analytical Results - Title 22 Metals

Sample Location	Date of Collection	CCR Title 22 Metals EPA Method 6010B and 7470/7471															
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Mercury	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
		µg/l																
GW-1	10/1/2015	<50	<50	95	<50	<50	<50	<50	<50	<50	82	1.7	<50	<50	<50	<50	<50	<50
California MCL		6	10	1,000	4	5	50	NE	1,300	15	NE	2	100	50	NE	2	NE`	NE

Notes:

CCR: California Code of Regulations
EPA: Environmental Protection Agency
µg/l: milligrams per liter
<: Not detected at or above the indicated laboratory method reporting limit
MCL: Maximum Contaminant Level
NE: Not established

TABLE 6
Soil Vapor Analytical Results - Volatile Organic Compounds

Sample Identification	Sample Date	EPA Method TO-15					
		Methylene Chloride (Dichloromethane)	Chloroform	Benzene	PCE	Naphthalene	Other VOCs
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
SV-2	10/1/2015	<0.50	<0.10	**0.14**	<0.10	<0.10	ND
SV-3	10/1/2015	0.67	<0.10	**0.13**	<0.10	<0.10	ND
SV-4	10/1/2015	<0.50	0.11	<0.10	0.16	<0.10	ND
SV-4 Rep	10/1/2015	<0.50	<0.10	<0.10	0.13	<0.10	ND
SV-5	10/1/2015	<0.50	<0.10	0.11	<0.10	**0.22**	ND
SV-6	10/1/2105	<0.50	<0.10	<0.10	<0.10	<0.10	ND
SV-7	10/1/2015	<0.50	<0.10	<0.10	<0.10	<0.10	ND
SV-8	10/1/2015	0.62	0.12	0.12	<0.10	<0.10	ND
Commercial/Industrial CHHSL - Shallow Soil Gas		NE	NE	0.122	0.603	0.106	NA
Residential - Shallow Soil Gas		NE	NE	0.036	0.180	0.032	NA

Notes:

EPA: Environmental Protection Agency
bgs: Below ground surface
PCE: Tetrachloroethene
VOCs: Volatile organic compounds
µg/L: Micrograms per liter

<: Not detected at or above the indicated laboratory method reporting limit
ND: Not detected, reporting limits vary for each compound
CHHSL: California Human Health Screening Level
NA: Not applicable
NE: None established
bold: Concentration exceeded one or more screening levels

ATTACHMENT B
Well Permit

ENVIRONMENTAL HEALTH

Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
Telephone: (626) 430-5420 • http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

Work Plan Approval

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS
Bardas 5643 Santa Monica Blvd / APN 5536-012-017	Los Angeles	90038	kduey@rmdes.net

NOTICE:

- WORK PLAN APPROVALS ARE VALID FOR 180 DAYS. 30 DAY EXTENSIONS OF WORK PLAN APPROVALS ARE CONSIDERED ON AN INDIVIDUAL (CASE-BY-CASE) BASIS AND MAY BE SUBJECT TO ADDITIONAL PLAN REVIEW FEES (HOURLY RATE AS APPLICABLE).
- WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- WORK PLAN APPROVALS ARE LIMITED TO COMPLIANCE WITH THE CALIFORNIA WELL STANDARDS AND THE LOS ANGELES COUNTY CODE AND DOES NOT GRANT ANY RIGHTS TO CONSTRUCT, RENOVATE, OR DECOMMISSION ANY WELL. THE APPLICANT IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS SUCH AS WATER RIGHTS, PROPERTY RIGHTS, COASTAL COMMISSION APPROVALS, USE COVENANTS, ENCROACHMENT PERMISSIONS, UTILITY LINE SETBACKS, CITY/COUNTY PUBLIC WORKS RIGHTS OF WAY, ETC.
- THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED BY THE DEPUTY HEALTH OFFICER. WORK SHALL NOT BE INITIATED WITHOUT A WORK PLAN APPROVAL STAMPED BY THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.

TO BE COMPLETED BY DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM:

X	**WORK PLAN APPROVED** FOR: 5 soil borings to ~ 38 feet bgs.	**PERMIT NUMBER:**	SR0237832	**DATE:**	November 6, 2020

ADDITIONAL APPROVAL CONDITIONS:

- Work plan approval is issued for scope of work submitted to the Drinking Water Program. Any modifications to the scope of work will require additional work plan review.
- Soil borings shall be sealed pursuant to Section 9 and Appendix B of *California Well Standards - Bulletins 74-90 & Bulletins 74-81* respectively.
  - For Portland cement, it shall be mixed at a ratio of one 94-pound sack of Portland cement 5 to 6 gallons of 'clean' water.
  - ***Up to 6%*** of bentonite may be added to the cement mixture at a ratio of two (2) pounds of bentonite one (1) gallon of 'clean' water, or in accordance with the manufacturer's specification.
  - No hydrated bentonite is permitted.
- Sealing materials shall be applied under pressure - from *the bottom of the well or boring proceeding upward in one continuous operation via a tremie pipe or equivalent* - to prevent freefall, jamming or "bridging", voids, dilution of sealing materials, and/or prevent separation of aggregate from sealants.
- Drill cuttings and wastewater shall be disposed of in accordance with all applicable federal, State, and local requirements.
- Sealing materials shall meet *National Sanitation Foundation (NSF 61)* standard.
- Provide temporary cover to the borehole opening whenever work is interrupted.
- Borings or exploration holes must comply with all applicable requirements published in the *California Well Standards (Bulletins 74-81 and 74-90 combined)* and the *Los Angeles County Code, Title 11.*

REHS NO: 5841

Quang Ly, REHS

ATTACHMENT C

Boring Logs and Field Data Sheets

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **B-5**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA	**Project No.** 01-BAR-001	
BORING LOCATION (AT SITE):		**Logged By:** P. Gomez-Birenbaum	
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	--	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	5 feet bgs	**BORING DIAMETER/DEPTH:**	2.25 inches to 5 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
1120	0.0				1		Lean clay with sand (CL), very dark brown (10YR 2/2), moist, stiff, poorly graded fine-grained sand, low plasticity, no odor, (5,15,5,75).	
1123	0.0				2			
1128	0.0				3		(0,20,5,75).	
1132	0.0				4		Silt with sand (ML), dark brown (10YR 3/3), moist, medium stiff, poorly graded fine-grained sand, non-plastic, no odor, (0,20,80,0).	
1138	0.0				5		End of borehole at five feet bgs. Borehole backfilled with hydrated bentonite.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **B-6**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA	**Project No.** 01-BAR-001	
BORING LOCATION (AT SITE):		**Logged By:** P. Gomez-Birenbaum	
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	--	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	5 feet bgs	**BORING DIAMETER/DEPTH:**	2.25 inches to 5 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
1155	0.0						Lean clay with sand (CL), very dark brown (10YR 2/2), moist, stiff, poorly graded fine-grained sand, plasticity, no odor, (5,15,5,75).	
					1			
1158	0.0						Silt with sand (ML), dark brown (10YR 3/3), moist, medium stiff, poorly graded fine-grained sand, non-plastic, no odor, (0,20,80,0).	
1202	0.0				2			
1205	0.0				3			
1209	0.0				4			
					5		End of borehole at five feet bgs. Borehole backfilled with hydrated bentonite.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **B-7**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA		**Project No.** 01-BAR-001
BORING LOCATION (AT SITE):			**Logged By:** P. Gomez-Birenbaum
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	--	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	5 feet bgs	**BORING DIAMETER/DEPTH:**	2.25 inches to 5 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
1230	0.0				1		Lean clay with sand (CL), very dark brown (10YR 2/2), moist, stiff, poorly graded fine-grained sand, low plasticity, no odor, (5,15,5,75).	
1234	0.0				2		Silt with sand (ML), dark brown (10YR 3/3), moist, medium stiff, poorly graded fine-grained sand, non-plastic, no odor, (0,20,80,0).	
1238	0.0				3			
1241	0.0				4			
1245	0.0				5		End of borehole at five feet bgs. Borehole backfilled with hydrated bentonite.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **B-8**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA	**Project No.** 01-BAR-001	
BORING LOCATION (AT SITE):		**Logged By:** P. Gomez-Birenbaum	
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	--	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	5 feet bgs	**BORING DIAMETER/DEPTH:**	2.25 inches to 5 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
0940	0.0				1		Lean clay with sand (CL), very dark brown (10YR 2/2), moist, medium stiff, poorly graded fine-grained sand, low plasticity, no odor, (5,15,5,75).	
0944	0.0				2		Stiff, (0,15,5,80).	
0948	0.0				3			
0953	0.0				4			
0958	0.0				5		End of borehole at five feet bgs. Borehole backfilled with hydrated bentonite.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **B-9**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA		**Project No.** 01-BAR-001
BORING LOCATION (AT SITE):			**Logged By:** P. Gomez-Birenbaum
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	--	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	5 feet bgs	**BORING DIAMETER/DEPTH:**	2.25 inches to 5 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
1020	0.0				1		Lean clay with sand (CL), very dark brown (10YR 2/2), moist, stiff, poorly graded fine-grained sand, low plasticity, no odor, (5,15,5,75).	
1024	0.0				2		(0,20,5,75).	
1028	0.0				3		Silt with sand (ML), dark brown (10YR 3/3), moist, medium stiff, poorly graded fine-grained sand, non-plastic, no odor, (0,20,80,0).	
1032	0.0				4			
1037	0.0				5		End of borehole at five feet bgs. Borehole backfilled with hydrated bentonite.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **GW-5**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA		**Project No.** 01-BAR-001
BORING LOCATION (AT SITE):			**Logged By:** P. Gomez-Birenbaum
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	30 feet	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	36 feet bgs	**BORING DIAMETER/DEPTH:**	2.25" to 5 feet bgs / 2" to 36 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
1047	0.0				1		Lean clay with sand (CL), very dark brown (10YR 2/2), moist, stiff, poorly graded fine-grained sand, low plasticity, no odor, (5,15,5,75).	
1052	0.0				2		(0,20,5,75). Very dark grayish brown (10YR 3/2).	
1053	0.0				3		Silt with sand (ML), dark brown (10YR 3/3), moist, medium stiff, poorly graded fine-grained sand, non-plastic, no odor, (0,20,80,0).	
1056	0.0				4			
1059	0.0				5		Boring advanced to 36 feet bgs. Temporary screen set at 32-36 feet bgs. Grab groundwater sample GW-5 collected at 1154. Borehole backfilled with bentonite grout.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **GW-6**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA	**Project No.** 01-BAR-001	
BORING LOCATION (AT SITE):		**Logged By:** P. Gomez-Birenbaum	
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	33 feet	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	38.5 feet bgs	**BORING DIAMETER/DEPTH:**	2.25" to 5 feet bgs / 2" to 36 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
0739	0.0				1		Silty sand (SM), very dark brown (10YR 2/2), moist, well graded fine- to medium- grained sand, non-plastic, no odor, (5,70,25,0).	
0745	0.0						Poorly graded fine-grained sand, (0,80,20,0)	
0749	0.0				2		Silt with sand (ML), very dark brown (10YR 2/2), moist, poorly graded fine-grained sand, non-plastic, no odor, (0,20,80,0).	
0753	0.0				3			
0756	0.0				4		Dark brown (7.5YR 3/4).	
					5		Boring advanced to 38.5 feet bgs. Temporary screen set at 34.5-38.5 feet bgs. Grab groundwater sample GW-6 collected at 1326. Borehole backfilled with bentonite grout.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **GW-7**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA		**Project No.** 01-BAR-001
BORING LOCATION (AT SITE):	Southwest corner		**Logged By:** P. Gomez-Birenbaum
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	33 feet	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	38 feet bgs	**BORING DIAMETER/DEPTH:**	2.25" to 5 feet bgs / 2" to 38 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		7" asphalt.	
1634	0.0						Clayey sand with gravel (SC), dark brown (10YR 3/3), moist, well graded fine- to medium-grained	
					1		non-plastic, no odor, (15,50,5,30).	
1638	0.0						Silty sand (SM), dark brown (10YR 3/3), moist, poorly graded fine-grained sand, non-plastic, no	
					2		odor, (5,75,20,0).	
1644	0.0						Brown (10YR 4/3).	
					3		Well graded sand with silt and gravel (SW-SM), dark brown (10YR 3/3), moist, fine- to medium-	
1658	0.0						grained sand, non-plastic, no odor, (10,80,10,0).	
					4		Silty sand (SM), dark brown (10YR 3/3), moist, fine- to medium-grained sand, non-plastic, no odor,	
1654	0.0						(0,80,20,0).	
					5		Boring advanced to 38 feet bgs.	
					6		Temporary screen set at 34-38 feet bgs.	
							Grab groundwater sample GW-7 collected at 1732.	
					7		Borehole backfilled with bentonite grout.	
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID:

GW-8

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA		**Project No.** 01-BAR-001
BORING LOCATION (AT SITE):	Southern Portion, Former Building 2		**Logged By:** P. Gomez-Birenbaum
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	33 feet	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	38 feet bgs	**BORING DIAMETER/DEPTH:**	2.25" to 5 feet bgs / 2" to 38 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other)	Borehole Construction Details
					0		4" concrete.	
1435	2.9				1		Lean clay with trace silt (CL), very dark gray (10YR 3/1), moist, low plasticity, no odor, (0,0,5,95).	
1439	0.0				2		Very dark grayish brown (10YR 3/2).	
1442	1.3				3		Lean clay with sand (CL), dark brown (10YR 3/3), moist, well graded fine-grained sand, low plasticity, no odor, (0,15,5,80).	
1448	0.0				4		Clayey sand (SP), brown (10YR 4/3), poorly graded fine-grained sand, non-plastic, no odor, (0,80,5,15).	
1453	0.0				5		Boring advanced to 38 feet bgs. Temporary screen set at 34-38 feet bgs. Grab groundwater sample GW-8 collected at 1550. Borehole backfilled with bentonite grout.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

BORING/WELL ID: **GW-9**

PROJECT NAME AND ADDRESS:	Bardas - 5601-5643 Santa Monica Blvd., Los Angeles, CA		**Project No.** 01-BAR-001
BORING LOCATION (AT SITE):			**Logged By:** P. Gomez-Birenbaum
CONTRACTOR AND EQUIPMENT:	Strongarm Env Field Services, Inc. / Track-Mtd Geoprobe 662		
SAMPLING METHOD:	Split Spoon	**MONITORING DEVICE:**	PID
START DATE/ (TIME):	11/13/20	**FINISH DATE/ TIME**	11/13/20
FIRST WATER (BGS):	33 feet	**STABILIZED WATER LEVEL:**	--
SURFACE ELEVATION:	--	**CASING TOP ELEVATION:**	--
TOTAL BORING DEPTH(S):	38 feet bgs	**BORING DIAMETER/DEPTH:**	2.25" to 5 feet bgs / 2" to 38 feet bgs

Time	PID Reading	Water Level	Sample Interval	Recovery (%)	Depth (feet)	Stratigraphy	LITHOLOGIC DESCRIPTION (classification, color, moisture, density, grain size/plasticity, other) Percentages of Composition (Gravel, Sand, Silt, Clay)	Borehole Construction Details
					0		4" asphalt.	
0849	0.0						Clayey sand with gravel (SC), very dark brown (10YR 2/2), moist, medium dense, poorly graded fine-grained sand, non-plastic no odor, (15,50,5,30).	
					1			
0853	0.0						Silt with sand (ML), very dark brown (10YR 2/2), moist, stiff, poorly graded fine-grained sand, non-plastic, no odor, (0,20,80,0).	
0858	0.0				2			
					3		Silty sand (SM), dark brown (7.5YR 3/4), moist, medium dense, poorly graded fine-grained sand, non-plastic, no odor, (0,80,20,0).	
0903	0.0							
					4			
0907	0.0							
					5		Boring advanced to 38 feet bgs. Temporary screen set at 34-38 feet bgs. Grab groundwater sample not collected. Dry boring. Borehole backfilled with bentonite grout.	
					6			
					7			
					8			
					9			
					10			
					11			
					12			
					13			
					14			
					15			
					16			
					17			
					18			
					19			
					20			

RMD ENVIRONMENTAL SOLUTIONS

Soil Vapor Field Measurement Log

Date:	11/16/2020	Sampler:	Ryan McNeish
Client:	Bardas	Project #:	01-BAR-001
Container Type:	1 Liter Summa	Container ID:	
Sample ID:	SV-9	Manifold ID:	8635
Duplicate Sample ID			
Weather: Sunny	Temperature: 60	Precipitation:	NA
Sampling Device:			
Leak Test:	Shut-In 25 in Hg	Leak Check Compound: 1,1-DFA	
Purge Volume:	3		
Purge Start Time:	759	Purge End Time:	810
Sample Start Time:	822	Sample End Time:	842
Start Vacuum:	25 in Hg	End Vacuum:	5 in Hg

Field Measurements

Time	Flow (mL/min)	Vacuum (in Hg)	Comments
759	202		

Notes

Sampler's Signature: _____

RMD ENVIRONMENTAL SOLUTIONS

Soil Vapor Field Measurement Log

Date:	11/6/207	Sampler:	Dan McVeigh
Client:	Bardas	Project #:	01-BAR-001
Container Type:	1 Liter Summa	Container ID:	
Sample ID:	SV-10	Manifold ID:	8637
Duplicate Sample ID			
Weather: Sunny	Temperature: 60	Precipitation:	NA
Sampling Device:			
Leak Test:	Shut-In 48in H_2O	Leak Check Compound: 1,1-DFA	
Purge Volume:	3		
Purge Start Time:	826	Purge End Time:	837
Sample Start Time:	840	Sample End Time:	840
Start Vacuum:	29	End Vacuum:	5

Field Measurements

Time	Flow (mL/min)	Vacuum (in Hg)	Comments
826	200		

Notes

Sampler's Signature: _____

RMD ENVIRONMENTAL SOLUTIONS

Soil Vapor Field Measurement Log

Date:	11/16/2020	Sampler:	Jon McVeigh
Client:	Bardas	Project #:	01-BAR-001
Container Type:	1 Liter Summa	Container ID:	
Sample ID:	SV-11	Manifold ID:	7836
Duplicate Sample ID			
Weather: Sunny	Temperature: 60	Precipitation: NA	
Sampling Device:			
Leak Test:	Shut-In 40 in H_2O	Leak Check Compound: 1,1-DFA	
Purge Volume:	3		
Purge Start Time:	843	Purge End Time:	854
Sample Start Time:	858	Sample End Time:	858
Start Vacuum:	29	End Vacuum:	5

Field Measurements

Time	Flow (mL/min)	Vacuum (in Hg)	Comments
843	200		

Notes

Sampler's Signature: _____

ATTACHMENT D
Laboratory Analytical Reports

Pace Analytical®
National Center for Testing & Innovation

ANALYTICAL REPORT

November 25, 2020

RMD Environmental - Walnut Creek, CA

Sample Delivery Group:	L1286255
Samples Received:	11/16/2020
Project Number:	01-BAR-001
Description:	01-BAR-001

Report To: Paola Gomez-Birenbaum
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Entire Report Reviewed By:

Jared Starkey
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.



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B-5-COMP L1286255-01 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580218	1	11/22/20 00:11	11/22/20 00:35	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:17	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 18:54	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1580433	1	11/21/20 18:09	11/22/20 15:59	JN	Mt. Juliet, TN

B-6-COMP L1286255-02 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580354	1	11/23/20 08:12	11/23/20 08:22	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:25	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 18:06	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1580433	1	11/21/20 18:09	11/22/20 14:46	JN	Mt. Juliet, TN

B-7-COMP L1286255-03 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580354	1	11/23/20 08:12	11/23/20 08:22	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:27	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 18:57	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1580433	1	11/21/20 18:09	11/22/20 15:16	JN	Mt. Juliet, TN

B-8-COMP L1286255-04 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580876	1	11/23/20 08:00	11/23/20 08:10	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:30	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 19:01	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1581540	1	11/24/20 15:15	11/24/20 23:25	JN	Mt. Juliet, TN

B-9-COMP L1286255-05 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580876	1	11/23/20 08:00	11/23/20 08:10	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:32	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 19:04	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1581540	1	11/24/20 15:15	11/24/20 22:42	JN	Mt. Juliet, TN

GW-5-COMP L1286255-06 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580876	1	11/23/20 08:00	11/23/20 08:10	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:35	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 19:08	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1581540	1	11/24/20 15:15	11/24/20 22:27	JN	Mt. Juliet, TN

GW-6-COMP L1286255-07 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580876	1	11/23/20 08:00	11/23/20 08:10	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:37	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 17:38	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1581540	1	11/24/20 15:15	11/24/20 23:39	JN	Mt. Juliet, TN

GW-7-COMP L1286255-08 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580876	1	11/23/20 08:00	11/23/20 08:10	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:40	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 17:42	LD	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/22/20 17:16	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1581540	40	11/24/20 15:15	11/24/20 23:54	JN	Mt. Juliet, TN

GW-8-COMP L1286255-09 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580876	1	11/23/20 08:00	11/23/20 08:10	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:43	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 17:45	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1581540	1	11/24/20 15:15	11/24/20 22:56	JN	Mt. Juliet, TN

GW-9-COMP L1286255-10 Solid

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1580876	1	11/23/20 08:00	11/23/20 08:10	KBC	Mt. Juliet, TN
Mercury by Method 7471A	WG1580345	1	11/21/20 10:43	11/23/20 08:45	BMF	Mt. Juliet, TN
Metals (ICPMS) by Method 6020	WG1580169	5	11/21/20 08:22	11/21/20 17:49	LD	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1581540	1	11/24/20 15:15	11/24/20 23:10	JN	Mt. Juliet, TN

B-5-3 L1286255-11 Solid

Collected by: PGB | Collected date/time: 11/13/20 11:28 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579968	1	11/21/20 01:41	11/21/20 01:53	KDW	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1.04	11/13/20 11:28	11/23/20 02:52	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1.18	11/13/20 11:28	11/21/20 17:51	JHH	Mt. Juliet, TN

B-6-3 L1286255-12 Solid

Collected by: PGB | Collected date/time: 11/13/20 12:02 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579968	1	11/21/20 01:41	11/21/20 01:53	KDW	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1.07	11/13/20 12:02	11/23/20 03:16	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1.14	11/13/20 12:02	11/21/20 18:10	JHH	Mt. Juliet, TN

1 Cp
2 Tc
3 Ss
4 Cn
5 Ds
6 Sr
7 Qc
8 Gl
9 Al
10 Sc

B-7-3 L1286255-13 Solid

Collected by: PGB | Collected date/time: 11/13/20 12:38 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1	11/13/20 12:38	11/23/20 04:08	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1	11/13/20 12:38	11/21/20 18:29	JHH	Mt. Juliet, TN

B-8-3 L1286255-14 Solid

Collected by: PGB | Collected date/time: 11/13/20 09:48 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1	11/13/20 09:48	11/23/20 04:31	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1	11/13/20 09:48	11/21/20 18:48	JHH	Mt. Juliet, TN

B-9-3 L1286255-15 Solid

Collected by: PGB | Collected date/time: 11/13/20 10:28 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1	11/13/20 10:28	11/23/20 04:56	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1	11/13/20 10:28	11/21/20 19:07	JHH	Mt. Juliet, TN

GW-5-3 L1286255-16 Solid

Collected by: PGB | Collected date/time: 11/13/20 10:53 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1	11/13/20 10:53	11/23/20 05:19	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1	11/13/20 10:53	11/21/20 19:26	JHH	Mt. Juliet, TN

GW-5 L1286255-17 GW

Collected by: PGB | Collected date/time: 11/13/20 11:54 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (GC) by Method 8015	WG1580561	1	11/22/20 14:55	11/22/20 14:55	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580362	1	11/22/20 03:04	11/22/20 03:04	DWR	Mt. Juliet, TN

GW-6-3 L1286255-18 Solid

Collected by: PGB | Collected date/time: 11/13/20 07:49 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1	11/13/20 07:49	11/23/20 05:42	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1.34	11/13/20 07:49	11/21/20 19:45	JHH	Mt. Juliet, TN

GW-6 L1286255-19 GW

Collected by: PGB | Collected date/time: 11/13/20 13:26 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (GC) by Method 8015	WG1580561	1	11/22/20 15:17	11/22/20 15:17	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580362	1	11/22/20 03:26	11/22/20 03:26	DWR	Mt. Juliet, TN

GW-7-3 L1286255-20 Solid

Collected by: PGB | Collected date/time: 11/12/20 16:44 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1580857	1.14	11/12/20 16:44	11/23/20 06:05	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	6.56	11/12/20 16:44	11/21/20 20:04	JHH	Mt. Juliet, TN

GW-7 L1286255-21 GW

Collected by: PGB | Collected date/time: 11/12/20 17:32 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (GC) by Method 8015	WG1580561	1	11/22/20 15:39	11/22/20 15:39	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580365	1	11/22/20 11:10	11/22/20 11:10	BMB	Mt. Juliet, TN

GW-8-3 L1286255-22 Solid

Collected by: PGB | Collected date/time: 11/12/20 14:42 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1582016	1	11/12/20 14:42	11/24/20 17:03	BMB	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1	11/12/20 14:42	11/21/20 20:23	JHH	Mt. Juliet, TN

GW-8 L1286255-23 GW

Collected by: PGB | Collected date/time: 11/12/20 15:50 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (GC) by Method 8015	WG1580561	1	11/22/20 16:10	11/22/20 16:10	DWR	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580365	1	11/22/20 11:31	11/22/20 11:31	BMB	Mt. Juliet, TN

GW-9-3 L1286255-24 Solid

Collected by: PGB | Collected date/time: 11/13/20 08:58 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1579969	1	11/21/20 06:26	11/21/20 06:35	KBC	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015	WG1582016	1	11/13/20 08:58	11/24/20 17:26	BMB	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1580412	1	11/13/20 08:58	11/21/20 20:42	JHH	Mt. Juliet, TN

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Jared Starkey
Project Manager

Sample Delivery Group (SDG) Narrative

pH outside of method requirement.

Lab Sample ID	Project Sample ID	Method
L1286255-17	GW-5	8260B, 8015
L1286255-19	GW-6	8260B, 8015
L1286255-21	GW-7	8015
L1286255-23	GW-8	8015

Mercury by Method 7471A

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
B-5-COMP	L1286255-01	Mercury	0.0216	J	0.0209	0.0465	1	11/23/2020 08:17	WG1580345
B-6-COMP	L1286255-02	Mercury	0.0232	J	0.0206	0.0457	1	11/23/2020 08:25	WG1580345
B-7-COMP	L1286255-03	Mercury	0.0244	J	0.0205	0.0455	1	11/23/2020 08:27	WG1580345
B-8-COMP	L1286255-04	Mercury	0.0346	J	0.0215	0.0479	1	11/23/2020 08:30	WG1580345
B-9-COMP	L1286255-05	Mercury	0.0219	J	0.0211	0.0470	1	11/23/2020 08:32	WG1580345
GW-5-COMP	L1286255-06	Mercury	0.0266	J	0.0235	0.0522	1	11/23/2020 08:35	WG1580345
GW-7-COMP	L1286255-08	Mercury	0.0705		0.0197	0.0438	1	11/23/2020 08:40	WG1580345
GW-9-COMP	L1286255-10	Mercury	0.0262	J	0.0203	0.0450	1	11/23/2020 08:45	WG1580345

Metals (ICPMS) by Method 6020

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
B-5-COMP	L1286255-01	Arsenic	1.89		0.116	1.16	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Barium	105		0.177	2.91	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Beryllium	0.562	J	0.161	2.91	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Cadmium	0.282	J	0.0995	1.16	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Chromium	65.3		0.344	5.82	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Cobalt	22.6		0.0538	1.16	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Copper	32.9		0.154	5.82	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Lead	4.11		0.115	2.33	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Molybdenum	0.562	J	0.118	2.91	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Nickel	66.8		0.229	2.91	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Selenium	0.775	J	0.209	2.91	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Thallium	0.152	J	0.0756	2.33	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Vanadium	73.0		0.218	2.91	5	11/21/2020 18:54	WG1580169
B-5-COMP	L1286255-01	Zinc	62.5		0.861	29.1	5	11/21/2020 18:54	WG1580169
B-6-COMP	L1286255-02	Arsenic	1.53		0.114	1.14	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Barium	113		0.174	2.86	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Beryllium	0.457	J	0.158	2.86	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Cadmium	0.302	J	0.0977	1.14	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Chromium	40.3		0.338	5.71	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Cobalt	15.5		0.0528	1.14	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Copper	20.8		0.151	5.71	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Lead	3.58	O1	0.113	2.29	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Molybdenum	0.496	J	0.115	2.86	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Nickel	39.2		0.225	2.86	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Selenium	0.437	J	0.206	2.86	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Thallium	0.186	J	0.0743	2.29	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Vanadium	56.3		0.214	2.86	5	11/21/2020 18:06	WG1580169
B-6-COMP	L1286255-02	Zinc	54.9		0.846	28.6	5	11/21/2020 18:06	WG1580169
B-7-COMP	L1286255-03	Arsenic	1.81		0.114	1.14	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Barium	116		0.173	2.84	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Beryllium	0.520	J	0.157	2.84	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Cadmium	0.293	J	0.0972	1.14	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Chromium	55.6		0.336	5.68	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Cobalt	20.1		0.0525	1.14	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Copper	30.3		0.150	5.68	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Lead	5.59		0.112	2.27	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Molybdenum	0.648	J	0.115	2.84	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Nickel	57.6		0.224	2.84	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Selenium	0.673	J	0.205	2.84	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Thallium	0.147	J	0.0739	2.27	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Vanadium	62.2		0.212	2.84	5	11/21/2020 18:57	WG1580169
B-7-COMP	L1286255-03	Zinc	59.2		0.841	28.4	5	11/21/2020 18:57	WG1580169

Metals (ICPMS) by Method 6020

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
B-8-COMP	L1286255-04	Arsenic	2.33		0.120	1.20	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Barium	170		0.182	2.99	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Beryllium	0.576	J	0.165	2.99	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Cadmium	0.294	J	0.102	1.20	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Chromium	59.0		0.354	5.98	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Cobalt	15.3		0.0553	1.20	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Copper	29.2		0.158	5.98	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Lead	13.6		0.118	2.39	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Molybdenum	0.362	J	0.121	2.99	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Nickel	50.3		0.236	2.99	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Selenium	0.611	J	0.215	2.99	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Thallium	0.145	J	0.0778	2.39	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Vanadium	72.4		0.224	2.99	5	11/21/2020 19:01	WG1580169
B-8-COMP	L1286255-04	Zinc	60.5		0.885	29.9	5	11/21/2020 19:01	WG1580169
B-9-COMP	L1286255-05	Arsenic	1.88		0.117	1.17	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Barium	130		0.178	2.93	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Beryllium	0.493	J	0.162	2.93	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Cadmium	0.295	J	0.100	1.17	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Chromium	54.8		0.347	5.87	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Cobalt	19.9		0.0542	1.17	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Copper	30.9		0.155	5.87	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Lead	9.32		0.116	2.35	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Molybdenum	0.599	J	0.119	2.93	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Nickel	56.5		0.231	2.93	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Selenium	0.498	J	0.211	2.93	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Thallium	0.165	J	0.0763	2.35	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Vanadium	63.7		0.220	2.93	5	11/21/2020 19:04	WG1580169
B-9-COMP	L1286255-05	Zinc	63.3		0.869	29.3	5	11/21/2020 19:04	WG1580169
GW-5-COMP	L1286255-06	Arsenic	2.75		0.130	1.30	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Barium	122		0.198	3.26	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Beryllium	0.578	J	0.180	3.26	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Cadmium	0.328	J	0.112	1.30	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Chromium	60.2		0.386	6.52	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Cobalt	21.1		0.0603	1.30	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Copper	33.4		0.172	6.52	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Lead	3.94		0.129	2.61	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Molybdenum	0.747	J	0.132	3.26	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Nickel	62.5		0.257	3.26	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Selenium	0.489	J	0.235	3.26	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Thallium	0.170	J	0.0848	2.61	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Vanadium	73.5		0.244	3.26	5	11/21/2020 19:08	WG1580169
GW-5-COMP	L1286255-06	Zinc	61.4		0.965	32.6	5	11/21/2020 19:08	WG1580169
GW-6-COMP	L1286255-07	Arsenic	1.62		0.115	1.15	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Barium	115		0.174	2.86	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Beryllium	0.479	J	0.158	2.86	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Cadmium	0.232	J	0.0980	1.15	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Chromium	46.3		0.339	5.73	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Cobalt	17.0		0.0529	1.15	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Copper	26.4		0.151	5.73	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Lead	6.47		0.113	2.29	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Molybdenum	0.494	J	0.116	2.86	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Nickel	44.6		0.226	2.86	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Selenium	0.573	J	0.206	2.86	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Thallium	0.167	J	0.0745	2.29	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Vanadium	59.3		0.214	2.86	5	11/21/2020 17:38	WG1580169
GW-6-COMP	L1286255-07	Zinc	60.3		0.848	28.6	5	11/21/2020 17:38	WG1580169

Metals (ICPMS) by Method 6020

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
GW-7-COMP	L1286255-08	Antimony	0.396	J	0.182	3.28	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Arsenic	5.14		0.109	1.09	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Barium	317		0.166	2.74	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Beryllium	0.350	J	0.151	2.74	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Cadmium	0.804	J	0.0935	1.09	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Chromium	21.7		0.324	5.47	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Cobalt	9.21		0.0505	1.09	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Copper	27.2		0.144	5.47	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Lead	79.7		0.108	2.19	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Molybdenum	0.726	J	0.110	2.74	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Nickel	22.2		0.216	2.74	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Selenium	0.281	J	0.197	2.74	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Silver	0.118	J	0.0946	0.547	5	11/22/2020 17:16	WG1580169
GW-7-COMP	L1286255-08	Thallium	0.0934	J	0.0711	2.19	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Vanadium	37.6		0.205	2.74	5	11/21/2020 17:42	WG1580169
GW-7-COMP	L1286255-08	Zinc	255		0.810	27.4	5	11/21/2020 17:42	WG1580169
GW-8-COMP	L1286255-09	Arsenic	1.49		0.126	1.26	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Barium	83.1		0.192	3.15	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Beryllium	0.417	J	0.174	3.15	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Cadmium	0.207	J	0.108	1.26	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Chromium	39.0		0.373	6.30	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Cobalt	11.4		0.0582	1.26	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Copper	18.2		0.166	6.30	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Lead	2.59		0.125	2.52	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Molybdenum	0.348	J	0.127	3.15	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Nickel	31.0		0.248	3.15	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Selenium	0.368	J	0.227	3.15	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Thallium	0.116	J	0.0819	2.52	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Vanadium	43.5		0.236	3.15	5	11/21/2020 17:45	WG1580169
GW-8-COMP	L1286255-09	Zinc	33.7		0.933	31.5	5	11/21/2020 17:45	WG1580169
GW-9-COMP	L1286255-10	Arsenic	1.13		0.113	1.13	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Barium	96.8		0.171	2.82	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Beryllium	0.357	J	0.155	2.82	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Cadmium	0.151	J	0.0963	1.13	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Chromium	31.9		0.333	5.63	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Cobalt	12.1		0.0520	1.13	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Copper	16.8		0.149	5.63	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Lead	3.22		0.111	2.25	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Molybdenum	0.376	J	0.114	2.82	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Nickel	30.5		0.222	2.82	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Selenium	0.542	J	0.203	2.82	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Thallium	0.154	J	0.0732	2.25	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Vanadium	45.5		0.211	2.82	5	11/21/2020 17:49	WG1580169
GW-9-COMP	L1286255-10	Zinc	49.3		0.833	28.2	5	11/21/2020 17:49	WG1580169

Volatile Organic Compounds (GC) by Method 8015

Client ID	Lab Sample ID	Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
GW-6	L1286255-19	TPHG C5 - C12	34.5	B J	30.4	100	1	11/22/2020 15:17	WG1580561

Volatile Organic Compounds (GC) by Method 8015

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
B-5-3	L1286255-11	TPHG C5 - C12	0.0498	B J	0.0397	0.120	1.04	11/23/2020 02:52	WG1580857
B-7-3	L1286255-13	TPHG C5 - C12	0.0597	B J	0.0372	0.112	1	11/23/2020 04:08	WG1580857
B-8-3	L1286255-14	TPHG C5 - C12	0.118	B J	0.0414	0.125	1	11/23/2020 04:31	WG1580857
GW-5-3	L1286255-16	TPHG C5 - C12	0.0876	B J	0.0446	0.134	1	11/23/2020 05:19	WG1580857
GW-7-3	L1286255-20	TPHG C5 - C12	0.0634	B J	0.0430	0.130	1.14	11/23/2020 06:05	WG1580857
GW-8-3	L1286255-22	TPHG C5 - C12	0.123	B J	0.0434	0.131	1	11/24/2020 17:03	WG1582016
GW-9-3	L1286255-24	TPHG C5 - C12	0.0607	B J	0.0378	0.114	1	11/24/2020 17:26	WG1582016

Volatile Organic Compounds (GC/MS) by Method 8260B

Client ID	Lab Sample ID	Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
GW-5	L1286255-17	Benzene	0.0966	J	0.0941	1.00	1	11/22/2020 03:04	WG1580362
GW-5	L1286255-17	Chloroform	0.641	J	0.111	5.00	1	11/22/2020 03:04	WG1580362
GW-5	L1286255-17	Tetrachloroethene	1.52		0.300	1.00	1	11/22/2020 03:04	WG1580362
GW-5	L1286255-17	Trichloroethene	0.310	J	0.190	1.00	1	11/22/2020 03:04	WG1580362
GW-5	L1286255-17	Trichlorofluoromethane	1.06	J	0.160	5.00	1	11/22/2020 03:04	WG1580362
GW-5	L1286255-17	Xylenes, Total	0.387	J	0.174	3.00	1	11/22/2020 03:04	WG1580362
GW-6	L1286255-19	Acetone	57.7		11.3	50.0	1	11/22/2020 03:26	WG1580362
GW-6	L1286255-19	Benzene	0.350	J	0.0941	1.00	1	11/22/2020 03:26	WG1580362
GW-6	L1286255-19	Chloroform	0.376	J	0.111	5.00	1	11/22/2020 03:26	WG1580362
GW-6	L1286255-19	2-Butanone (MEK)	8.50	J	1.19	10.0	1	11/22/2020 03:26	WG1580362
GW-6	L1286255-19	4-Methyl-2-pentanone (MIBK)	0.595	J	0.478	10.0	1	11/22/2020 03:26	WG1580362
GW-6	L1286255-19	Tetrachloroethene	0.427	J	0.300	1.00	1	11/22/2020 03:26	WG1580362
GW-6	L1286255-19	Toluene	0.330	J	0.278	1.00	1	11/22/2020 03:26	WG1580362
GW-6	L1286255-19	Xylenes, Total	0.302	J	0.174	3.00	1	11/22/2020 03:26	WG1580362
GW-7	L1286255-21	Chloroform	2.20	J	0.111	5.00	1	11/22/2020 11:10	WG1580365
GW-7	L1286255-21	Trichlorofluoromethane	0.650	J	0.160	5.00	1	11/22/2020 11:10	WG1580365
GW-8	L1286255-23	Chloroform	7.69		0.111	5.00	1	11/22/2020 11:31	WG1580365
GW-8	L1286255-23	Trichlorofluoromethane	11.2		0.160	5.00	1	11/22/2020 11:31	WG1580365

Volatile Organic Compounds (GC/MS) by Method 8260B

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
B-5-3	L1286255-11	Methylene Chloride	0.0109	J	0.0100	0.0377	1.18	11/21/2020 17:51	WG1580412
B-6-3	L1286255-12	Methylene Chloride	0.0107	J	0.00943	0.0355	1.14	11/21/2020 18:10	WG1580412
B-8-3	L1286255-14	Tetrachloroethene	0.00180	J	0.00136	0.00381	1	11/21/2020 18:48	WG1580412
GW-7-3	L1286255-20	Methylene Chloride	0.0777	J	0.0532	0.200	6.56	11/21/2020 20:04	WG1580412

Semi-Volatile Organic Compounds (GC) by Method 8015

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
B-7-COMP	L1286255-03	C12-C22 Hydrocarbons	1.34	J	0.833	4.55	1	11/22/2020 15:16	WG1580433
B-7-COMP	L1286255-03	C22-C32 Hydrocarbons	5.73		1.51	4.55	1	11/22/2020 15:16	WG1580433
B-7-COMP	L1286255-03	C32-C40 Hydrocarbons	2.41	J	1.51	4.55	1	11/22/2020 15:16	WG1580433
B-8-COMP	L1286255-04	C12-C22 Hydrocarbons	1.79	J	0.877	4.79	1	11/24/2020 23:25	WG1581540
B-8-COMP	L1286255-04	C22-C32 Hydrocarbons	22.0		1.59	4.79	1	11/24/2020 23:25	WG1581540
B-8-COMP	L1286255-04	C32-C40 Hydrocarbons	12.4		1.59	4.79	1	11/24/2020 23:25	WG1581540
GW-6-COMP	L1286255-07	C12-C22 Hydrocarbons	0.888	J	0.840	4.58	1	11/24/2020 23:39	WG1581540
GW-6-COMP	L1286255-07	C22-C32 Hydrocarbons	2.97	J	1.52	4.58	1	11/24/2020 23:39	WG1581540
GW-6-COMP	L1286255-07	C32-C40 Hydrocarbons	2.02	J	1.52	4.58	1	11/24/2020 23:39	WG1581540

Semi-Volatile Organic Compounds (GC) by Method 8015

Client ID	Lab Sample ID	Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
GW-7-COMP	L1286255-08	C12-C22 Hydrocarbons	117	J	32.1	175	40	11/24/2020 23:54	WG1581540
GW-7-COMP	L1286255-08	C22-C32 Hydrocarbons	661		58.2	175	40	11/24/2020 23:54	WG1581540
GW-7-COMP	L1286255-08	C32-C40 Hydrocarbons	328		58.2	175	40	11/24/2020 23:54	WG1581540
GW-9-COMP	L1286255-10	C12-C22 Hydrocarbons	2.96	J	0.825	4.50	1	11/24/2020 23:10	WG1581540
GW-9-COMP	L1286255-10	C22-C32 Hydrocarbons	24.7		1.50	4.50	1	11/24/2020 23:10	WG1581540
GW-9-COMP	L1286255-10	C32-C40 Hydrocarbons	6.16		1.50	4.50	1	11/24/2020 23:10	WG1581540

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	85.9		1	11/22/2020 00:35	WG1580218

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0216	J	0.0209	0.0465	1	11/23/2020 08:17	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.193	3.49	5	11/21/2020 18:54	WG1580169
Arsenic	1.89		0.116	1.16	5	11/21/2020 18:54	WG1580169
Barium	105		0.177	2.91	5	11/21/2020 18:54	WG1580169
Beryllium	0.562	J	0.161	2.91	5	11/21/2020 18:54	WG1580169
Cadmium	0.282	J	0.0995	1.16	5	11/21/2020 18:54	WG1580169
Chromium	65.3		0.344	5.82	5	11/21/2020 18:54	WG1580169
Cobalt	22.6		0.0538	1.16	5	11/21/2020 18:54	WG1580169
Copper	32.9		0.154	5.82	5	11/21/2020 18:54	WG1580169
Lead	4.11		0.115	2.33	5	11/21/2020 18:54	WG1580169
Molybdenum	0.562	J	0.118	2.91	5	11/21/2020 18:54	WG1580169
Nickel	66.8		0.229	2.91	5	11/21/2020 18:54	WG1580169
Selenium	0.775	J	0.209	2.91	5	11/21/2020 18:54	WG1580169
Silver	U		0.101	0.582	5	11/21/2020 18:54	WG1580169
Thallium	0.152	J	0.0756	2.33	5	11/21/2020 18:54	WG1580169
Vanadium	73.0		0.218	2.91	5	11/21/2020 18:54	WG1580169
Zinc	62.5		0.861	29.1	5	11/21/2020 18:54	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	U		0.853	4.65	1	11/22/2020 15:59	WG1580433
C22-C32 Hydrocarbons	U		1.55	4.65	1	11/22/2020 15:59	WG1580433
C32-C40 Hydrocarbons	U		1.55	4.65	1	11/22/2020 15:59	WG1580433
(S) o-Terphenyl	*87.8*			*18.0-148*		*11/22/2020 15:59*	WG1580433

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	87.5		1	11/23/2020 08:22	WG1580354

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0232	J	0.0206	0.0457	1	11/23/2020 08:25	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U	J6	0.190	3.43	5	11/21/2020 18:06	WG1580169
Arsenic	1.53		0.114	1.14	5	11/21/2020 18:06	WG1580169
Barium	113		0.174	2.86	5	11/21/2020 18:06	WG1580169
Beryllium	0.457	J	0.158	2.86	5	11/21/2020 18:06	WG1580169
Cadmium	0.302	J	0.0977	1.14	5	11/21/2020 18:06	WG1580169
Chromium	40.3		0.338	5.71	5	11/21/2020 18:06	WG1580169
Cobalt	15.5		0.0528	1.14	5	11/21/2020 18:06	WG1580169
Copper	20.8		0.151	5.71	5	11/21/2020 18:06	WG1580169
Lead	3.58	O1	0.113	2.29	5	11/21/2020 18:06	WG1580169
Molybdenum	0.496	J	0.115	2.86	5	11/21/2020 18:06	WG1580169
Nickel	39.2		0.225	2.86	5	11/21/2020 18:06	WG1580169
Selenium	0.437	J	0.206	2.86	5	11/21/2020 18:06	WG1580169
Silver	U		0.0989	0.571	5	11/21/2020 18:06	WG1580169
Thallium	0.186	J	0.0743	2.29	5	11/21/2020 18:06	WG1580169
Vanadium	56.3		0.214	2.86	5	11/21/2020 18:06	WG1580169
Zinc	54.9		0.846	28.6	5	11/21/2020 18:06	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	U		0.838	4.57	1	11/22/2020 14:46	WG1580433
C22-C32 Hydrocarbons	U		1.52	4.57	1	11/22/2020 14:46	WG1580433
C32-C40 Hydrocarbons	U		1.52	4.57	1	11/22/2020 14:46	WG1580433
(S) o-Terphenyl	*99.1*			*18.0-148*		*11/22/2020 14:46*	WG1580433

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	88.0		1	11/23/2020 08:22	WG1580354

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0244	J	0.0205	0.0455	1	11/23/2020 08:27	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.189	3.41	5	11/21/2020 18:57	WG1580169
Arsenic	1.81		0.114	1.14	5	11/21/2020 18:57	WG1580169
Barium	116		0.173	2.84	5	11/21/2020 18:57	WG1580169
Beryllium	0.520	J	0.157	2.84	5	11/21/2020 18:57	WG1580169
Cadmium	0.293	J	0.0972	1.14	5	11/21/2020 18:57	WG1580169
Chromium	55.6		0.336	5.68	5	11/21/2020 18:57	WG1580169
Cobalt	20.1		0.0525	1.14	5	11/21/2020 18:57	WG1580169
Copper	30.3		0.150	5.68	5	11/21/2020 18:57	WG1580169
Lead	5.59		0.112	2.27	5	11/21/2020 18:57	WG1580169
Molybdenum	0.648	J	0.115	2.84	5	11/21/2020 18:57	WG1580169
Nickel	57.6		0.224	2.84	5	11/21/2020 18:57	WG1580169
Selenium	0.673	J	0.205	2.84	5	11/21/2020 18:57	WG1580169
Silver	U		0.0983	0.568	5	11/21/2020 18:57	WG1580169
Thallium	0.147	J	0.0739	2.27	5	11/21/2020 18:57	WG1580169
Vanadium	62.2		0.212	2.84	5	11/21/2020 18:57	WG1580169
Zinc	59.2		0.841	28.4	5	11/21/2020 18:57	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	1.34	J	0.833	4.55	1	11/22/2020 15:16	WG1580433
C22-C32 Hydrocarbons	5.73		1.51	4.55	1	11/22/2020 15:16	WG1580433
C32-C40 Hydrocarbons	2.41	J	1.51	4.55	1	11/22/2020 15:16	WG1580433
(S) o-Terphenyl	*98.0*			*18.0-148*		*11/22/2020 15:16*	WG1580433

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	83.6		1	11/23/2020 08:10	WG1580876

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0346	J	0.0215	0.0479	1	11/23/2020 08:30	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.199	3.59	5	11/21/2020 19:01	WG1580169
Arsenic	2.33		0.120	1.20	5	11/21/2020 19:01	WG1580169
Barium	170		0.182	2.99	5	11/21/2020 19:01	WG1580169
Beryllium	0.576	J	0.165	2.99	5	11/21/2020 19:01	WG1580169
Cadmium	0.294	J	0.102	1.20	5	11/21/2020 19:01	WG1580169
Chromium	59.0		0.354	5.98	5	11/21/2020 19:01	WG1580169
Cobalt	15.3		0.0553	1.20	5	11/21/2020 19:01	WG1580169
Copper	29.2		0.158	5.98	5	11/21/2020 19:01	WG1580169
Lead	13.6		0.118	2.39	5	11/21/2020 19:01	WG1580169
Molybdenum	0.362	J	0.121	2.99	5	11/21/2020 19:01	WG1580169
Nickel	50.3		0.236	2.99	5	11/21/2020 19:01	WG1580169
Selenium	0.611	J	0.215	2.99	5	11/21/2020 19:01	WG1580169
Silver	U		0.103	0.598	5	11/21/2020 19:01	WG1580169
Thallium	0.145	J	0.0778	2.39	5	11/21/2020 19:01	WG1580169
Vanadium	72.4		0.224	2.99	5	11/21/2020 19:01	WG1580169
Zinc	60.5		0.885	29.9	5	11/21/2020 19:01	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	1.79	J	0.877	4.79	1	11/24/2020 23:25	WG1581540
C22-C32 Hydrocarbons	22.0		1.59	4.79	1	11/24/2020 23:25	WG1581540
C32-C40 Hydrocarbons	12.4		1.59	4.79	1	11/24/2020 23:25	WG1581540
(S) o-Terphenyl	*93.3*			*18.0-148*		*11/24/2020 23:25*	WG1581540

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	85.2		1	11/23/2020 08:10	WG1580876

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0219	J	0.0211	0.0470	1	11/23/2020 08:32	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.195	3.52	5	11/21/2020 19:04	WG1580169
Arsenic	1.88		0.117	1.17	5	11/21/2020 19:04	WG1580169
Barium	130		0.178	2.93	5	11/21/2020 19:04	WG1580169
Beryllium	0.493	J	0.162	2.93	5	11/21/2020 19:04	WG1580169
Cadmium	0.295	J	0.100	1.17	5	11/21/2020 19:04	WG1580169
Chromium	54.8		0.347	5.87	5	11/21/2020 19:04	WG1580169
Cobalt	19.9		0.0542	1.17	5	11/21/2020 19:04	WG1580169
Copper	30.9		0.155	5.87	5	11/21/2020 19:04	WG1580169
Lead	9.32		0.116	2.35	5	11/21/2020 19:04	WG1580169
Molybdenum	0.599	J	0.119	2.93	5	11/21/2020 19:04	WG1580169
Nickel	56.5		0.231	2.93	5	11/21/2020 19:04	WG1580169
Selenium	0.498	J	0.211	2.93	5	11/21/2020 19:04	WG1580169
Silver	U		0.102	0.587	5	11/21/2020 19:04	WG1580169
Thallium	0.165	J	0.0763	2.35	5	11/21/2020 19:04	WG1580169
Vanadium	63.7		0.220	2.93	5	11/21/2020 19:04	WG1580169
Zinc	63.3		0.869	29.3	5	11/21/2020 19:04	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	U		0.860	4.70	1	11/24/2020 22:42	WG1581540
C22-C32 Hydrocarbons	U		1.56	4.70	1	11/24/2020 22:42	WG1581540
C32-C40 Hydrocarbons	U		1.56	4.70	1	11/24/2020 22:42	WG1581540
(S) o-Terphenyl	*89.1*			*18.0-148*		*11/24/2020 22:42*	WG1581540

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	76.7		1	11/23/2020 08:10	WG1580876

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0266	J	0.0235	0.0522	1	11/23/2020 08:35	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.216	3.91	5	11/21/2020 19:08	WG1580169
Arsenic	2.75		0.130	1.30	5	11/21/2020 19:08	WG1580169
Barium	122		0.198	3.26	5	11/21/2020 19:08	WG1580169
Beryllium	0.578	J	0.180	3.26	5	11/21/2020 19:08	WG1580169
Cadmium	0.328	J	0.112	1.30	5	11/21/2020 19:08	WG1580169
Chromium	60.2		0.386	6.52	5	11/21/2020 19:08	WG1580169
Cobalt	21.1		0.0603	1.30	5	11/21/2020 19:08	WG1580169
Copper	33.4		0.172	6.52	5	11/21/2020 19:08	WG1580169
Lead	3.94		0.129	2.61	5	11/21/2020 19:08	WG1580169
Molybdenum	0.747	J	0.132	3.26	5	11/21/2020 19:08	WG1580169
Nickel	62.5		0.257	3.26	5	11/21/2020 19:08	WG1580169
Selenium	0.489	J	0.235	3.26	5	11/21/2020 19:08	WG1580169
Silver	U		0.113	0.652	5	11/21/2020 19:08	WG1580169
Thallium	0.170	J	0.0848	2.61	5	11/21/2020 19:08	WG1580169
Vanadium	73.5		0.244	3.26	5	11/21/2020 19:08	WG1580169
Zinc	61.4		0.965	32.6	5	11/21/2020 19:08	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	U		0.956	5.22	1	11/24/2020 22:27	WG1581540
C22-C32 Hydrocarbons	U		1.73	5.22	1	11/24/2020 22:27	WG1581540
C32-C40 Hydrocarbons	U		1.73	5.22	1	11/24/2020 22:27	WG1581540
(S) o-Terphenyl	*92.6*			*18.0-148*		*11/24/2020 22:27*	WG1581540

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	87.3		1	11/23/2020 08:10	WG1580876

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	U		0.0206	0.0458	1	11/23/2020 08:37	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.190	3.44	5	11/21/2020 17:38	WG1580169
Arsenic	1.62		0.115	1.15	5	11/21/2020 17:38	WG1580169
Barium	115		0.174	2.86	5	11/21/2020 17:38	WG1580169
Beryllium	0.479	J	0.158	2.86	5	11/21/2020 17:38	WG1580169
Cadmium	0.232	J	0.0980	1.15	5	11/21/2020 17:38	WG1580169
Chromium	46.3		0.339	5.73	5	11/21/2020 17:38	WG1580169
Cobalt	17.0		0.0529	1.15	5	11/21/2020 17:38	WG1580169
Copper	26.4		0.151	5.73	5	11/21/2020 17:38	WG1580169
Lead	6.47		0.113	2.29	5	11/21/2020 17:38	WG1580169
Molybdenum	0.494	J	0.116	2.86	5	11/21/2020 17:38	WG1580169
Nickel	44.6		0.226	2.86	5	11/21/2020 17:38	WG1580169
Selenium	0.573	J	0.206	2.86	5	11/21/2020 17:38	WG1580169
Silver	U		0.0991	0.573	5	11/21/2020 17:38	WG1580169
Thallium	0.167	J	0.0745	2.29	5	11/21/2020 17:38	WG1580169
Vanadium	59.3		0.214	2.86	5	11/21/2020 17:38	WG1580169
Zinc	60.3		0.848	28.6	5	11/21/2020 17:38	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	0.888	J	0.840	4.58	1	11/24/2020 23:39	WG1581540
C22-C32 Hydrocarbons	2.97	J	1.52	4.58	1	11/24/2020 23:39	WG1581540
C32-C40 Hydrocarbons	2.02	J	1.52	4.58	1	11/24/2020 23:39	WG1581540
(S) o-Terphenyl	*87.7*			*18.0-148*		*11/24/2020 23:39*	WG1581540

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	91.4		1	11/23/2020 08:10	WG1580876

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0705		0.0197	0.0438	1	11/23/2020 08:40	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	0.396	J	0.182	3.28	5	11/21/2020 17:42	WG1580169
Arsenic	5.14		0.109	1.09	5	11/21/2020 17:42	WG1580169
Barium	317		0.166	2.74	5	11/21/2020 17:42	WG1580169
Beryllium	0.350	J	0.151	2.74	5	11/21/2020 17:42	WG1580169
Cadmium	0.804	J	0.0935	1.09	5	11/21/2020 17:42	WG1580169
Chromium	21.7		0.324	5.47	5	11/21/2020 17:42	WG1580169
Cobalt	9.21		0.0505	1.09	5	11/21/2020 17:42	WG1580169
Copper	27.2		0.144	5.47	5	11/21/2020 17:42	WG1580169
Lead	79.7		0.108	2.19	5	11/21/2020 17:42	WG1580169
Molybdenum	0.726	J	0.110	2.74	5	11/21/2020 17:42	WG1580169
Nickel	22.2		0.216	2.74	5	11/21/2020 17:42	WG1580169
Selenium	0.281	J	0.197	2.74	5	11/21/2020 17:42	WG1580169
Silver	0.118	J	0.0946	0.547	5	11/22/2020 17:16	WG1580169
Thallium	0.0934	J	0.0711	2.19	5	11/21/2020 17:42	WG1580169
Vanadium	37.6		0.205	2.74	5	11/21/2020 17:42	WG1580169
Zinc	255		0.810	27.4	5	11/21/2020 17:42	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	117	J	32.1	175	40	11/24/2020 23:54	WG1581540
C22-C32 Hydrocarbons	661		58.2	175	40	11/24/2020 23:54	WG1581540
C32-C40 Hydrocarbons	328		58.2	175	40	11/24/2020 23:54	WG1581540
(S) o-Terphenyl	*0.000*	J7		*18.0-148*		*11/24/2020 23:54*	WG1581540

Sample Narrative:

L1286255-08 WG1581540: Cannot run at lower dilution due to viscosity of extract

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	79.3		1	11/23/2020 08:10	WG1580876

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	U		0.0227	0.0504	1	11/23/2020 08:43	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.209	3.78	5	11/21/2020 17:45	WG1580169
Arsenic	1.49		0.126	1.26	5	11/21/2020 17:45	WG1580169
Barium	83.1		0.192	3.15	5	11/21/2020 17:45	WG1580169
Beryllium	0.417	J	0.174	3.15	5	11/21/2020 17:45	WG1580169
Cadmium	0.207	J	0.108	1.26	5	11/21/2020 17:45	WG1580169
Chromium	39.0		0.373	6.30	5	11/21/2020 17:45	WG1580169
Cobalt	11.4		0.0582	1.26	5	11/21/2020 17:45	WG1580169
Copper	18.2		0.166	6.30	5	11/21/2020 17:45	WG1580169
Lead	2.59		0.125	2.52	5	11/21/2020 17:45	WG1580169
Molybdenum	0.348	J	0.127	3.15	5	11/21/2020 17:45	WG1580169
Nickel	31.0		0.248	3.15	5	11/21/2020 17:45	WG1580169
Selenium	0.368	J	0.227	3.15	5	11/21/2020 17:45	WG1580169
Silver	U		0.109	0.630	5	11/21/2020 17:45	WG1580169
Thallium	0.116	J	0.0819	2.52	5	11/21/2020 17:45	WG1580169
Vanadium	43.5		0.236	3.15	5	11/21/2020 17:45	WG1580169
Zinc	33.7		0.933	31.5	5	11/21/2020 17:45	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	U		0.924	5.04	1	11/24/2020 22:56	WG1581540
C22-C32 Hydrocarbons	U		1.68	5.04	1	11/24/2020 22:56	WG1581540
C32-C40 Hydrocarbons	U		1.68	5.04	1	11/24/2020 22:56	WG1581540
(S) o-Terphenyl	*96.5*			*18.0-148*		*11/24/2020 22:56*	WG1581540

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	88.8		1	11/23/2020 08:10	WG1580876

Mercury by Method 7471A

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Mercury	0.0262	J	0.0203	0.0450	1	11/23/2020 08:45	WG1580345

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Antimony	U		0.187	3.38	5	11/21/2020 17:49	WG1580169
Arsenic	1.13		0.113	1.13	5	11/21/2020 17:49	WG1580169
Barium	96.8		0.171	2.82	5	11/21/2020 17:49	WG1580169
Beryllium	0.357	J	0.155	2.82	5	11/21/2020 17:49	WG1580169
Cadmium	0.151	J	0.0963	1.13	5	11/21/2020 17:49	WG1580169
Chromium	31.9		0.333	5.63	5	11/21/2020 17:49	WG1580169
Cobalt	12.1		0.0520	1.13	5	11/21/2020 17:49	WG1580169
Copper	16.8		0.149	5.63	5	11/21/2020 17:49	WG1580169
Lead	3.22		0.111	2.25	5	11/21/2020 17:49	WG1580169
Molybdenum	0.376	J	0.114	2.82	5	11/21/2020 17:49	WG1580169
Nickel	30.5		0.222	2.82	5	11/21/2020 17:49	WG1580169
Selenium	0.542	J	0.203	2.82	5	11/21/2020 17:49	WG1580169
Silver	U		0.0974	0.563	5	11/21/2020 17:49	WG1580169
Thallium	0.154	J	0.0732	2.25	5	11/21/2020 17:49	WG1580169
Vanadium	45.5		0.211	2.82	5	11/21/2020 17:49	WG1580169
Zinc	49.3		0.833	28.2	5	11/21/2020 17:49	WG1580169

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
C12-C22 Hydrocarbons	2.96	J	0.825	4.50	1	11/24/2020 23:10	WG1581540
C22-C32 Hydrocarbons	24.7		1.50	4.50	1	11/24/2020 23:10	WG1581540
C32-C40 Hydrocarbons	6.16		1.50	4.50	1	11/24/2020 23:10	WG1581540
(S) o-Terphenyl	*84.6*			*18.0-148*		*11/24/2020 23:10*	WG1581540

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	86.9		1	11/21/2020 01:53	WG1579968

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	0.0498	B J	0.0397	0.120	1.04	11/23/2020 02:52	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*93.4*			*77.0-120*		*11/23/2020 02:52*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0551	0.0754	1.18	11/21/2020 17:51	WG1580412
Acrylonitrile	U		0.00544	0.0188	1.18	11/21/2020 17:51	WG1580412
Benzene	U		0.000704	0.00151	1.18	11/21/2020 17:51	WG1580412
Bromobenzene	U		0.00135	0.0188	1.18	11/21/2020 17:51	WG1580412
Bromodichloromethane	U		0.00109	0.00377	1.18	11/21/2020 17:51	WG1580412
Bromoform	U		0.00176	0.0377	1.18	11/21/2020 17:51	WG1580412
Bromomethane	U		0.00296	0.0188	1.18	11/21/2020 17:51	WG1580412
n-Butylbenzene	U		0.00791	0.0188	1.18	11/21/2020 17:51	WG1580412
sec-Butylbenzene	U		0.00434	0.0188	1.18	11/21/2020 17:51	WG1580412
tert-Butylbenzene	U		0.00294	0.00754	1.18	11/21/2020 17:51	WG1580412
Carbon tetrachloride	U		0.00135	0.00754	1.18	11/21/2020 17:51	WG1580412
Chlorobenzene	U		0.000317	0.00377	1.18	11/21/2020 17:51	WG1580412
Chlorodibromomethane	U		0.000923	0.00377	1.18	11/21/2020 17:51	WG1580412
Chloroethane	U		0.00257	0.00754	1.18	11/21/2020 17:51	WG1580412
Chloroform	U		0.00156	0.00377	1.18	11/21/2020 17:51	WG1580412
Chloromethane	U		0.00656	0.0188	1.18	11/21/2020 17:51	WG1580412
2-Chlorotoluene	U		0.00130	0.00377	1.18	11/21/2020 17:51	WG1580412
4-Chlorotoluene	U		0.000679	0.00754	1.18	11/21/2020 17:51	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00588	0.0377	1.18	11/21/2020 17:51	WG1580412
1,2-Dibromoethane	U		0.000978	0.00377	1.18	11/21/2020 17:51	WG1580412
Dibromomethane	U		0.00113	0.00754	1.18	11/21/2020 17:51	WG1580412
1,2-Dichlorobenzene	U		0.000642	0.00754	1.18	11/21/2020 17:51	WG1580412
1,3-Dichlorobenzene	U		0.000905	0.00754	1.18	11/21/2020 17:51	WG1580412
1,4-Dichlorobenzene	U		0.00106	0.00754	1.18	11/21/2020 17:51	WG1580412
Dichlorodifluoromethane	U		0.00243	0.00377	1.18	11/21/2020 17:51	WG1580412
1,1-Dichloroethane	U		0.000740	0.00377	1.18	11/21/2020 17:51	WG1580412
1,2-Dichloroethane	U		0.000979	0.00377	1.18	11/21/2020 17:51	WG1580412
1,1-Dichloroethene	U		0.000914	0.00377	1.18	11/21/2020 17:51	WG1580412
cis-1,2-Dichloroethene	U		0.00111	0.00377	1.18	11/21/2020 17:51	WG1580412
trans-1,2-Dichloroethene	U		0.00157	0.00754	1.18	11/21/2020 17:51	WG1580412
1,2-Dichloropropane	U		0.00215	0.00754	1.18	11/21/2020 17:51	WG1580412
1,1-Dichloropropene	U		0.00122	0.00377	1.18	11/21/2020 17:51	WG1580412
1,3-Dichloropropane	U		0.000755	0.00754	1.18	11/21/2020 17:51	WG1580412
cis-1,3-Dichloropropene	U		0.00114	0.00377	1.18	11/21/2020 17:51	WG1580412
trans-1,3-Dichloropropene	U		0.00173	0.00754	1.18	11/21/2020 17:51	WG1580412
2,2-Dichloropropane	U		0.00208	0.00377	1.18	11/21/2020 17:51	WG1580412
Di-isopropyl ether	U		0.000619	0.00151	1.18	11/21/2020 17:51	WG1580412
Ethylbenzene	U		0.00111	0.00377	1.18	11/21/2020 17:51	WG1580412
Hexachloro-1,3-butadiene	U		0.00905	0.0377	1.18	11/21/2020 17:51	WG1580412
Isopropylbenzene	U		0.000642	0.00377	1.18	11/21/2020 17:51	WG1580412
p-Isopropyltoluene	U		0.00385	0.00754	1.18	11/21/2020 17:51	WG1580412
2-Butanone (MEK)	U		0.0957	0.151	1.18	11/21/2020 17:51	WG1580412
Methylene Chloride	0.0109	J	0.0100	0.0377	1.18	11/21/2020 17:51	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00344	0.0377	1.18	11/21/2020 17:51	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000528	0.00151	1.18	11/21/2020 17:51	WG1580412
Naphthalene	U		0.00736	0.0188	1.18	11/21/2020 17:51	WG1580412
n-Propylbenzene	U		0.00143	0.00754	1.18	11/21/2020 17:51	WG1580412
Styrene	U		0.000345	0.0188	1.18	11/21/2020 17:51	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00143	0.00377	1.18	11/21/2020 17:51	WG1580412
1,1,2,2-Tetrachloroethane	U		0.00105	0.00377	1.18	11/21/2020 17:51	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00114	0.00377	1.18	11/21/2020 17:51	WG1580412
Tetrachloroethene	U		0.00135	0.00377	1.18	11/21/2020 17:51	WG1580412
Toluene	U		0.00196	0.00754	1.18	11/21/2020 17:51	WG1580412
1,2,3-Trichlorobenzene	U		0.0111	0.0188	1.18	11/21/2020 17:51	WG1580412
1,2,4-Trichlorobenzene	U		0.00663	0.0188	1.18	11/21/2020 17:51	WG1580412
1,1,1-Trichloroethane	U		0.00139	0.00377	1.18	11/21/2020 17:51	WG1580412
1,1,2-Trichloroethane	U		0.000900	0.00377	1.18	11/21/2020 17:51	WG1580412
Trichloroethene	U		0.000880	0.00151	1.18	11/21/2020 17:51	WG1580412
Trichlorofluoromethane	U		0.00125	0.00377	1.18	11/21/2020 17:51	WG1580412
1,2,3-Trichloropropane	U		0.00244	0.0188	1.18	11/21/2020 17:51	WG1580412
1,2,4-Trimethylbenzene	U		0.00238	0.00754	1.18	11/21/2020 17:51	WG1580412
1,2,3-Trimethylbenzene	U		0.00238	0.00754	1.18	11/21/2020 17:51	WG1580412
1,3,5-Trimethylbenzene	U		0.00302	0.00754	1.18	11/21/2020 17:51	WG1580412
Vinyl chloride	U		0.00175	0.00377	1.18	11/21/2020 17:51	WG1580412
Xylenes, Total	U		0.00133	0.00980	1.18	11/21/2020 17:51	WG1580412
(S) Toluene-d8	*96.0*			*75.0-131*		*11/21/2020 17:51*	WG1580412
(S) 4-Bromofluorobenzene	*92.8*			*67.0-138*		*11/21/2020 17:51*	WG1580412
(S) 1,2-Dichloroethane-d4	*113*			*70.0-130*		*11/21/2020 17:51*	WG1580412

1 Cp
2 Tc
3 Ss
4 Cn
5 Ds
6 Sr
7 Qc
8 Gl
9 Al
10 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	88.4		1	11/21/2020 01:53	WG1579968

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	U		0.0401	0.121	1.07	11/23/2020 03:16	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*93.9*			*77.0-120*		*11/23/2020 03:16*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0518	0.0710	1.14	11/21/2020 18:10	WG1580412
Acrylonitrile	U		0.00513	0.0178	1.14	11/21/2020 18:10	WG1580412
Benzene	U		0.000663	0.00142	1.14	11/21/2020 18:10	WG1580412
Bromobenzene	U		0.00128	0.0178	1.14	11/21/2020 18:10	WG1580412
Bromodichloromethane	U		0.00103	0.00355	1.14	11/21/2020 18:10	WG1580412
Bromoform	U		0.00166	0.0355	1.14	11/21/2020 18:10	WG1580412
Bromomethane	U		0.00280	0.0178	1.14	11/21/2020 18:10	WG1580412
n-Butylbenzene	U		0.00746	0.0178	1.14	11/21/2020 18:10	WG1580412
sec-Butylbenzene	U		0.00409	0.0178	1.14	11/21/2020 18:10	WG1580412
tert-Butylbenzene	U		0.00277	0.00710	1.14	11/21/2020 18:10	WG1580412
Carbon tetrachloride	U		0.00127	0.00710	1.14	11/21/2020 18:10	WG1580412
Chlorobenzene	U		0.000298	0.00355	1.14	11/21/2020 18:10	WG1580412
Chlorodibromomethane	U		0.000870	0.00355	1.14	11/21/2020 18:10	WG1580412
Chloroethane	U		0.00242	0.00710	1.14	11/21/2020 18:10	WG1580412
Chloroform	U		0.00146	0.00355	1.14	11/21/2020 18:10	WG1580412
Chloromethane	U		0.00618	0.0178	1.14	11/21/2020 18:10	WG1580412
2-Chlorotoluene	U		0.00123	0.00355	1.14	11/21/2020 18:10	WG1580412
4-Chlorotoluene	U		0.000639	0.00710	1.14	11/21/2020 18:10	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00554	0.0355	1.14	11/21/2020 18:10	WG1580412
1,2-Dibromoethane	U		0.000921	0.00355	1.14	11/21/2020 18:10	WG1580412
Dibromomethane	U		0.00107	0.00710	1.14	11/21/2020 18:10	WG1580412
1,2-Dichlorobenzene	U		0.000604	0.00710	1.14	11/21/2020 18:10	WG1580412
1,3-Dichlorobenzene	U		0.000852	0.00710	1.14	11/21/2020 18:10	WG1580412
1,4-Dichlorobenzene	U		0.000994	0.00710	1.14	11/21/2020 18:10	WG1580412
Dichlorodifluoromethane	U		0.00229	0.00355	1.14	11/21/2020 18:10	WG1580412
1,1-Dichloroethane	U		0.000698	0.00355	1.14	11/21/2020 18:10	WG1580412
1,2-Dichloroethane	U		0.000922	0.00355	1.14	11/21/2020 18:10	WG1580412
1,1-Dichloroethene	U		0.000861	0.00355	1.14	11/21/2020 18:10	WG1580412
cis-1,2-Dichloroethene	U		0.00104	0.00355	1.14	11/21/2020 18:10	WG1580412
trans-1,2-Dichloroethene	U		0.00148	0.00710	1.14	11/21/2020 18:10	WG1580412
1,2-Dichloropropane	U		0.00202	0.00710	1.14	11/21/2020 18:10	WG1580412
1,1-Dichloropropene	U		0.00115	0.00355	1.14	11/21/2020 18:10	WG1580412
1,3-Dichloropropane	U		0.000711	0.00710	1.14	11/21/2020 18:10	WG1580412
cis-1,3-Dichloropropene	U		0.00108	0.00355	1.14	11/21/2020 18:10	WG1580412
trans-1,3-Dichloropropene	U		0.00162	0.00710	1.14	11/21/2020 18:10	WG1580412
2,2-Dichloropropane	U		0.00196	0.00355	1.14	11/21/2020 18:10	WG1580412
Di-isopropyl ether	U		0.000582	0.00142	1.14	11/21/2020 18:10	WG1580412
Ethylbenzene	U		0.00105	0.00355	1.14	11/21/2020 18:10	WG1580412
Hexachloro-1,3-butadiene	U		0.00852	0.0355	1.14	11/21/2020 18:10	WG1580412
Isopropylbenzene	U		0.000604	0.00355	1.14	11/21/2020 18:10	WG1580412
p-Isopropyltoluene	U		0.00363	0.00710	1.14	11/21/2020 18:10	WG1580412
2-Butanone (MEK)	U		0.0902	0.142	1.14	11/21/2020 18:10	WG1580412
Methylene Chloride	0.0107	J	0.00943	0.0355	1.14	11/21/2020 18:10	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00324	0.0355	1.14	11/21/2020 18:10	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000497	0.00142	1.14	11/21/2020 18:10	WG1580412
Naphthalene	U		0.00693	0.0178	1.14	11/21/2020 18:10	WG1580412
n-Propylbenzene	U		0.00135	0.00710	1.14	11/21/2020 18:10	WG1580412
Styrene	U		0.000325	0.0178	1.14	11/21/2020 18:10	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00135	0.00355	1.14	11/21/2020 18:10	WG1580412
1,1,2,2-Tetrachloroethane	U		0.000987	0.00355	1.14	11/21/2020 18:10	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00107	0.00355	1.14	11/21/2020 18:10	WG1580412
Tetrachloroethene	U		0.00127	0.00355	1.14	11/21/2020 18:10	WG1580412
Toluene	U		0.00184	0.00710	1.14	11/21/2020 18:10	WG1580412
1,2,3-Trichlorobenzene	U		0.0104	0.0178	1.14	11/21/2020 18:10	WG1580412
1,2,4-Trichlorobenzene	U		0.00626	0.0178	1.14	11/21/2020 18:10	WG1580412
1,1,1-Trichloroethane	U		0.00131	0.00355	1.14	11/21/2020 18:10	WG1580412
1,1,2-Trichloroethane	U		0.000849	0.00355	1.14	11/21/2020 18:10	WG1580412
Trichloroethene	U		0.000830	0.00142	1.14	11/21/2020 18:10	WG1580412
Trichlorofluoromethane	U		0.00118	0.00355	1.14	11/21/2020 18:10	WG1580412
1,2,3-Trichloropropane	U		0.00231	0.0178	1.14	11/21/2020 18:10	WG1580412
1,2,4-Trimethylbenzene	U		0.00224	0.00710	1.14	11/21/2020 18:10	WG1580412
1,2,3-Trimethylbenzene	U		0.00224	0.00710	1.14	11/21/2020 18:10	WG1580412
1,3,5-Trimethylbenzene	U		0.00284	0.00710	1.14	11/21/2020 18:10	WG1580412
Vinyl chloride	U		0.00164	0.00355	1.14	11/21/2020 18:10	WG1580412
Xylenes, Total	U		0.00125	0.00923	1.14	11/21/2020 18:10	WG1580412
(S) Toluene-d8	*95.8*			*75.0-131*		*11/21/2020 18:10*	WG1580412
(S) 4-Bromofluorobenzene	*93.3*			*67.0-138*		*11/21/2020 18:10*	WG1580412
(S) 1,2-Dichloroethane-d4	*113*			*70.0-130*		*11/21/2020 18:10*	WG1580412

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	89.2		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	0.0597	B J	0.0372	0.112	1	11/23/2020 04:08	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*93.8*			*77.0-120*		*11/23/2020 04:08*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0455	0.0623	1	11/21/2020 18:29	WG1580412
Acrylonitrile	U		0.00450	0.0156	1	11/21/2020 18:29	WG1580412
Benzene	U		0.000582	0.00125	1	11/21/2020 18:29	WG1580412
Bromobenzene	U		0.00112	0.0156	1	11/21/2020 18:29	WG1580412
Bromodichloromethane	U		0.000904	0.00312	1	11/21/2020 18:29	WG1580412
Bromoform	U		0.00146	0.0312	1	11/21/2020 18:29	WG1580412
Bromomethane	U		0.00246	0.0156	1	11/21/2020 18:29	WG1580412
n-Butylbenzene	U		0.00655	0.0156	1	11/21/2020 18:29	WG1580412
sec-Butylbenzene	U		0.00359	0.0156	1	11/21/2020 18:29	WG1580412
tert-Butylbenzene	U		0.00243	0.00623	1	11/21/2020 18:29	WG1580412
Carbon tetrachloride	U		0.00112	0.00623	1	11/21/2020 18:29	WG1580412
Chlorobenzene	U		0.000262	0.00312	1	11/21/2020 18:29	WG1580412
Chlorodibromomethane	U		0.000763	0.00312	1	11/21/2020 18:29	WG1580412
Chloroethane	U		0.00212	0.00623	1	11/21/2020 18:29	WG1580412
Chloroform	U		0.00128	0.00312	1	11/21/2020 18:29	WG1580412
Chloromethane	U		0.00542	0.0156	1	11/21/2020 18:29	WG1580412
2-Chlorotoluene	U		0.00108	0.00312	1	11/21/2020 18:29	WG1580412
4-Chlorotoluene	U		0.000561	0.00623	1	11/21/2020 18:29	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00486	0.0312	1	11/21/2020 18:29	WG1580412
1,2-Dibromoethane	U		0.000808	0.00312	1	11/21/2020 18:29	WG1580412
Dibromomethane	U		0.000935	0.00623	1	11/21/2020 18:29	WG1580412
1,2-Dichlorobenzene	U		0.000530	0.00623	1	11/21/2020 18:29	WG1580412
1,3-Dichlorobenzene	U		0.000748	0.00623	1	11/21/2020 18:29	WG1580412
1,4-Dichlorobenzene	U		0.000873	0.00623	1	11/21/2020 18:29	WG1580412
Dichlorodifluoromethane	U		0.00201	0.00312	1	11/21/2020 18:29	WG1580412
1,1-Dichloroethane	U		0.000612	0.00312	1	11/21/2020 18:29	WG1580412
1,2-Dichloroethane	U		0.000809	0.00312	1	11/21/2020 18:29	WG1580412
1,1-Dichloroethene	U		0.000756	0.00312	1	11/21/2020 18:29	WG1580412
cis-1,2-Dichloroethene	U		0.000915	0.00312	1	11/21/2020 18:29	WG1580412
trans-1,2-Dichloroethene	U		0.00130	0.00623	1	11/21/2020 18:29	WG1580412
1,2-Dichloropropane	U		0.00177	0.00623	1	11/21/2020 18:29	WG1580412
1,1-Dichloropropene	U		0.00101	0.00312	1	11/21/2020 18:29	WG1580412
1,3-Dichloropropane	U		0.000625	0.00623	1	11/21/2020 18:29	WG1580412
cis-1,3-Dichloropropene	U		0.000944	0.00312	1	11/21/2020 18:29	WG1580412
trans-1,3-Dichloropropene	U		0.00142	0.00623	1	11/21/2020 18:29	WG1580412
2,2-Dichloropropane	U		0.00172	0.00312	1	11/21/2020 18:29	WG1580412
Di-isopropyl ether	U		0.000511	0.00125	1	11/21/2020 18:29	WG1580412
Ethylbenzene	U		0.000919	0.00312	1	11/21/2020 18:29	WG1580412
Hexachloro-1,3-butadiene	U		0.00748	0.0312	1	11/21/2020 18:29	WG1580412
Isopropylbenzene	U		0.000530	0.00312	1	11/21/2020 18:29	WG1580412
p-Isopropyltoluene	U		0.00318	0.00623	1	11/21/2020 18:29	WG1580412
2-Butanone (MEK)	U		0.0792	0.125	1	11/21/2020 18:29	WG1580412
Methylene Chloride	U		0.00828	0.0312	1	11/21/2020 18:29	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00284	0.0312	1	11/21/2020 18:29	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000436	0.00125	1	11/21/2020 18:29	WG1580412
Naphthalene	U		0.00609	0.0156	1	11/21/2020 18:29	WG1580412
n-Propylbenzene	U		0.00118	0.00623	1	11/21/2020 18:29	WG1580412
Styrene	U		0.000286	0.0156	1	11/21/2020 18:29	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00118	0.00312	1	11/21/2020 18:29	WG1580412
1,1,2,2-Tetrachloroethane	U		0.000867	0.00312	1	11/21/2020 18:29	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.000940	0.00312	1	11/21/2020 18:29	WG1580412
Tetrachloroethene	U		0.00112	0.00312	1	11/21/2020 18:29	WG1580412
Toluene	U		0.00162	0.00623	1	11/21/2020 18:29	WG1580412
1,2,3-Trichlorobenzene	U		0.00914	0.0156	1	11/21/2020 18:29	WG1580412
1,2,4-Trichlorobenzene	U		0.00549	0.0156	1	11/21/2020 18:29	WG1580412
1,1,1-Trichloroethane	U		0.00115	0.00312	1	11/21/2020 18:29	WG1580412
1,1,2-Trichloroethane	U		0.000744	0.00312	1	11/21/2020 18:29	WG1580412
Trichloroethene	U		0.000728	0.00125	1	11/21/2020 18:29	WG1580412
Trichlorofluoromethane	U		0.00103	0.00312	1	11/21/2020 18:29	WG1580412
1,2,3-Trichloropropane	U		0.00202	0.0156	1	11/21/2020 18:29	WG1580412
1,2,4-Trimethylbenzene	U		0.00197	0.00623	1	11/21/2020 18:29	WG1580412
1,2,3-Trimethylbenzene	U		0.00197	0.00623	1	11/21/2020 18:29	WG1580412
1,3,5-Trimethylbenzene	U		0.00249	0.00623	1	11/21/2020 18:29	WG1580412
Vinyl chloride	U		0.00145	0.00312	1	11/21/2020 18:29	WG1580412
Xylenes, Total	U		0.00110	0.00811	1	11/21/2020 18:29	WG1580412
(S) Toluene-d8	*95.9*			*75.0-131*		*11/21/2020 18:29*	WG1580412
(S) 4-Bromofluorobenzene	*94.0*			*67.0-138*		*11/21/2020 18:29*	WG1580412
(S) 1,2-Dichloroethane-d4	*116*			*70.0-130*		*11/21/2020 18:29*	WG1580412

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	80.2		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	0.118	B J	0.0414	0.125	1	11/23/2020 04:31	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*95.7*			*77.0-120*		*11/23/2020 04:31*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0556	0.0761	1	11/21/2020 18:48	WG1580412
Acrylonitrile	U		0.00550	0.0190	1	11/21/2020 18:48	WG1580412
Benzene	U		0.000711	0.00152	1	11/21/2020 18:48	WG1580412
Bromobenzene	U		0.00137	0.0190	1	11/21/2020 18:48	WG1580412
Bromodichloromethane	U		0.00110	0.00381	1	11/21/2020 18:48	WG1580412
Bromoform	U		0.00178	0.0381	1	11/21/2020 18:48	WG1580412
Bromomethane	U		0.00300	0.0190	1	11/21/2020 18:48	WG1580412
n-Butylbenzene	U		0.00799	0.0190	1	11/21/2020 18:48	WG1580412
sec-Butylbenzene	U		0.00439	0.0190	1	11/21/2020 18:48	WG1580412
tert-Butylbenzene	U		0.00297	0.00761	1	11/21/2020 18:48	WG1580412
Carbon tetrachloride	U		0.00137	0.00761	1	11/21/2020 18:48	WG1580412
Chlorobenzene	U		0.000320	0.00381	1	11/21/2020 18:48	WG1580412
Chlorodibromomethane	U		0.000932	0.00381	1	11/21/2020 18:48	WG1580412
Chloroethane	U		0.00259	0.00761	1	11/21/2020 18:48	WG1580412
Chloroform	U		0.00157	0.00381	1	11/21/2020 18:48	WG1580412
Chloromethane	U		0.00662	0.0190	1	11/21/2020 18:48	WG1580412
2-Chlorotoluene	U		0.00132	0.00381	1	11/21/2020 18:48	WG1580412
4-Chlorotoluene	U		0.000685	0.00761	1	11/21/2020 18:48	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00594	0.0381	1	11/21/2020 18:48	WG1580412
1,2-Dibromoethane	U		0.000987	0.00381	1	11/21/2020 18:48	WG1580412
Dibromomethane	U		0.00114	0.00761	1	11/21/2020 18:48	WG1580412
1,2-Dichlorobenzene	U		0.000647	0.00761	1	11/21/2020 18:48	WG1580412
1,3-Dichlorobenzene	U		0.000914	0.00761	1	11/21/2020 18:48	WG1580412
1,4-Dichlorobenzene	U		0.00107	0.00761	1	11/21/2020 18:48	WG1580412
Dichlorodifluoromethane	U		0.00245	0.00381	1	11/21/2020 18:48	WG1580412
1,1-Dichloroethane	U		0.000748	0.00381	1	11/21/2020 18:48	WG1580412
1,2-Dichloroethane	U		0.000988	0.00381	1	11/21/2020 18:48	WG1580412
1,1-Dichloroethene	U		0.000923	0.00381	1	11/21/2020 18:48	WG1580412
cis-1,2-Dichloroethene	U		0.00112	0.00381	1	11/21/2020 18:48	WG1580412
trans-1,2-Dichloroethene	U		0.00158	0.00761	1	11/21/2020 18:48	WG1580412
1,2-Dichloropropane	U		0.00216	0.00761	1	11/21/2020 18:48	WG1580412
1,1-Dichloropropene	U		0.00123	0.00381	1	11/21/2020 18:48	WG1580412
1,3-Dichloropropane	U		0.000763	0.00761	1	11/21/2020 18:48	WG1580412
cis-1,3-Dichloropropene	U		0.00115	0.00381	1	11/21/2020 18:48	WG1580412
trans-1,3-Dichloropropene	U		0.00174	0.00761	1	11/21/2020 18:48	WG1580412
2,2-Dichloropropane	U		0.00210	0.00381	1	11/21/2020 18:48	WG1580412
Di-isopropyl ether	U		0.000624	0.00152	1	11/21/2020 18:48	WG1580412
Ethylbenzene	U		0.00112	0.00381	1	11/21/2020 18:48	WG1580412
Hexachloro-1,3-butadiene	U		0.00914	0.0381	1	11/21/2020 18:48	WG1580412
Isopropylbenzene	U		0.000647	0.00381	1	11/21/2020 18:48	WG1580412
p-Isopropyltoluene	U		0.00388	0.00761	1	11/21/2020 18:48	WG1580412
2-Butanone (MEK)	U		0.0967	0.152	1	11/21/2020 18:48	WG1580412
Methylene Chloride	U		0.0101	0.0381	1	11/21/2020 18:48	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00347	0.0381	1	11/21/2020 18:48	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000533	0.00152	1	11/21/2020 18:48	WG1580412
Naphthalene	U		0.00743	0.0190	1	11/21/2020 18:48	WG1580412
n-Propylbenzene	U		0.00145	0.00761	1	11/21/2020 18:48	WG1580412
Styrene	U		0.000349	0.0190	1	11/21/2020 18:48	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00144	0.00381	1	11/21/2020 18:48	WG1580412
1,1,2,2-Tetrachloroethane	U		0.00106	0.00381	1	11/21/2020 18:48	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00115	0.00381	1	11/21/2020 18:48	WG1580412
Tetrachloroethene	0.00180	J	0.00136	0.00381	1	11/21/2020 18:48	WG1580412
Toluene	U		0.00198	0.00761	1	11/21/2020 18:48	WG1580412
1,2,3-Trichlorobenzene	U		0.0112	0.0190	1	11/21/2020 18:48	WG1580412
1,2,4-Trichlorobenzene	U		0.00670	0.0190	1	11/21/2020 18:48	WG1580412
1,1,1-Trichloroethane	U		0.00141	0.00381	1	11/21/2020 18:48	WG1580412
1,1,2-Trichloroethane	U		0.000909	0.00381	1	11/21/2020 18:48	WG1580412
Trichloroethene	U		0.000889	0.00152	1	11/21/2020 18:48	WG1580412
Trichlorofluoromethane	U		0.00126	0.00381	1	11/21/2020 18:48	WG1580412
1,2,3-Trichloropropane	U		0.00247	0.0190	1	11/21/2020 18:48	WG1580412
1,2,4-Trimethylbenzene	U		0.00241	0.00761	1	11/21/2020 18:48	WG1580412
1,2,3-Trimethylbenzene	U		0.00241	0.00761	1	11/21/2020 18:48	WG1580412
1,3,5-Trimethylbenzene	U		0.00305	0.00761	1	11/21/2020 18:48	WG1580412
Vinyl chloride	U		0.00177	0.00381	1	11/21/2020 18:48	WG1580412
Xylenes, Total	U		0.00134	0.00990	1	11/21/2020 18:48	WG1580412
(S) Toluene-d8	*96.1*			*75.0-131*		*11/21/2020 18:48*	WG1580412
(S) 4-Bromofluorobenzene	*93.8*			*67.0-138*		*11/21/2020 18:48*	WG1580412
(S) 1,2-Dichloroethane-d4	*111*			*70.0-130*		*11/21/2020 18:48*	WG1580412

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	83.8		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	U		0.0396	0.119	1	11/23/2020 04:56	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*92.9*			*77.0-120*		*11/23/2020 04:56*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0511	0.0700	1	11/21/2020 19:07	WG1580412
Acrylonitrile	U		0.00506	0.0175	1	11/21/2020 19:07	WG1580412
Benzene	U		0.000654	0.00140	1	11/21/2020 19:07	WG1580412
Bromobenzene	U		0.00126	0.0175	1	11/21/2020 19:07	WG1580412
Bromodichloromethane	U		0.00102	0.00350	1	11/21/2020 19:07	WG1580412
Bromoform	U		0.00164	0.0350	1	11/21/2020 19:07	WG1580412
Bromomethane	U		0.00276	0.0175	1	11/21/2020 19:07	WG1580412
n-Butylbenzene	U		0.00735	0.0175	1	11/21/2020 19:07	WG1580412
sec-Butylbenzene	U		0.00403	0.0175	1	11/21/2020 19:07	WG1580412
tert-Butylbenzene	U		0.00273	0.00700	1	11/21/2020 19:07	WG1580412
Carbon tetrachloride	U		0.00126	0.00700	1	11/21/2020 19:07	WG1580412
Chlorobenzene	U		0.000294	0.00350	1	11/21/2020 19:07	WG1580412
Chlorodibromomethane	U		0.000857	0.00350	1	11/21/2020 19:07	WG1580412
Chloroethane	U		0.00238	0.00700	1	11/21/2020 19:07	WG1580412
Chloroform	U		0.00144	0.00350	1	11/21/2020 19:07	WG1580412
Chloromethane	U		0.00609	0.0175	1	11/21/2020 19:07	WG1580412
2-Chlorotoluene	U		0.00121	0.00350	1	11/21/2020 19:07	WG1580412
4-Chlorotoluene	U		0.000630	0.00700	1	11/21/2020 19:07	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00546	0.0350	1	11/21/2020 19:07	WG1580412
1,2-Dibromoethane	U		0.000908	0.00350	1	11/21/2020 19:07	WG1580412
Dibromomethane	U		0.00105	0.00700	1	11/21/2020 19:07	WG1580412
1,2-Dichlorobenzene	U		0.000595	0.00700	1	11/21/2020 19:07	WG1580412
1,3-Dichlorobenzene	U		0.000840	0.00700	1	11/21/2020 19:07	WG1580412
1,4-Dichlorobenzene	U		0.000981	0.00700	1	11/21/2020 19:07	WG1580412
Dichlorodifluoromethane	U		0.00226	0.00350	1	11/21/2020 19:07	WG1580412
1,1-Dichloroethane	U		0.000688	0.00350	1	11/21/2020 19:07	WG1580412
1,2-Dichloroethane	U		0.000909	0.00350	1	11/21/2020 19:07	WG1580412
1,1-Dichloroethene	U		0.000849	0.00350	1	11/21/2020 19:07	WG1580412
cis-1,2-Dichloroethene	U		0.00103	0.00350	1	11/21/2020 19:07	WG1580412
trans-1,2-Dichloroethene	U		0.00146	0.00700	1	11/21/2020 19:07	WG1580412
1,2-Dichloropropane	U		0.00199	0.00700	1	11/21/2020 19:07	WG1580412
1,1-Dichloropropene	U		0.00113	0.00350	1	11/21/2020 19:07	WG1580412
1,3-Dichloropropane	U		0.000702	0.00700	1	11/21/2020 19:07	WG1580412
cis-1,3-Dichloropropene	U		0.00106	0.00350	1	11/21/2020 19:07	WG1580412
trans-1,3-Dichloropropene	U		0.00160	0.00700	1	11/21/2020 19:07	WG1580412
2,2-Dichloropropane	U		0.00193	0.00350	1	11/21/2020 19:07	WG1580412
Di-isopropyl ether	U		0.000574	0.00140	1	11/21/2020 19:07	WG1580412
Ethylbenzene	U		0.00103	0.00350	1	11/21/2020 19:07	WG1580412
Hexachloro-1,3-butadiene	U		0.00840	0.0350	1	11/21/2020 19:07	WG1580412
Isopropylbenzene	U		0.000595	0.00350	1	11/21/2020 19:07	WG1580412
p-Isopropyltoluene	U		0.00357	0.00700	1	11/21/2020 19:07	WG1580412
2-Butanone (MEK)	U		0.0890	0.140	1	11/21/2020 19:07	WG1580412
Methylene Chloride	U		0.00930	0.0350	1	11/21/2020 19:07	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00319	0.0350	1	11/21/2020 19:07	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000490	0.00140	1	11/21/2020 19:07	WG1580412
Naphthalene	U		0.00684	0.0175	1	11/21/2020 19:07	WG1580412
n-Propylbenzene	U		0.00133	0.00700	1	11/21/2020 19:07	WG1580412
Styrene	U		0.000321	0.0175	1	11/21/2020 19:07	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00133	0.00350	1	11/21/2020 19:07	WG1580412
1,1,2,2-Tetrachloroethane	U		0.000974	0.00350	1	11/21/2020 19:07	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00106	0.00350	1	11/21/2020 19:07	WG1580412
Tetrachloroethene	U		0.00126	0.00350	1	11/21/2020 19:07	WG1580412
Toluene	U		0.00182	0.00700	1	11/21/2020 19:07	WG1580412
1,2,3-Trichlorobenzene	U		0.0103	0.0175	1	11/21/2020 19:07	WG1580412
1,2,4-Trichlorobenzene	U		0.00616	0.0175	1	11/21/2020 19:07	WG1580412
1,1,1-Trichloroethane	U		0.00129	0.00350	1	11/21/2020 19:07	WG1580412
1,1,2-Trichloroethane	U		0.000836	0.00350	1	11/21/2020 19:07	WG1580412
Trichloroethene	U		0.000818	0.00140	1	11/21/2020 19:07	WG1580412
Trichlorofluoromethane	U		0.00116	0.00350	1	11/21/2020 19:07	WG1580412
1,2,3-Trichloropropane	U		0.00227	0.0175	1	11/21/2020 19:07	WG1580412
1,2,4-Trimethylbenzene	U		0.00221	0.00700	1	11/21/2020 19:07	WG1580412
1,2,3-Trimethylbenzene	U		0.00221	0.00700	1	11/21/2020 19:07	WG1580412
1,3,5-Trimethylbenzene	U		0.00280	0.00700	1	11/21/2020 19:07	WG1580412
Vinyl chloride	U		0.00162	0.00350	1	11/21/2020 19:07	WG1580412
Xylenes, Total	U		0.00123	0.00911	1	11/21/2020 19:07	WG1580412
(S) Toluene-d8	*95.1*			*75.0-131*		*11/21/2020 19:07*	WG1580412
(S) 4-Bromofluorobenzene	*94.2*			*67.0-138*		*11/21/2020 19:07*	WG1580412
(S) 1,2-Dichloroethane-d4	*115*			*70.0-130*		*11/21/2020 19:07*	WG1580412

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	74.5		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	0.0876	B J	0.0446	0.134	1	11/23/2020 05:19	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*94.8*			*77.0-120*		*11/23/2020 05:19*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0639	0.0875	1	11/21/2020 19:26	WG1580412
Acrylonitrile	U		0.00632	0.0219	1	11/21/2020 19:26	WG1580412
Benzene	U		0.000818	0.00175	1	11/21/2020 19:26	WG1580412
Bromobenzene	U		0.00158	0.0219	1	11/21/2020 19:26	WG1580412
Bromodichloromethane	U		0.00127	0.00438	1	11/21/2020 19:26	WG1580412
Bromoform	U		0.00205	0.0438	1	11/21/2020 19:26	WG1580412
Bromomethane	U		0.00345	0.0219	1	11/21/2020 19:26	WG1580412
n-Butylbenzene	U		0.00919	0.0219	1	11/21/2020 19:26	WG1580412
sec-Butylbenzene	U		0.00504	0.0219	1	11/21/2020 19:26	WG1580412
tert-Butylbenzene	U		0.00341	0.00875	1	11/21/2020 19:26	WG1580412
Carbon tetrachloride	U		0.00157	0.00875	1	11/21/2020 19:26	WG1580412
Chlorobenzene	U		0.000368	0.00438	1	11/21/2020 19:26	WG1580412
Chlorodibromomethane	U		0.00107	0.00438	1	11/21/2020 19:26	WG1580412
Chloroethane	U		0.00298	0.00875	1	11/21/2020 19:26	WG1580412
Chloroform	U		0.00180	0.00438	1	11/21/2020 19:26	WG1580412
Chloromethane	U		0.00762	0.0219	1	11/21/2020 19:26	WG1580412
2-Chlorotoluene	U		0.00151	0.00438	1	11/21/2020 19:26	WG1580412
4-Chlorotoluene	U		0.000788	0.00875	1	11/21/2020 19:26	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00683	0.0438	1	11/21/2020 19:26	WG1580412
1,2-Dibromoethane	U		0.00113	0.00438	1	11/21/2020 19:26	WG1580412
Dibromomethane	U		0.00131	0.00875	1	11/21/2020 19:26	WG1580412
1,2-Dichlorobenzene	U		0.000744	0.00875	1	11/21/2020 19:26	WG1580412
1,3-Dichlorobenzene	U		0.00105	0.00875	1	11/21/2020 19:26	WG1580412
1,4-Dichlorobenzene	U		0.00123	0.00875	1	11/21/2020 19:26	WG1580412
Dichlorodifluoromethane	U		0.00282	0.00438	1	11/21/2020 19:26	WG1580412
1,1-Dichloroethane	U		0.000860	0.00438	1	11/21/2020 19:26	WG1580412
1,2-Dichloroethane	U		0.00114	0.00438	1	11/21/2020 19:26	WG1580412
1,1-Dichloroethene	U		0.00106	0.00438	1	11/21/2020 19:26	WG1580412
cis-1,2-Dichloroethene	U		0.00129	0.00438	1	11/21/2020 19:26	WG1580412
trans-1,2-Dichloroethene	U		0.00182	0.00875	1	11/21/2020 19:26	WG1580412
1,2-Dichloropropane	U		0.00249	0.00875	1	11/21/2020 19:26	WG1580412
1,1-Dichloropropene	U		0.00142	0.00438	1	11/21/2020 19:26	WG1580412
1,3-Dichloropropane	U		0.000877	0.00875	1	11/21/2020 19:26	WG1580412
cis-1,3-Dichloropropene	U		0.00133	0.00438	1	11/21/2020 19:26	WG1580412
trans-1,3-Dichloropropene	U		0.00200	0.00875	1	11/21/2020 19:26	WG1580412
2,2-Dichloropropane	U		0.00242	0.00438	1	11/21/2020 19:26	WG1580412
Di-isopropyl ether	U		0.000718	0.00175	1	11/21/2020 19:26	WG1580412
Ethylbenzene	U		0.00129	0.00438	1	11/21/2020 19:26	WG1580412
Hexachloro-1,3-butadiene	U		0.0105	0.0438	1	11/21/2020 19:26	WG1580412
Isopropylbenzene	U		0.000744	0.00438	1	11/21/2020 19:26	WG1580412
p-Isopropyltoluene	U		0.00446	0.00875	1	11/21/2020 19:26	WG1580412
2-Butanone (MEK)	U		0.111	0.175	1	11/21/2020 19:26	WG1580412
Methylene Chloride	U		0.0116	0.0438	1	11/21/2020 19:26	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00399	0.0438	1	11/21/2020 19:26	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000613	0.00175	1	11/21/2020 19:26	WG1580412
Naphthalene	U		0.00854	0.0219	1	11/21/2020 19:26	WG1580412
n-Propylbenzene	U		0.00166	0.00875	1	11/21/2020 19:26	WG1580412
Styrene	U		0.000401	0.0219	1	11/21/2020 19:26	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00166	0.00438	1	11/21/2020 19:26	WG1580412
1,1,2,2-Tetrachloroethane	U		0.00122	0.00438	1	11/21/2020 19:26	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00132	0.00438	1	11/21/2020 19:26	WG1580412
Tetrachloroethene	U		0.00157	0.00438	1	11/21/2020 19:26	WG1580412
Toluene	U		0.00228	0.00875	1	11/21/2020 19:26	WG1580412
1,2,3-Trichlorobenzene	U		0.0128	0.0219	1	11/21/2020 19:26	WG1580412
1,2,4-Trichlorobenzene	U		0.00770	0.0219	1	11/21/2020 19:26	WG1580412
1,1,1-Trichloroethane	U		0.00162	0.00438	1	11/21/2020 19:26	WG1580412
1,1,2-Trichloroethane	U		0.00105	0.00438	1	11/21/2020 19:26	WG1580412
Trichloroethene	U		0.00102	0.00175	1	11/21/2020 19:26	WG1580412
Trichlorofluoromethane	U		0.00145	0.00438	1	11/21/2020 19:26	WG1580412
1,2,3-Trichloropropane	U		0.00284	0.0219	1	11/21/2020 19:26	WG1580412
1,2,4-Trimethylbenzene	U		0.00277	0.00875	1	11/21/2020 19:26	WG1580412
1,2,3-Trimethylbenzene	U		0.00277	0.00875	1	11/21/2020 19:26	WG1580412
1,3,5-Trimethylbenzene	U		0.00350	0.00875	1	11/21/2020 19:26	WG1580412
Vinyl chloride	U		0.00203	0.00438	1	11/21/2020 19:26	WG1580412
Xylenes, Total	U		0.00154	0.0114	1	11/21/2020 19:26	WG1580412
(S) Toluene-d8	*95.9*			*75.0-131*		*11/21/2020 19:26*	WG1580412
(S) 4-Bromofluorobenzene	*94.8*			*67.0-138*		*11/21/2020 19:26*	WG1580412
(S) 1,2-Dichloroethane-d4	*117*			*70.0-130*		*11/21/2020 19:26*	WG1580412

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
TPHG C5 - C12	U		30.4	100	1	11/22/2020 14:55	WG1580561
(S) a,a,a-Trifluorotoluene(FID)	*95.7*			*78.0-120*		*11/22/2020 14:55*	WG1580561

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
Acetone	U		11.3	50.0	1	11/22/2020 03:04	WG1580362
Acrolein	U		2.54	50.0	1	11/22/2020 03:04	WG1580362
Acrylonitrile	U		0.671	10.0	1	11/22/2020 03:04	WG1580362
Benzene	0.0966	J	0.0941	1.00	1	11/22/2020 03:04	WG1580362
Bromobenzene	U		0.118	1.00	1	11/22/2020 03:04	WG1580362
Bromodichloromethane	U		0.136	1.00	1	11/22/2020 03:04	WG1580362
Bromoform	U		0.129	1.00	1	11/22/2020 03:04	WG1580362
Bromomethane	U		0.605	5.00	1	11/22/2020 03:04	WG1580362
n-Butylbenzene	U		0.157	1.00	1	11/22/2020 03:04	WG1580362
sec-Butylbenzene	U		0.125	1.00	1	11/22/2020 03:04	WG1580362
tert-Butylbenzene	U		0.127	1.00	1	11/22/2020 03:04	WG1580362
Carbon tetrachloride	U		0.128	1.00	1	11/22/2020 03:04	WG1580362
Chlorobenzene	U		0.116	1.00	1	11/22/2020 03:04	WG1580362
Chlorodibromomethane	U		0.140	1.00	1	11/22/2020 03:04	WG1580362
Chloroethane	U		0.192	5.00	1	11/22/2020 03:04	WG1580362
Chloroform	0.641	J	0.111	5.00	1	11/22/2020 03:04	WG1580362
Chloromethane	U		0.960	2.50	1	11/22/2020 03:04	WG1580362
2-Chlorotoluene	U	J4	0.106	1.00	1	11/22/2020 03:04	WG1580362
4-Chlorotoluene	U		0.114	1.00	1	11/22/2020 03:04	WG1580362
1,2-Dibromo-3-Chloropropane	U		0.276	5.00	1	11/22/2020 03:04	WG1580362
1,2-Dibromoethane	U		0.126	1.00	1	11/22/2020 03:04	WG1580362
Dibromomethane	U		0.122	1.00	1	11/22/2020 03:04	WG1580362
1,2-Dichlorobenzene	U		0.107	1.00	1	11/22/2020 03:04	WG1580362
1,3-Dichlorobenzene	U		0.110	1.00	1	11/22/2020 03:04	WG1580362
1,4-Dichlorobenzene	U		0.120	1.00	1	11/22/2020 03:04	WG1580362
Dichlorodifluoromethane	U		0.374	5.00	1	11/22/2020 03:04	WG1580362
1,1-Dichloroethane	U		0.100	1.00	1	11/22/2020 03:04	WG1580362
1,2-Dichloroethane	U		0.0819	1.00	1	11/22/2020 03:04	WG1580362
1,1-Dichloroethene	U		0.188	1.00	1	11/22/2020 03:04	WG1580362
cis-1,2-Dichloroethene	U		0.126	1.00	1	11/22/2020 03:04	WG1580362
trans-1,2-Dichloroethene	U		0.149	1.00	1	11/22/2020 03:04	WG1580362
1,2-Dichloropropane	U		0.149	1.00	1	11/22/2020 03:04	WG1580362
1,1-Dichloropropene	U		0.142	1.00	1	11/22/2020 03:04	WG1580362
1,3-Dichloropropane	U		0.110	1.00	1	11/22/2020 03:04	WG1580362
cis-1,3-Dichloropropene	U		0.111	1.00	1	11/22/2020 03:04	WG1580362
trans-1,3-Dichloropropene	U		0.118	1.00	1	11/22/2020 03:04	WG1580362
2,2-Dichloropropane	U		0.161	1.00	1	11/22/2020 03:04	WG1580362
Di-isopropyl ether	U		0.105	1.00	1	11/22/2020 03:04	WG1580362
Ethylbenzene	U		0.137	1.00	1	11/22/2020 03:04	WG1580362
Hexachloro-1,3-butadiene	U		0.337	1.00	1	11/22/2020 03:04	WG1580362
Isopropylbenzene	U		0.105	1.00	1	11/22/2020 03:04	WG1580362
p-Isopropyltoluene	U		0.120	1.00	1	11/22/2020 03:04	WG1580362
2-Butanone (MEK)	U		1.19	10.0	1	11/22/2020 03:04	WG1580362
Methylene Chloride	U		0.430	5.00	1	11/22/2020 03:04	WG1580362
4-Methyl-2-pentanone (MIBK)	U		0.478	10.0	1	11/22/2020 03:04	WG1580362
Methyl tert-butyl ether	U		0.101	1.00	1	11/22/2020 03:04	WG1580362
Naphthalene	U		1.00	5.00	1	11/22/2020 03:04	WG1580362
n-Propylbenzene	U	J4	0.0993	1.00	1	11/22/2020 03:04	WG1580362
Styrene	U		0.118	1.00	1	11/22/2020 03:04	WG1580362

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	ug/l		ug/l	ug/l		date / time	
1,1,1,2-Tetrachloroethane	U		0.147	1.00	1	11/22/2020 03:04	WG1580362
1,1,2,2-Tetrachloroethane	U	J4	0.133	1.00	1	11/22/2020 03:04	WG1580362
1,1,2-Trichlorotrifluoroethane	U		0.180	1.00	1	11/22/2020 03:04	WG1580362
Tetrachloroethene	1.52		0.300	1.00	1	11/22/2020 03:04	WG1580362
Toluene	U		0.278	1.00	1	11/22/2020 03:04	WG1580362
1,2,3-Trichlorobenzene	U		0.230	1.00	1	11/22/2020 03:04	WG1580362
1,2,4-Trichlorobenzene	U		0.481	1.00	1	11/22/2020 03:04	WG1580362
1,1,1-Trichloroethane	U		0.149	1.00	1	11/22/2020 03:04	WG1580362
1,1,2-Trichloroethane	U		0.158	1.00	1	11/22/2020 03:04	WG1580362
Trichloroethene	0.310	J	0.190	1.00	1	11/22/2020 03:04	WG1580362
Trichlorofluoromethane	1.06	J	0.160	5.00	1	11/22/2020 03:04	WG1580362
1,2,3-Trichloropropane	U		0.237	2.50	1	11/22/2020 03:04	WG1580362
1,2,4-Trimethylbenzene	U		0.322	1.00	1	11/22/2020 03:04	WG1580362
1,2,3-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 03:04	WG1580362
1,3,5-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 03:04	WG1580362
Vinyl chloride	U		0.234	1.00	1	11/22/2020 03:04	WG1580362
Xylenes, Total	0.387	J	0.174	3.00	1	11/22/2020 03:04	WG1580362
(S) Toluene-d8	*101*			*80.0-120*		*11/22/2020 03:04*	WG1580362
(S) 4-Bromofluorobenzene	*91.6*			*77.0-126*		*11/22/2020 03:04*	WG1580362
(S) 1,2-Dichloroethane-d4	*88.0*			*70.0-130*		*11/22/2020 03:04*	WG1580362

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	84.7		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	U		0.0392	0.118	1	11/23/2020 05:42	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*93.6*			*77.0-120*		*11/23/2020 05:42*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0643	0.0881	1.34	11/21/2020 19:45	WG1580412
Acrylonitrile	U		0.00637	0.0221	1.34	11/21/2020 19:45	WG1580412
Benzene	U		0.000823	0.00176	1.34	11/21/2020 19:45	WG1580412
Bromobenzene	U		0.00159	0.0221	1.34	11/21/2020 19:45	WG1580412
Bromodichloromethane	U		0.00128	0.00441	1.34	11/21/2020 19:45	WG1580412
Bromoform	U		0.00206	0.0441	1.34	11/21/2020 19:45	WG1580412
Bromomethane	U		0.00347	0.0221	1.34	11/21/2020 19:45	WG1580412
n-Butylbenzene	U		0.00926	0.0221	1.34	11/21/2020 19:45	WG1580412
sec-Butylbenzene	U		0.00508	0.0221	1.34	11/21/2020 19:45	WG1580412
tert-Butylbenzene	U		0.00343	0.00881	1.34	11/21/2020 19:45	WG1580412
Carbon tetrachloride	U		0.00158	0.00881	1.34	11/21/2020 19:45	WG1580412
Chlorobenzene	U		0.000370	0.00441	1.34	11/21/2020 19:45	WG1580412
Chlorodibromomethane	U		0.00108	0.00441	1.34	11/21/2020 19:45	WG1580412
Chloroethane	U		0.00300	0.00881	1.34	11/21/2020 19:45	WG1580412
Chloroform	U		0.00182	0.00441	1.34	11/21/2020 19:45	WG1580412
Chloromethane	U		0.00767	0.0221	1.34	11/21/2020 19:45	WG1580412
2-Chlorotoluene	U		0.00153	0.00441	1.34	11/21/2020 19:45	WG1580412
4-Chlorotoluene	U		0.000793	0.00881	1.34	11/21/2020 19:45	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00688	0.0441	1.34	11/21/2020 19:45	WG1580412
1,2-Dibromoethane	U		0.00114	0.00441	1.34	11/21/2020 19:45	WG1580412
Dibromomethane	U		0.00133	0.00881	1.34	11/21/2020 19:45	WG1580412
1,2-Dichlorobenzene	U		0.000750	0.00881	1.34	11/21/2020 19:45	WG1580412
1,3-Dichlorobenzene	U		0.00106	0.00881	1.34	11/21/2020 19:45	WG1580412
1,4-Dichlorobenzene	U		0.00123	0.00881	1.34	11/21/2020 19:45	WG1580412
Dichlorodifluoromethane	U		0.00284	0.00441	1.34	11/21/2020 19:45	WG1580412
1,1-Dichloroethane	U		0.000865	0.00441	1.34	11/21/2020 19:45	WG1580412
1,2-Dichloroethane	U		0.00114	0.00441	1.34	11/21/2020 19:45	WG1580412
1,1-Dichloroethene	U		0.00107	0.00441	1.34	11/21/2020 19:45	WG1580412
cis-1,2-Dichloroethene	U		0.00129	0.00441	1.34	11/21/2020 19:45	WG1580412
trans-1,2-Dichloroethene	U		0.00183	0.00881	1.34	11/21/2020 19:45	WG1580412
1,2-Dichloropropane	U		0.00250	0.00881	1.34	11/21/2020 19:45	WG1580412
1,1-Dichloropropene	U		0.00142	0.00441	1.34	11/21/2020 19:45	WG1580412
1,3-Dichloropropane	U		0.000883	0.00881	1.34	11/21/2020 19:45	WG1580412
cis-1,3-Dichloropropene	U		0.00133	0.00441	1.34	11/21/2020 19:45	WG1580412
trans-1,3-Dichloropropene	U		0.00201	0.00881	1.34	11/21/2020 19:45	WG1580412
2,2-Dichloropropane	U		0.00243	0.00441	1.34	11/21/2020 19:45	WG1580412
Di-isopropyl ether	U		0.000722	0.00176	1.34	11/21/2020 19:45	WG1580412
Ethylbenzene	U		0.00130	0.00441	1.34	11/21/2020 19:45	WG1580412
Hexachloro-1,3-butadiene	U		0.0106	0.0441	1.34	11/21/2020 19:45	WG1580412
Isopropylbenzene	U		0.000750	0.00441	1.34	11/21/2020 19:45	WG1580412
p-Isopropyltoluene	U		0.00450	0.00881	1.34	11/21/2020 19:45	WG1580412
2-Butanone (MEK)	U		0.112	0.176	1.34	11/21/2020 19:45	WG1580412
Methylene Chloride	U		0.0117	0.0441	1.34	11/21/2020 19:45	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00402	0.0441	1.34	11/21/2020 19:45	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000617	0.00176	1.34	11/21/2020 19:45	WG1580412
Naphthalene	U		0.00860	0.0221	1.34	11/21/2020 19:45	WG1580412
n-Propylbenzene	U		0.00167	0.00881	1.34	11/21/2020 19:45	WG1580412
Styrene	U		0.000404	0.0221	1.34	11/21/2020 19:45	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00167	0.00441	1.34	11/21/2020 19:45	WG1580412
1,1,2,2-Tetrachloroethane	U		0.00122	0.00441	1.34	11/21/2020 19:45	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00133	0.00441	1.34	11/21/2020 19:45	WG1580412
Tetrachloroethene	U		0.00158	0.00441	1.34	11/21/2020 19:45	WG1580412
Toluene	U		0.00229	0.00881	1.34	11/21/2020 19:45	WG1580412
1,2,3-Trichlorobenzene	U		0.0129	0.0221	1.34	11/21/2020 19:45	WG1580412
1,2,4-Trichlorobenzene	U		0.00776	0.0221	1.34	11/21/2020 19:45	WG1580412
1,1,1-Trichloroethane	U		0.00163	0.00441	1.34	11/21/2020 19:45	WG1580412
1,1,2-Trichloroethane	U		0.00105	0.00441	1.34	11/21/2020 19:45	WG1580412
Trichloroethene	U		0.00103	0.00176	1.34	11/21/2020 19:45	WG1580412
Trichlorofluoromethane	U		0.00146	0.00441	1.34	11/21/2020 19:45	WG1580412
1,2,3-Trichloropropane	U		0.00285	0.0221	1.34	11/21/2020 19:45	WG1580412
1,2,4-Trimethylbenzene	U		0.00279	0.00881	1.34	11/21/2020 19:45	WG1580412
1,2,3-Trimethylbenzene	U		0.00279	0.00881	1.34	11/21/2020 19:45	WG1580412
1,3,5-Trimethylbenzene	U		0.00352	0.00881	1.34	11/21/2020 19:45	WG1580412
Vinyl chloride	U		0.00204	0.00441	1.34	11/21/2020 19:45	WG1580412
Xylenes, Total	U		0.00155	0.0115	1.34	11/21/2020 19:45	WG1580412
(S) Toluene-d8	*96.3*			*75.0-131*		*11/21/2020 19:45*	WG1580412
(S) 4-Bromofluorobenzene	*94.9*			*67.0-138*		*11/21/2020 19:45*	WG1580412
(S) 1,2-Dichloroethane-d4	*114*			*70.0-130*		*11/21/2020 19:45*	WG1580412

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
TPHG C5 - C12	34.5	B J	30.4	100	1	11/22/2020 15:17	WG1580561
(S) a,a,a-Trifluorotoluene(FID)	*96.1*			*78.0-120*		*11/22/2020 15:17*	WG1580561

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
Acetone	57.7		11.3	50.0	1	11/22/2020 03:26	WG1580362
Acrolein	U		2.54	50.0	1	11/22/2020 03:26	WG1580362
Acrylonitrile	U		0.671	10.0	1	11/22/2020 03:26	WG1580362
Benzene	0.350	J	0.0941	1.00	1	11/22/2020 03:26	WG1580362
Bromobenzene	U		0.118	1.00	1	11/22/2020 03:26	WG1580362
Bromodichloromethane	U		0.136	1.00	1	11/22/2020 03:26	WG1580362
Bromoform	U		0.129	1.00	1	11/22/2020 03:26	WG1580362
Bromomethane	U		0.605	5.00	1	11/22/2020 03:26	WG1580362
n-Butylbenzene	U		0.157	1.00	1	11/22/2020 03:26	WG1580362
sec-Butylbenzene	U		0.125	1.00	1	11/22/2020 03:26	WG1580362
tert-Butylbenzene	U		0.127	1.00	1	11/22/2020 03:26	WG1580362
Carbon tetrachloride	U		0.128	1.00	1	11/22/2020 03:26	WG1580362
Chlorobenzene	U		0.116	1.00	1	11/22/2020 03:26	WG1580362
Chlorodibromomethane	U		0.140	1.00	1	11/22/2020 03:26	WG1580362
Chloroethane	U		0.192	5.00	1	11/22/2020 03:26	WG1580362
Chloroform	0.376	J	0.111	5.00	1	11/22/2020 03:26	WG1580362
Chloromethane	U		0.960	2.50	1	11/22/2020 03:26	WG1580362
2-Chlorotoluene	U	J4	0.106	1.00	1	11/22/2020 03:26	WG1580362
4-Chlorotoluene	U		0.114	1.00	1	11/22/2020 03:26	WG1580362
1,2-Dibromo-3-Chloropropane	U		0.276	5.00	1	11/22/2020 03:26	WG1580362
1,2-Dibromoethane	U		0.126	1.00	1	11/22/2020 03:26	WG1580362
Dibromomethane	U		0.122	1.00	1	11/22/2020 03:26	WG1580362
1,2-Dichlorobenzene	U		0.107	1.00	1	11/22/2020 03:26	WG1580362
1,3-Dichlorobenzene	U		0.110	1.00	1	11/22/2020 03:26	WG1580362
1,4-Dichlorobenzene	U		0.120	1.00	1	11/22/2020 03:26	WG1580362
Dichlorodifluoromethane	U		0.374	5.00	1	11/22/2020 03:26	WG1580362
1,1-Dichloroethane	U		0.100	1.00	1	11/22/2020 03:26	WG1580362
1,2-Dichloroethane	U		0.0819	1.00	1	11/22/2020 03:26	WG1580362
1,1-Dichloroethene	U		0.188	1.00	1	11/22/2020 03:26	WG1580362
cis-1,2-Dichloroethene	U		0.126	1.00	1	11/22/2020 03:26	WG1580362
trans-1,2-Dichloroethene	U		0.149	1.00	1	11/22/2020 03:26	WG1580362
1,2-Dichloropropane	U		0.149	1.00	1	11/22/2020 03:26	WG1580362
1,1-Dichloropropene	U		0.142	1.00	1	11/22/2020 03:26	WG1580362
1,3-Dichloropropane	U		0.110	1.00	1	11/22/2020 03:26	WG1580362
cis-1,3-Dichloropropene	U		0.111	1.00	1	11/22/2020 03:26	WG1580362
trans-1,3-Dichloropropene	U		0.118	1.00	1	11/22/2020 03:26	WG1580362
2,2-Dichloropropane	U		0.161	1.00	1	11/22/2020 03:26	WG1580362
Di-isopropyl ether	U		0.105	1.00	1	11/22/2020 03:26	WG1580362
Ethylbenzene	U		0.137	1.00	1	11/22/2020 03:26	WG1580362
Hexachloro-1,3-butadiene	U		0.337	1.00	1	11/22/2020 03:26	WG1580362
Isopropylbenzene	U		0.105	1.00	1	11/22/2020 03:26	WG1580362
p-Isopropyltoluene	U		0.120	1.00	1	11/22/2020 03:26	WG1580362
2-Butanone (MEK)	8.50	J	1.19	10.0	1	11/22/2020 03:26	WG1580362
Methylene Chloride	U		0.430	5.00	1	11/22/2020 03:26	WG1580362
4-Methyl-2-pentanone (MIBK)	0.595	J	0.478	10.0	1	11/22/2020 03:26	WG1580362
Methyl tert-butyl ether	U		0.101	1.00	1	11/22/2020 03:26	WG1580362
Naphthalene	U		1.00	5.00	1	11/22/2020 03:26	WG1580362
n-Propylbenzene	U	J4	0.0993	1.00	1	11/22/2020 03:26	WG1580362
Styrene	U		0.118	1.00	1	11/22/2020 03:26	WG1580362

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	ug/l		ug/l	ug/l		date / time	
1,1,1,2-Tetrachloroethane	U		0.147	1.00	1	11/22/2020 03:26	WG1580362
1,1,2,2-Tetrachloroethane	U	J4	0.133	1.00	1	11/22/2020 03:26	WG1580362
1,1,2-Trichlorotrifluoroethane	U		0.180	1.00	1	11/22/2020 03:26	WG1580362
Tetrachloroethene	0.427	J	0.300	1.00	1	11/22/2020 03:26	WG1580362
Toluene	0.330	J	0.278	1.00	1	11/22/2020 03:26	WG1580362
1,2,3-Trichlorobenzene	U		0.230	1.00	1	11/22/2020 03:26	WG1580362
1,2,4-Trichlorobenzene	U		0.481	1.00	1	11/22/2020 03:26	WG1580362
1,1,1-Trichloroethane	U		0.149	1.00	1	11/22/2020 03:26	WG1580362
1,1,2-Trichloroethane	U		0.158	1.00	1	11/22/2020 03:26	WG1580362
Trichloroethene	U		0.190	1.00	1	11/22/2020 03:26	WG1580362
Trichlorofluoromethane	U		0.160	5.00	1	11/22/2020 03:26	WG1580362
1,2,3-Trichloropropane	U		0.237	2.50	1	11/22/2020 03:26	WG1580362
1,2,4-Trimethylbenzene	U		0.322	1.00	1	11/22/2020 03:26	WG1580362
1,2,3-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 03:26	WG1580362
1,3,5-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 03:26	WG1580362
Vinyl chloride	U		0.234	1.00	1	11/22/2020 03:26	WG1580362
Xylenes, Total	0.302	J	0.174	3.00	1	11/22/2020 03:26	WG1580362
(S) Toluene-d8	*101*			*80.0-120*		*11/22/2020 03:26*	WG1580362
(S) 4-Bromofluorobenzene	*91.1*			*77.0-126*		*11/22/2020 03:26*	WG1580362
(S) 1,2-Dichloroethane-d4	*88.4*			*70.0-130*		*11/22/2020 03:26*	WG1580362

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	87.9		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	0.0634	B J	0.0430	0.130	1.14	11/23/2020 06:05	WG1580857
(S) a,a,a-Trifluorotoluene(FID)	*89.8*			*77.0-120*		*11/23/2020 06:05*	WG1580857

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.292	0.401	6.56	11/21/2020 20:04	WG1580412
Acrylonitrile	U		0.0289	0.100	6.56	11/21/2020 20:04	WG1580412
Benzene	U		0.00374	0.00801	6.56	11/21/2020 20:04	WG1580412
Bromobenzene	U		0.00721	0.100	6.56	11/21/2020 20:04	WG1580412
Bromodichloromethane	U		0.00581	0.0200	6.56	11/21/2020 20:04	WG1580412
Bromoform	U		0.00938	0.200	6.56	11/21/2020 20:04	WG1580412
Bromomethane	U		0.0158	0.100	6.56	11/21/2020 20:04	WG1580412
n-Butylbenzene	U		0.0420	0.100	6.56	11/21/2020 20:04	WG1580412
sec-Butylbenzene	U		0.0231	0.100	6.56	11/21/2020 20:04	WG1580412
tert-Butylbenzene	U		0.0156	0.0401	6.56	11/21/2020 20:04	WG1580412
Carbon tetrachloride	U		0.00719	0.0401	6.56	11/21/2020 20:04	WG1580412
Chlorobenzene	U		0.00169	0.0200	6.56	11/21/2020 20:04	WG1580412
Chlorodibromomethane	U		0.00490	0.0200	6.56	11/21/2020 20:04	WG1580412
Chloroethane	U		0.0137	0.0401	6.56	11/21/2020 20:04	WG1580412
Chloroform	U		0.00826	0.0200	6.56	11/21/2020 20:04	WG1580412
Chloromethane	U		0.0348	0.100	6.56	11/21/2020 20:04	WG1580412
2-Chlorotoluene	U		0.00692	0.0200	6.56	11/21/2020 20:04	WG1580412
4-Chlorotoluene	U		0.00360	0.0401	6.56	11/21/2020 20:04	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.0313	0.200	6.56	11/21/2020 20:04	WG1580412
1,2-Dibromoethane	U		0.00519	0.0200	6.56	11/21/2020 20:04	WG1580412
Dibromomethane	U		0.00601	0.0401	6.56	11/21/2020 20:04	WG1580412
1,2-Dichlorobenzene	U		0.00341	0.0401	6.56	11/21/2020 20:04	WG1580412
1,3-Dichlorobenzene	U		0.00481	0.0401	6.56	11/21/2020 20:04	WG1580412
1,4-Dichlorobenzene	U		0.00561	0.0401	6.56	11/21/2020 20:04	WG1580412
Dichlorodifluoromethane	U		0.0129	0.0200	6.56	11/21/2020 20:04	WG1580412
1,1-Dichloroethane	U		0.00393	0.0200	6.56	11/21/2020 20:04	WG1580412
1,2-Dichloroethane	U		0.00520	0.0200	6.56	11/21/2020 20:04	WG1580412
1,1-Dichloroethene	U		0.00486	0.0200	6.56	11/21/2020 20:04	WG1580412
cis-1,2-Dichloroethene	U		0.00589	0.0200	6.56	11/21/2020 20:04	WG1580412
trans-1,2-Dichloroethene	U		0.00833	0.0401	6.56	11/21/2020 20:04	WG1580412
1,2-Dichloropropane	U		0.0114	0.0401	6.56	11/21/2020 20:04	WG1580412
1,1-Dichloropropene	U		0.00648	0.0200	6.56	11/21/2020 20:04	WG1580412
1,3-Dichloropropane	U		0.00402	0.0401	6.56	11/21/2020 20:04	WG1580412
cis-1,3-Dichloropropene	U		0.00607	0.0200	6.56	11/21/2020 20:04	WG1580412
trans-1,3-Dichloropropene	U		0.00913	0.0401	6.56	11/21/2020 20:04	WG1580412
2,2-Dichloropropane	U		0.0111	0.0200	6.56	11/21/2020 20:04	WG1580412
Di-isopropyl ether	U		0.00329	0.00801	6.56	11/21/2020 20:04	WG1580412
Ethylbenzene	U		0.00590	0.0200	6.56	11/21/2020 20:04	WG1580412
Hexachloro-1,3-butadiene	U		0.0481	0.200	6.56	11/21/2020 20:04	WG1580412
Isopropylbenzene	U		0.00341	0.0200	6.56	11/21/2020 20:04	WG1580412
p-Isopropyltoluene	U		0.0204	0.0401	6.56	11/21/2020 20:04	WG1580412
2-Butanone (MEK)	U		0.509	0.801	6.56	11/21/2020 20:04	WG1580412
Methylene Chloride	0.0777	J	0.0532	0.200	6.56	11/21/2020 20:04	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.0183	0.200	6.56	11/21/2020 20:04	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.00281	0.00801	6.56	11/21/2020 20:04	WG1580412
Naphthalene	U		0.0391	0.100	6.56	11/21/2020 20:04	WG1580412
n-Propylbenzene	U		0.00761	0.0401	6.56	11/21/2020 20:04	WG1580412
Styrene	U		0.00183	0.100	6.56	11/21/2020 20:04	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00760	0.0200	6.56	11/21/2020 20:04	WG1580412
1,1,2,2-Tetrachloroethane	U		0.00557	0.0200	6.56	11/21/2020 20:04	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00604	0.0200	6.56	11/21/2020 20:04	WG1580412
Tetrachloroethene	U		0.00718	0.0200	6.56	11/21/2020 20:04	WG1580412
Toluene	U		0.0104	0.0401	6.56	11/21/2020 20:04	WG1580412
1,2,3-Trichlorobenzene	U		0.0587	0.100	6.56	11/21/2020 20:04	WG1580412
1,2,4-Trichlorobenzene	U		0.0353	0.100	6.56	11/21/2020 20:04	WG1580412
1,1,1-Trichloroethane	U		0.00739	0.0200	6.56	11/21/2020 20:04	WG1580412
1,1,2-Trichloroethane	U		0.00479	0.0200	6.56	11/21/2020 20:04	WG1580412
Trichloroethene	U		0.00468	0.00801	6.56	11/21/2020 20:04	WG1580412
Trichlorofluoromethane	U		0.00663	0.0200	6.56	11/21/2020 20:04	WG1580412
1,2,3-Trichloropropane	U		0.0129	0.100	6.56	11/21/2020 20:04	WG1580412
1,2,4-Trimethylbenzene	U		0.0127	0.0401	6.56	11/21/2020 20:04	WG1580412
1,2,3-Trimethylbenzene	U		0.0127	0.0401	6.56	11/21/2020 20:04	WG1580412
1,3,5-Trimethylbenzene	U		0.0160	0.0401	6.56	11/21/2020 20:04	WG1580412
Vinyl chloride	U		0.00929	0.0200	6.56	11/21/2020 20:04	WG1580412
Xylenes, Total	U		0.00705	0.0520	6.56	11/21/2020 20:04	WG1580412
(S) Toluene-d8	*91.8*			*75.0-131*		*11/21/2020 20:04*	WG1580412
(S) 4-Bromofluorobenzene	*97.5*			*67.0-138*		*11/21/2020 20:04*	WG1580412
(S) 1,2-Dichloroethane-d4	*114*			*70.0-130*		*11/21/2020 20:04*	WG1580412

Sample Narrative:

L1286255-20 WG1580412: Lowest possible dilution due to limited sample volume.

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
TPHG C5 - C12	U		30.4	100	1	11/22/2020 15:39	WG1580561
(S) a,a,a-Trifluorotoluene(FID)	*95.9*			*78.0-120*		*11/22/2020 15:39*	WG1580561

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
Acetone	U		11.3	50.0	1	11/22/2020 11:10	WG1580365
Acrolein	U		2.54	50.0	1	11/22/2020 11:10	WG1580365
Acrylonitrile	U		0.671	10.0	1	11/22/2020 11:10	WG1580365
Benzene	U		0.0941	1.00	1	11/22/2020 11:10	WG1580365
Bromobenzene	U		0.118	1.00	1	11/22/2020 11:10	WG1580365
Bromodichloromethane	U		0.136	1.00	1	11/22/2020 11:10	WG1580365
Bromoform	U		0.129	1.00	1	11/22/2020 11:10	WG1580365
Bromomethane	U		0.605	5.00	1	11/22/2020 11:10	WG1580365
n-Butylbenzene	U		0.157	1.00	1	11/22/2020 11:10	WG1580365
sec-Butylbenzene	U		0.125	1.00	1	11/22/2020 11:10	WG1580365
tert-Butylbenzene	U		0.127	1.00	1	11/22/2020 11:10	WG1580365
Carbon tetrachloride	U		0.128	1.00	1	11/22/2020 11:10	WG1580365
Chlorobenzene	U		0.116	1.00	1	11/22/2020 11:10	WG1580365
Chlorodibromomethane	U		0.140	1.00	1	11/22/2020 11:10	WG1580365
Chloroethane	U		0.192	5.00	1	11/22/2020 11:10	WG1580365
Chloroform	2.20	J	0.111	5.00	1	11/22/2020 11:10	WG1580365
Chloromethane	U		0.960	2.50	1	11/22/2020 11:10	WG1580365
2-Chlorotoluene	U		0.106	1.00	1	11/22/2020 11:10	WG1580365
4-Chlorotoluene	U		0.114	1.00	1	11/22/2020 11:10	WG1580365
1,2-Dibromo-3-Chloropropane	U		0.276	5.00	1	11/22/2020 11:10	WG1580365
1,2-Dibromoethane	U		0.126	1.00	1	11/22/2020 11:10	WG1580365
Dibromomethane	U		0.122	1.00	1	11/22/2020 11:10	WG1580365
1,2-Dichlorobenzene	U		0.107	1.00	1	11/22/2020 11:10	WG1580365
1,3-Dichlorobenzene	U		0.110	1.00	1	11/22/2020 11:10	WG1580365
1,4-Dichlorobenzene	U		0.120	1.00	1	11/22/2020 11:10	WG1580365
Dichlorodifluoromethane	U		0.374	5.00	1	11/22/2020 11:10	WG1580365
1,1-Dichloroethane	U		0.100	1.00	1	11/22/2020 11:10	WG1580365
1,2-Dichloroethane	U		0.0819	1.00	1	11/22/2020 11:10	WG1580365
1,1-Dichloroethene	U		0.188	1.00	1	11/22/2020 11:10	WG1580365
cis-1,2-Dichloroethene	U		0.126	1.00	1	11/22/2020 11:10	WG1580365
trans-1,2-Dichloroethene	U		0.149	1.00	1	11/22/2020 11:10	WG1580365
1,2-Dichloropropane	U		0.149	1.00	1	11/22/2020 11:10	WG1580365
1,1-Dichloropropene	U		0.142	1.00	1	11/22/2020 11:10	WG1580365
1,3-Dichloropropane	U		0.110	1.00	1	11/22/2020 11:10	WG1580365
cis-1,3-Dichloropropene	U		0.111	1.00	1	11/22/2020 11:10	WG1580365
trans-1,3-Dichloropropene	U		0.118	1.00	1	11/22/2020 11:10	WG1580365
2,2-Dichloropropane	U		0.161	1.00	1	11/22/2020 11:10	WG1580365
Di-isopropyl ether	U		0.105	1.00	1	11/22/2020 11:10	WG1580365
Ethylbenzene	U		0.137	1.00	1	11/22/2020 11:10	WG1580365
Hexachloro-1,3-butadiene	U		0.337	1.00	1	11/22/2020 11:10	WG1580365
Isopropylbenzene	U		0.105	1.00	1	11/22/2020 11:10	WG1580365
p-Isopropyltoluene	U		0.120	1.00	1	11/22/2020 11:10	WG1580365
2-Butanone (MEK)	U		1.19	10.0	1	11/22/2020 11:10	WG1580365
Methylene Chloride	U		0.430	5.00	1	11/22/2020 11:10	WG1580365
4-Methyl-2-pentanone (MIBK)	U		0.478	10.0	1	11/22/2020 11:10	WG1580365
Methyl tert-butyl ether	U		0.101	1.00	1	11/22/2020 11:10	WG1580365
Naphthalene	U		1.00	5.00	1	11/22/2020 11:10	WG1580365
n-Propylbenzene	U		0.0993	1.00	1	11/22/2020 11:10	WG1580365
Styrene	U		0.118	1.00	1	11/22/2020 11:10	WG1580365

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	ug/l		ug/l	ug/l		date / time	
1,1,1,2-Tetrachloroethane	U		0.147	1.00	1	11/22/2020 11:10	WG1580365
1,1,2,2-Tetrachloroethane	U		0.133	1.00	1	11/22/2020 11:10	WG1580365
1,1,2-Trichlorotrifluoroethane	U		0.180	1.00	1	11/22/2020 11:10	WG1580365
Tetrachloroethene	U		0.300	1.00	1	11/22/2020 11:10	WG1580365
Toluene	U		0.278	1.00	1	11/22/2020 11:10	WG1580365
1,2,3-Trichlorobenzene	U		0.230	1.00	1	11/22/2020 11:10	WG1580365
1,2,4-Trichlorobenzene	U		0.481	1.00	1	11/22/2020 11:10	WG1580365
1,1,1-Trichloroethane	U		0.149	1.00	1	11/22/2020 11:10	WG1580365
1,1,2-Trichloroethane	U		0.158	1.00	1	11/22/2020 11:10	WG1580365
Trichloroethene	U		0.190	1.00	1	11/22/2020 11:10	WG1580365
Trichlorofluoromethane	0.650	J	0.160	5.00	1	11/22/2020 11:10	WG1580365
1,2,3-Trichloropropane	U		0.237	2.50	1	11/22/2020 11:10	WG1580365
1,2,4-Trimethylbenzene	U		0.322	1.00	1	11/22/2020 11:10	WG1580365
1,2,3-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 11:10	WG1580365
1,3,5-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 11:10	WG1580365
Vinyl chloride	U		0.234	1.00	1	11/22/2020 11:10	WG1580365
Xylenes, Total	U		0.174	3.00	1	11/22/2020 11:10	WG1580365
(S) Toluene-d8	*106*			*80.0-120*		*11/22/2020 11:10*	WG1580365
(S) 4-Bromofluorobenzene	*95.6*			*77.0-126*		*11/22/2020 11:10*	WG1580365
(S) 1,2-Dichloroethane-d4	*112*			*70.0-130*		*11/22/2020 11:10*	WG1580365

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	76.5		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	0.123	B J	0.0434	0.131	1	11/24/2020 17:03	WG1582016
(S) a,a,a-Trifluorotoluene(FID)	*93.7*			*77.0-120*		*11/24/2020 17:03*	WG1582016

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0622	0.0852	1	11/21/2020 20:23	WG1580412
Acrylonitrile	U		0.00615	0.0213	1	11/21/2020 20:23	WG1580412
Benzene	U		0.000796	0.00170	1	11/21/2020 20:23	WG1580412
Bromobenzene	U		0.00153	0.0213	1	11/21/2020 20:23	WG1580412
Bromodichloromethane	U		0.00124	0.00426	1	11/21/2020 20:23	WG1580412
Bromoform	U		0.00199	0.0426	1	11/21/2020 20:23	WG1580412
Bromomethane	U		0.00336	0.0213	1	11/21/2020 20:23	WG1580412
n-Butylbenzene	U		0.00895	0.0213	1	11/21/2020 20:23	WG1580412
sec-Butylbenzene	U		0.00491	0.0213	1	11/21/2020 20:23	WG1580412
tert-Butylbenzene	U		0.00332	0.00852	1	11/21/2020 20:23	WG1580412
Carbon tetrachloride	U		0.00153	0.00852	1	11/21/2020 20:23	WG1580412
Chlorobenzene	U		0.000358	0.00426	1	11/21/2020 20:23	WG1580412
Chlorodibromomethane	U		0.00104	0.00426	1	11/21/2020 20:23	WG1580412
Chloroethane	U		0.00290	0.00852	1	11/21/2020 20:23	WG1580412
Chloroform	U		0.00176	0.00426	1	11/21/2020 20:23	WG1580412
Chloromethane	U		0.00741	0.0213	1	11/21/2020 20:23	WG1580412
2-Chlorotoluene	U		0.00147	0.00426	1	11/21/2020 20:23	WG1580412
4-Chlorotoluene	U		0.000767	0.00852	1	11/21/2020 20:23	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00665	0.0426	1	11/21/2020 20:23	WG1580412
1,2-Dibromoethane	U		0.00110	0.00426	1	11/21/2020 20:23	WG1580412
Dibromomethane	U		0.00128	0.00852	1	11/21/2020 20:23	WG1580412
1,2-Dichlorobenzene	U		0.000724	0.00852	1	11/21/2020 20:23	WG1580412
1,3-Dichlorobenzene	U		0.00102	0.00852	1	11/21/2020 20:23	WG1580412
1,4-Dichlorobenzene	U		0.00119	0.00852	1	11/21/2020 20:23	WG1580412
Dichlorodifluoromethane	U		0.00274	0.00426	1	11/21/2020 20:23	WG1580412
1,1-Dichloroethane	U		0.000837	0.00426	1	11/21/2020 20:23	WG1580412
1,2-Dichloroethane	U		0.00111	0.00426	1	11/21/2020 20:23	WG1580412
1,1-Dichloroethene	U		0.00103	0.00426	1	11/21/2020 20:23	WG1580412
cis-1,2-Dichloroethene	U		0.00125	0.00426	1	11/21/2020 20:23	WG1580412
trans-1,2-Dichloroethene	U		0.00177	0.00852	1	11/21/2020 20:23	WG1580412
1,2-Dichloropropane	U		0.00242	0.00852	1	11/21/2020 20:23	WG1580412
1,1-Dichloropropene	U		0.00138	0.00426	1	11/21/2020 20:23	WG1580412
1,3-Dichloropropane	U		0.000854	0.00852	1	11/21/2020 20:23	WG1580412
cis-1,3-Dichloropropene	U		0.00129	0.00426	1	11/21/2020 20:23	WG1580412
trans-1,3-Dichloropropene	U		0.00194	0.00852	1	11/21/2020 20:23	WG1580412
2,2-Dichloropropane	U		0.00235	0.00426	1	11/21/2020 20:23	WG1580412
Di-isopropyl ether	U		0.000699	0.00170	1	11/21/2020 20:23	WG1580412
Ethylbenzene	U		0.00126	0.00426	1	11/21/2020 20:23	WG1580412
Hexachloro-1,3-butadiene	U		0.0102	0.0426	1	11/21/2020 20:23	WG1580412
Isopropylbenzene	U		0.000724	0.00426	1	11/21/2020 20:23	WG1580412
p-Isopropyltoluene	U		0.00434	0.00852	1	11/21/2020 20:23	WG1580412
2-Butanone (MEK)	U		0.108	0.170	1	11/21/2020 20:23	WG1580412
Methylene Chloride	U		0.0113	0.0426	1	11/21/2020 20:23	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00388	0.0426	1	11/21/2020 20:23	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000596	0.00170	1	11/21/2020 20:23	WG1580412
Naphthalene	U		0.00832	0.0213	1	11/21/2020 20:23	WG1580412
n-Propylbenzene	U		0.00162	0.00852	1	11/21/2020 20:23	WG1580412
Styrene	U		0.000390	0.0213	1	11/21/2020 20:23	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00162	0.00426	1	11/21/2020 20:23	WG1580412
1,1,2,2-Tetrachloroethane	U		0.00118	0.00426	1	11/21/2020 20:23	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.00128	0.00426	1	11/21/2020 20:23	WG1580412
Tetrachloroethene	U		0.00153	0.00426	1	11/21/2020 20:23	WG1580412
Toluene	U		0.00222	0.00852	1	11/21/2020 20:23	WG1580412
1,2,3-Trichlorobenzene	U		0.0125	0.0213	1	11/21/2020 20:23	WG1580412
1,2,4-Trichlorobenzene	U		0.00750	0.0213	1	11/21/2020 20:23	WG1580412
1,1,1-Trichloroethane	U		0.00157	0.00426	1	11/21/2020 20:23	WG1580412
1,1,2-Trichloroethane	U		0.00102	0.00426	1	11/21/2020 20:23	WG1580412
Trichloroethene	U		0.000995	0.00170	1	11/21/2020 20:23	WG1580412
Trichlorofluoromethane	U		0.00141	0.00426	1	11/21/2020 20:23	WG1580412
1,2,3-Trichloropropane	U		0.00276	0.0213	1	11/21/2020 20:23	WG1580412
1,2,4-Trimethylbenzene	U		0.00269	0.00852	1	11/21/2020 20:23	WG1580412
1,2,3-Trimethylbenzene	U		0.00269	0.00852	1	11/21/2020 20:23	WG1580412
1,3,5-Trimethylbenzene	U		0.00341	0.00852	1	11/21/2020 20:23	WG1580412
Vinyl chloride	U		0.00198	0.00426	1	11/21/2020 20:23	WG1580412
Xylenes, Total	U		0.00150	0.0111	1	11/21/2020 20:23	WG1580412
(S) Toluene-d8	*94.9*			*75.0-131*		*11/21/2020 20:23*	WG1580412
(S) 4-Bromofluorobenzene	*91.4*			*67.0-138*		*11/21/2020 20:23*	WG1580412
(S) 1,2-Dichloroethane-d4	*112*			*70.0-130*		*11/21/2020 20:23*	WG1580412

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
TPHG C5 - C12	U		30.4	100	1	11/22/2020 16:10	WG1580561
(S) a,a,a-Trifluorotoluene(FID)	*95.9*			*78.0-120*		*11/22/2020 16:10*	WG1580561

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
Acetone	U		11.3	50.0	1	11/22/2020 11:31	WG1580365
Acrolein	U		2.54	50.0	1	11/22/2020 11:31	WG1580365
Acrylonitrile	U		0.671	10.0	1	11/22/2020 11:31	WG1580365
Benzene	U		0.0941	1.00	1	11/22/2020 11:31	WG1580365
Bromobenzene	U		0.118	1.00	1	11/22/2020 11:31	WG1580365
Bromodichloromethane	U		0.136	1.00	1	11/22/2020 11:31	WG1580365
Bromoform	U		0.129	1.00	1	11/22/2020 11:31	WG1580365
Bromomethane	U		0.605	5.00	1	11/22/2020 11:31	WG1580365
n-Butylbenzene	U		0.157	1.00	1	11/22/2020 11:31	WG1580365
sec-Butylbenzene	U		0.125	1.00	1	11/22/2020 11:31	WG1580365
tert-Butylbenzene	U		0.127	1.00	1	11/22/2020 11:31	WG1580365
Carbon tetrachloride	U		0.128	1.00	1	11/22/2020 11:31	WG1580365
Chlorobenzene	U		0.116	1.00	1	11/22/2020 11:31	WG1580365
Chlorodibromomethane	U		0.140	1.00	1	11/22/2020 11:31	WG1580365
Chloroethane	U		0.192	5.00	1	11/22/2020 11:31	WG1580365
Chloroform	7.69		0.111	5.00	1	11/22/2020 11:31	WG1580365
Chloromethane	U		0.960	2.50	1	11/22/2020 11:31	WG1580365
2-Chlorotoluene	U		0.106	1.00	1	11/22/2020 11:31	WG1580365
4-Chlorotoluene	U		0.114	1.00	1	11/22/2020 11:31	WG1580365
1,2-Dibromo-3-Chloropropane	U		0.276	5.00	1	11/22/2020 11:31	WG1580365
1,2-Dibromoethane	U		0.126	1.00	1	11/22/2020 11:31	WG1580365
Dibromomethane	U		0.122	1.00	1	11/22/2020 11:31	WG1580365
1,2-Dichlorobenzene	U		0.107	1.00	1	11/22/2020 11:31	WG1580365
1,3-Dichlorobenzene	U		0.110	1.00	1	11/22/2020 11:31	WG1580365
1,4-Dichlorobenzene	U		0.120	1.00	1	11/22/2020 11:31	WG1580365
Dichlorodifluoromethane	U		0.374	5.00	1	11/22/2020 11:31	WG1580365
1,1-Dichloroethane	U		0.100	1.00	1	11/22/2020 11:31	WG1580365
1,2-Dichloroethane	U		0.0819	1.00	1	11/22/2020 11:31	WG1580365
1,1-Dichloroethene	U		0.188	1.00	1	11/22/2020 11:31	WG1580365
cis-1,2-Dichloroethene	U		0.126	1.00	1	11/22/2020 11:31	WG1580365
trans-1,2-Dichloroethene	U		0.149	1.00	1	11/22/2020 11:31	WG1580365
1,2-Dichloropropane	U		0.149	1.00	1	11/22/2020 11:31	WG1580365
1,1-Dichloropropene	U		0.142	1.00	1	11/22/2020 11:31	WG1580365
1,3-Dichloropropane	U		0.110	1.00	1	11/22/2020 11:31	WG1580365
cis-1,3-Dichloropropene	U		0.111	1.00	1	11/22/2020 11:31	WG1580365
trans-1,3-Dichloropropene	U		0.118	1.00	1	11/22/2020 11:31	WG1580365
2,2-Dichloropropane	U		0.161	1.00	1	11/22/2020 11:31	WG1580365
Di-isopropyl ether	U		0.105	1.00	1	11/22/2020 11:31	WG1580365
Ethylbenzene	U		0.137	1.00	1	11/22/2020 11:31	WG1580365
Hexachloro-1,3-butadiene	U		0.337	1.00	1	11/22/2020 11:31	WG1580365
Isopropylbenzene	U		0.105	1.00	1	11/22/2020 11:31	WG1580365
p-Isopropyltoluene	U		0.120	1.00	1	11/22/2020 11:31	WG1580365
2-Butanone (MEK)	U		1.19	10.0	1	11/22/2020 11:31	WG1580365
Methylene Chloride	U		0.430	5.00	1	11/22/2020 11:31	WG1580365
4-Methyl-2-pentanone (MIBK)	U		0.478	10.0	1	11/22/2020 11:31	WG1580365
Methyl tert-butyl ether	U		0.101	1.00	1	11/22/2020 11:31	WG1580365
Naphthalene	U		1.00	5.00	1	11/22/2020 11:31	WG1580365
n-Propylbenzene	U		0.0993	1.00	1	11/22/2020 11:31	WG1580365
Styrene	U		0.118	1.00	1	11/22/2020 11:31	WG1580365

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	ug/l		ug/l	ug/l		date / time	
1,1,1,2-Tetrachloroethane	U		0.147	1.00	1	11/22/2020 11:31	WG1580365
1,1,2,2-Tetrachloroethane	U		0.133	1.00	1	11/22/2020 11:31	WG1580365
1,1,2-Trichlorotrifluoroethane	U		0.180	1.00	1	11/22/2020 11:31	WG1580365
Tetrachloroethene	U		0.300	1.00	1	11/22/2020 11:31	WG1580365
Toluene	U		0.278	1.00	1	11/22/2020 11:31	WG1580365
1,2,3-Trichlorobenzene	U		0.230	1.00	1	11/22/2020 11:31	WG1580365
1,2,4-Trichlorobenzene	U		0.481	1.00	1	11/22/2020 11:31	WG1580365
1,1,1-Trichloroethane	U		0.149	1.00	1	11/22/2020 11:31	WG1580365
1,1,2-Trichloroethane	U		0.158	1.00	1	11/22/2020 11:31	WG1580365
Trichloroethene	U		0.190	1.00	1	11/22/2020 11:31	WG1580365
Trichlorofluoromethane	11.2		0.160	5.00	1	11/22/2020 11:31	WG1580365
1,2,3-Trichloropropane	U		0.237	2.50	1	11/22/2020 11:31	WG1580365
1,2,4-Trimethylbenzene	U		0.322	1.00	1	11/22/2020 11:31	WG1580365
1,2,3-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 11:31	WG1580365
1,3,5-Trimethylbenzene	U		0.104	1.00	1	11/22/2020 11:31	WG1580365
Vinyl chloride	U		0.234	1.00	1	11/22/2020 11:31	WG1580365
Xylenes, Total	U		0.174	3.00	1	11/22/2020 11:31	WG1580365
(S) Toluene-d8	*105*			*80.0-120*		*11/22/2020 11:31*	WG1580365
(S) 4-Bromofluorobenzene	*97.6*			*77.0-126*		*11/22/2020 11:31*	WG1580365
(S) 1,2-Dichloroethane-d4	*112*			*70.0-130*		*11/22/2020 11:31*	WG1580365

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	87.8		1	11/21/2020 06:35	WG1579969

Volatile Organic Compounds (GC) by Method 8015

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPHG C5 - C12	0.0607	B J	0.0378	0.114	1	11/24/2020 17:26	WG1582016
(S) a,a,a-Trifluorotoluene(FID)	*94.0*			*77.0-120*		*11/24/2020 17:26*	WG1582016

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry)	Qualifier	MDL (dry)	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0466	0.0639	1	11/21/2020 20:42	WG1580412
Acrylonitrile	U		0.00461	0.0160	1	11/21/2020 20:42	WG1580412
Benzene	U		0.000596	0.00128	1	11/21/2020 20:42	WG1580412
Bromobenzene	U		0.00115	0.0160	1	11/21/2020 20:42	WG1580412
Bromodichloromethane	U		0.000926	0.00319	1	11/21/2020 20:42	WG1580412
Bromoform	U		0.00149	0.0319	1	11/21/2020 20:42	WG1580412
Bromomethane	U		0.00252	0.0160	1	11/21/2020 20:42	WG1580412
n-Butylbenzene	U		0.00671	0.0160	1	11/21/2020 20:42	WG1580412
sec-Butylbenzene	U		0.00368	0.0160	1	11/21/2020 20:42	WG1580412
tert-Butylbenzene	U		0.00249	0.00639	1	11/21/2020 20:42	WG1580412
Carbon tetrachloride	U		0.00115	0.00639	1	11/21/2020 20:42	WG1580412
Chlorobenzene	U		0.000268	0.00319	1	11/21/2020 20:42	WG1580412
Chlorodibromomethane	U		0.000782	0.00319	1	11/21/2020 20:42	WG1580412
Chloroethane	U		0.00217	0.00639	1	11/21/2020 20:42	WG1580412
Chloroform	U		0.00132	0.00319	1	11/21/2020 20:42	WG1580412
Chloromethane	U		0.00556	0.0160	1	11/21/2020 20:42	WG1580412
2-Chlorotoluene	U		0.00110	0.00319	1	11/21/2020 20:42	WG1580412
4-Chlorotoluene	U		0.000575	0.00639	1	11/21/2020 20:42	WG1580412
1,2-Dibromo-3-Chloropropane	U		0.00498	0.0319	1	11/21/2020 20:42	WG1580412
1,2-Dibromoethane	U		0.000828	0.00319	1	11/21/2020 20:42	WG1580412
Dibromomethane	U		0.000958	0.00639	1	11/21/2020 20:42	WG1580412
1,2-Dichlorobenzene	U		0.000543	0.00639	1	11/21/2020 20:42	WG1580412
1,3-Dichlorobenzene	U		0.000766	0.00639	1	11/21/2020 20:42	WG1580412
1,4-Dichlorobenzene	U		0.000894	0.00639	1	11/21/2020 20:42	WG1580412
Dichlorodifluoromethane	U		0.00206	0.00319	1	11/21/2020 20:42	WG1580412
1,1-Dichloroethane	U		0.000627	0.00319	1	11/21/2020 20:42	WG1580412
1,2-Dichloroethane	U		0.000829	0.00319	1	11/21/2020 20:42	WG1580412
1,1-Dichloroethene	U		0.000774	0.00319	1	11/21/2020 20:42	WG1580412
cis-1,2-Dichloroethene	U		0.000937	0.00319	1	11/21/2020 20:42	WG1580412
trans-1,2-Dichloroethene	U		0.00133	0.00639	1	11/21/2020 20:42	WG1580412
1,2-Dichloropropane	U		0.00181	0.00639	1	11/21/2020 20:42	WG1580412
1,1-Dichloropropene	U		0.00103	0.00319	1	11/21/2020 20:42	WG1580412
1,3-Dichloropropane	U		0.000640	0.00639	1	11/21/2020 20:42	WG1580412
cis-1,3-Dichloropropene	U		0.000967	0.00319	1	11/21/2020 20:42	WG1580412
trans-1,3-Dichloropropene	U		0.00146	0.00639	1	11/21/2020 20:42	WG1580412
2,2-Dichloropropane	U		0.00176	0.00319	1	11/21/2020 20:42	WG1580412
Di-isopropyl ether	U		0.000524	0.00128	1	11/21/2020 20:42	WG1580412
Ethylbenzene	U		0.000941	0.00319	1	11/21/2020 20:42	WG1580412
Hexachloro-1,3-butadiene	U		0.00766	0.0319	1	11/21/2020 20:42	WG1580412
Isopropylbenzene	U		0.000543	0.00319	1	11/21/2020 20:42	WG1580412
p-Isopropyltoluene	U		0.00326	0.00639	1	11/21/2020 20:42	WG1580412
2-Butanone (MEK)	U		0.0811	0.128	1	11/21/2020 20:42	WG1580412
Methylene Chloride	U		0.00848	0.0319	1	11/21/2020 20:42	WG1580412
4-Methyl-2-pentanone (MIBK)	U		0.00291	0.0319	1	11/21/2020 20:42	WG1580412

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result (dry) mg/kg	Qualifier	MDL (dry) mg/kg	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Methyl tert-butyl ether	U		0.000447	0.00128	1	11/21/2020 20:42	WG1580412
Naphthalene	U		0.00623	0.0160	1	11/21/2020 20:42	WG1580412
n-Propylbenzene	U		0.00121	0.00639	1	11/21/2020 20:42	WG1580412
Styrene	U		0.000292	0.0160	1	11/21/2020 20:42	WG1580412
1,1,1,2-Tetrachloroethane	U		0.00121	0.00319	1	11/21/2020 20:42	WG1580412
1,1,2,2-Tetrachloroethane	U		0.000888	0.00319	1	11/21/2020 20:42	WG1580412
1,1,2-Trichlorotrifluoroethane	U		0.000963	0.00319	1	11/21/2020 20:42	WG1580412
Tetrachloroethene	U		0.00114	0.00319	1	11/21/2020 20:42	WG1580412
Toluene	U		0.00166	0.00639	1	11/21/2020 20:42	WG1580412
1,2,3-Trichlorobenzene	U		0.00936	0.0160	1	11/21/2020 20:42	WG1580412
1,2,4-Trichlorobenzene	U		0.00562	0.0160	1	11/21/2020 20:42	WG1580412
1,1,1-Trichloroethane	U		0.00118	0.00319	1	11/21/2020 20:42	WG1580412
1,1,2-Trichloroethane	U		0.000762	0.00319	1	11/21/2020 20:42	WG1580412
Trichloroethene	U		0.000746	0.00128	1	11/21/2020 20:42	WG1580412
Trichlorofluoromethane	U		0.00106	0.00319	1	11/21/2020 20:42	WG1580412
1,2,3-Trichloropropane	U		0.00207	0.0160	1	11/21/2020 20:42	WG1580412
1,2,4-Trimethylbenzene	U		0.00202	0.00639	1	11/21/2020 20:42	WG1580412
1,2,3-Trimethylbenzene	U		0.00202	0.00639	1	11/21/2020 20:42	WG1580412
1,3,5-Trimethylbenzene	U		0.00255	0.00639	1	11/21/2020 20:42	WG1580412
Vinyl chloride	U		0.00148	0.00319	1	11/21/2020 20:42	WG1580412
Xylenes, Total	U		0.00112	0.00830	1	11/21/2020 20:42	WG1580412
(S) Toluene-d8	*93.6*			*75.0-131*		*11/21/2020 20:42*	WG1580412
(S) 4-Bromofluorobenzene	*92.6*			*67.0-138*		*11/21/2020 20:42*	WG1580412
(S) 1,2-Dichloroethane-d4	*114*			*70.0-130*		*11/21/2020 20:42*	WG1580412

Method Blank (MB)

(MB) R3595800-1 11/21/20 01:53

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00200			

L1286067-02 Original Sample (OS) • Duplicate (DUP)

(OS) L1286067-02 11/21/20 01:53 • (DUP) R3595800-3 11/21/20 01:53

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	83.4	82.8	1	0.741		10

Laboratory Control Sample (LCS)

(LCS) R3595800-2 11/21/20 01:53

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	100	85.0-115	

Method Blank (MB)

(MB) R3596374-1 11/21/20 06:35

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00100			

L1286255-13 Original Sample (OS) • Duplicate (DUP)

(OS) L1286255-13 11/21/20 06:35 • (DUP) R3596374-3 11/21/20 06:35

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	89.2	87.9	1	1.41		10

Laboratory Control Sample (LCS)

(LCS) R3596374-2 11/21/20 06:35

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	100	85.0-115	

Method Blank (MB)

(MB) R3596210-1 11/22/20 00:35

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00100			

L1286255-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1286255-01 11/22/20 00:35 • (DUP) R3596210-3 11/22/20 00:35

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	85.9	85.7	1	0.222		10

Laboratory Control Sample (LCS)

(LCS) R3596210-2 11/22/20 00:35

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.1	100	85.0-115	

Method Blank (MB)

(MB) R3596480-1 11/23/20 08:22

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.000			

L1286140-02 Original Sample (OS) • Duplicate (DUP)

(OS) L1286140-02 11/23/20 08:22 • (DUP) R3596480-3 11/23/20 08:22

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	82.6	83.3	1	0.819		10

Laboratory Control Sample (LCS)

(LCS) R3596480-2 11/23/20 08:22

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	100	85.0-115	

Method Blank (MB)

(MB) R3596469-1 11/23/20 08:10

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.000			

L1286255-05 Original Sample (OS) • Duplicate (DUP)

(OS) L1286255-05 11/23/20 08:10 • (DUP) R3596469-3 11/23/20 08:10

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	85.2	84.6	1	0.648		10

Laboratory Control Sample (LCS)

(LCS) R3596469-2 11/23/20 08:10

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	100	85.0-115	

Method Blank (MB)

(MB) R3596320-1 11/23/20 07:54

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Mercury	U		0.0180	0.0400

Laboratory Control Sample (LCS)

(LCS) R3596320-2 11/23/20 07:57

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Mercury	0.500	0.475	95.0	80.0-120	

L1286067-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1286067-02 11/23/20 07:59 • (MS) R3596320-3 11/23/20 08:02 • (MSD) R3596320-4 11/23/20 08:04

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Mercury	0.599	U	0.554	0.548	92.5	91.3	1	75.0-125			1.22	20

Method Blank (MB)

(MB) R3596051-1 11/21/20 17:59

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Antimony	U		0.166	3.00
Arsenic	U		0.100	1.00
Barium	U		0.152	2.50
Beryllium	U		0.138	2.50
Cadmium	U		0.0855	1.00
Chromium	U		0.297	5.00
Cobalt	U		0.0463	1.00
Copper	U		0.133	5.00
Lead	U		0.0990	2.00
Molybdenum	U		0.101	2.50
Nickel	U		0.197	2.50
Selenium	U		0.180	2.50
Silver	U		0.0865	0.500
Thallium	U		0.0650	2.00
Vanadium	U		0.187	2.50
Zinc	U		0.740	25.0

Laboratory Control Sample (LCS)

(LCS) R3596051-2 11/21/20 18:02

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Antimony	100	106	106	80.0-120	
Arsenic	100	92.9	92.9	80.0-120	
Barium	100	95.5	95.5	80.0-120	
Beryllium	100	95.4	95.4	80.0-120	
Cadmium	100	99.6	99.6	80.0-120	
Chromium	100	96.9	96.9	80.0-120	
Cobalt	100	97.7	97.7	80.0-120	
Copper	100	97.1	97.1	80.0-120	
Lead	100	95.8	95.8	80.0-120	
Molybdenum	100	100	100	80.0-120	
Nickel	100	98.6	98.6	80.0-120	
Selenium	100	107	107	80.0-120	
Silver	20.0	19.2	95.8	80.0-120	
Thallium	100	94.7	94.7	80.0-120	
Vanadium	100	95.8	95.8	80.0-120	
Zinc	100	94.5	94.5	80.0-120	

L1286255-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1286255-02 11/21/20 18:06 • (MS) R3596051-5 11/21/20 18:16 • (MSD) R3596051-6 11/21/20 18:20

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Antimony	22.9	U	46.7	44.7	40.9	39.1	5	75.0-125	J6	J6	4.35	20
Arsenic	22.9	1.53	103	97.7	88.9	84.1	5	75.0-125			5.47	20
Barium	22.9	113	220	205	93.9	80.3	5	75.0-125			7.30	20
Beryllium	22.9	0.457	102	95.7	89.0	83.3	5	75.0-125			6.56	20
Cadmium	22.9	0.302	110	104	95.7	90.8	5	75.0-125			5.20	20
Chromium	22.9	40.3	143	138	90.0	85.8	5	75.0-125			3.36	20
Cobalt	22.9	15.5	120	116	91.7	88.2	5	75.0-125			3.36	20
Copper	22.9	20.8	125	120	91.2	86.4	5	75.0-125			4.53	20
Lead	22.9	3.58	110	107	93.0	90.6	5	75.0-125			2.55	20
Molybdenum	22.9	0.496	106	102	92.5	89.1	5	75.0-125			3.78	20
Nickel	22.9	39.2	141	137	89.2	85.7	5	75.0-125			2.90	20
Selenium	22.9	0.437	119	111	104	96.6	5	75.0-125			6.98	20
Silver	4.57	U	21.0	20.2	91.8	88.5	5	75.0-125			3.65	20
Thallium	22.9	0.186	106	101	92.4	88.0	5	75.0-125			4.80	20
Vanadium	22.9	56.3	160	149	91.1	80.9	5	75.0-125			7.49	20
Zinc	22.9	54.9	159	150	91.3	83.0	5	75.0-125			6.17	20

Method Blank (MB)

(MB) R3596780-2 11/22/20 07:57

Analyte	MB Result ug/l	MB Qualifier	MB MDL ug/l	MB RDL ug/l
TPHG C5 - C12	33.2	J	30.4	100
(S) a,a,a-Trifluorotoluene(FID)	*95.9*			*78.0-120*

Laboratory Control Sample (LCS)

(LCS) R3596780-1 11/22/20 07:13

Analyte	Spike Amount ug/l	LCS Result ug/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
TPHG C5 - C12	5500	4820	87.6	71.0-127	
(S) a,a,a-Trifluorotoluene(FID)			*101*	*78.0-120*	

Method Blank (MB)

(MB) R3596992-2 11/23/20 01:46

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPHG C5 - C12	0.0775	J	0.0332	0.100
(S) a,a,a-Trifluorotoluene(FID)	*97.3*			*77.0-120*

Laboratory Control Sample (LCS)

(LCS) R3596992-1 11/23/20 00:36

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
TPHG C5 - C12	5.50	6.08	111	72.0-125	
(S) a,a,a-Trifluorotoluene(FID)			*106*	*77.0-120*	

Method Blank (MB)

(MB) R3597141-2 11/24/20 15:09

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPHG C5 - C12	0.0960	J	0.0332	0.100
(S) a,a,a-Trifluorotoluene(FID)	*97.0*			*77.0-120*

Laboratory Control Sample (LCS)

(LCS) R3597141-1 11/24/20 11:40

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
TPHG C5 - C12	5.50	6.23	113	72.0-125	
(S) a,a,a-Trifluorotoluene(FID)			*106*	*77.0-120*	

1 Cp
2 Tc
3 Ss
4 Cn
5 Ds
6 Sr
7 Qc
8 Gl
9 Al
10 Sc

Method Blank (MB)

(MB) R3596571-1 11/21/20 21:06

Analyte	MB Result ug/l	MB Qualifier	MB MDL ug/l	MB RDL ug/l
Acetone	U		11.3	50.0
Acrolein	U		2.54	50.0
Acrylonitrile	U		0.671	10.0
Benzene	U		0.0941	1.00
Bromobenzene	U		0.118	1.00
Bromodichloromethane	U		0.136	1.00
Bromoform	U		0.129	1.00
Bromomethane	U		0.605	5.00
n-Butylbenzene	U		0.157	1.00
sec-Butylbenzene	U		0.125	1.00
tert-Butylbenzene	U		0.127	1.00
Carbon tetrachloride	U		0.128	1.00
Chlorobenzene	U		0.116	1.00
Chlorodibromomethane	U		0.140	1.00
Chloroethane	U		0.192	5.00
Chloroform	U		0.111	5.00
Chloromethane	U		0.960	2.50
2-Chlorotoluene	U		0.106	1.00
4-Chlorotoluene	U		0.114	1.00
1,2-Dibromo-3-Chloropropane	U		0.276	5.00
1,2-Dibromoethane	U		0.126	1.00
Dibromomethane	U		0.122	1.00
1,2-Dichlorobenzene	U		0.107	1.00
1,3-Dichlorobenzene	U		0.110	1.00
1,4-Dichlorobenzene	U		0.120	1.00
Dichlorodifluoromethane	U		0.374	5.00
1,1-Dichloroethane	U		0.100	1.00
1,2-Dichloroethane	U		0.0819	1.00
1,1-Dichloroethene	U		0.188	1.00
cis-1,2-Dichloroethene	U		0.126	1.00
trans-1,2-Dichloroethene	U		0.149	1.00
1,2-Dichloropropane	U		0.149	1.00
1,1-Dichloropropene	U		0.142	1.00
1,3-Dichloropropane	U		0.110	1.00
cis-1,3-Dichloropropene	U		0.111	1.00
trans-1,3-Dichloropropene	U		0.118	1.00
2,2-Dichloropropane	U		0.161	1.00
Di-isopropyl ether	U		0.105	1.00
Ethylbenzene	U		0.137	1.00
Hexachloro-1,3-butadiene	U		0.337	1.00

Method Blank (MB)

(MB) R3596571-1 11/21/20 21:06

Analyte	MB Result ug/l	MB Qualifier	MB MDL ug/l	MB RDL ug/l
Isopropylbenzene	U		0.105	1.00
p-Isopropyltoluene	U		0.120	1.00
2-Butanone (MEK)	U		1.19	10.0
Methylene Chloride	U		0.430	5.00
4-Methyl-2-pentanone (MIBK)	U		0.478	10.0
Methyl tert-butyl ether	U		0.101	1.00
Naphthalene	U		1.00	5.00
n-Propylbenzene	U		0.0993	1.00
Styrene	U		0.118	1.00
1,1,1,2-Tetrachloroethane	U		0.147	1.00
1,1,2,2-Tetrachloroethane	U		0.133	1.00
Tetrachloroethene	U		0.300	1.00
Toluene	U		0.278	1.00
1,1,2-Trichlorotrifluoroethane	U		0.180	1.00
1,2,3-Trichlorobenzene	U		0.230	1.00
1,2,4-Trichlorobenzene	U		0.481	1.00
1,1,1-Trichloroethane	U		0.149	1.00
1,1,2-Trichloroethane	U		0.158	1.00
Trichloroethene	U		0.190	1.00
Trichlorofluoromethane	U		0.160	5.00
1,2,3-Trichloropropane	U		0.237	2.50
1,2,3-Trimethylbenzene	U		0.104	1.00
1,2,4-Trimethylbenzene	U		0.322	1.00
1,3,5-Trimethylbenzene	U		0.104	1.00
Vinyl chloride	U		0.234	1.00
Xylenes, Total	U		0.174	3.00
(S) Toluene-d8	*102*			*80.0-120*
(S) 4-Bromofluorobenzene	*91.5*			*77.0-126*
(S) 1,2-Dichloroethane-d4	*86.6*			*70.0-130*

Laboratory Control Sample (LCS)

(LCS) R3596571-2 11/21/20 22:12

Analyte	Spike Amount ug/l	LCS Result ug/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
Acetone	25.0	34.4	138	19.0-160	
Acrolein	25.0	29.4	118	10.0-160	
Acrylonitrile	25.0	25.5	102	55.0-149	
Benzene	5.00	5.23	105	70.0-123	

Laboratory Control Sample (LCS)

(LCS) R3596571-2 11/21/20 22:12

Analyte	Spike Amount ug/l	LCS Result ug/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
Bromobenzene	5.00	5.92	118	73.0-121	
Bromodichloromethane	5.00	4.79	95.8	75.0-120	
Bromoform	5.00	5.63	113	68.0-132	
Bromomethane	5.00	4.52	90.4	10.0-160	
n-Butylbenzene	5.00	5.81	116	73.0-125	
sec-Butylbenzene	5.00	5.57	111	75.0-125	
tert-Butylbenzene	5.00	5.70	114	76.0-124	
Carbon tetrachloride	5.00	4.75	95.0	68.0-126	
Chlorobenzene	5.00	5.32	106	80.0-121	
Chlorodibromomethane	5.00	5.38	108	77.0-125	
Chloroethane	5.00	4.47	89.4	47.0-150	
Chloroform	5.00	4.87	97.4	73.0-120	
Chloromethane	5.00	5.29	106	41.0-142	
2-Chlorotoluene	5.00	6.22	124	76.0-123	J4
4-Chlorotoluene	5.00	5.70	114	75.0-122	
1,2-Dibromo-3-Chloropropane	5.00	4.94	98.8	58.0-134	
1,2-Dibromoethane	5.00	5.07	101	80.0-122	
Dibromomethane	5.00	4.44	88.8	80.0-120	
1,2-Dichlorobenzene	5.00	5.43	109	79.0-121	
1,3-Dichlorobenzene	5.00	5.27	105	79.0-120	
1,4-Dichlorobenzene	5.00	5.49	110	79.0-120	
Dichlorodifluoromethane	5.00	5.09	102	51.0-149	
1,1-Dichloroethane	5.00	5.11	102	70.0-126	
1,2-Dichloroethane	5.00	4.49	89.8	70.0-128	
1,1-Dichloroethene	5.00	4.80	96.0	71.0-124	
cis-1,2-Dichloroethene	5.00	5.03	101	73.0-120	
trans-1,2-Dichloroethene	5.00	4.92	98.4	73.0-120	
1,2-Dichloropropane	5.00	5.47	109	77.0-125	
1,1-Dichloropropene	5.00	5.07	101	74.0-126	
1,3-Dichloropropane	5.00	5.45	109	80.0-120	
cis-1,3-Dichloropropene	5.00	5.12	102	80.0-123	
trans-1,3-Dichloropropene	5.00	5.31	106	78.0-124	
2,2-Dichloropropane	5.00	5.06	101	58.0-130	
Di-isopropyl ether	5.00	4.73	94.6	58.0-138	
Ethylbenzene	5.00	5.54	111	79.0-123	
Hexachloro-1,3-butadiene	5.00	5.42	108	54.0-138	
Isopropylbenzene	5.00	5.24	105	76.0-127	
p-Isopropyltoluene	5.00	5.75	115	76.0-125	
2-Butanone (MEK)	25.0	24.6	98.4	44.0-160	
Methylene Chloride	5.00	5.11	102	67.0-120	

Laboratory Control Sample (LCS)

(LCS) R3596571-2 11/21/20 22:12

Analyte	Spike Amount ug/l	LCS Result ug/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
4-Methyl-2-pentanone (MIBK)	25.0	25.8	103	68.0-142	
Methyl tert-butyl ether	5.00	4.53	90.6	68.0-125	
Naphthalene	5.00	5.33	107	54.0-135	
n-Propylbenzene	5.00	6.30	126	77.0-124	J4
Styrene	5.00	5.06	101	73.0-130	
1,1,1,2-Tetrachloroethane	5.00	5.14	103	75.0-125	
1,1,2,2-Tetrachloroethane	5.00	6.72	134	65.0-130	J4
Tetrachloroethene	5.00	5.55	111	72.0-132	
Toluene	5.00	5.27	105	79.0-120	
1,1,2-Trichlorotrifluoroethane	5.00	4.22	84.4	69.0-132	
1,2,3-Trichlorobenzene	5.00	5.84	117	50.0-138	
1,2,4-Trichlorobenzene	5.00	5.46	109	57.0-137	
1,1,1-Trichloroethane	5.00	4.89	97.8	73.0-124	
1,1,2-Trichloroethane	5.00	5.29	106	80.0-120	
Trichloroethene	5.00	4.98	99.6	78.0-124	
Trichlorofluoromethane	5.00	4.52	90.4	59.0-147	
1,2,3-Trichloropropane	5.00	5.19	104	73.0-130	
1,2,3-Trimethylbenzene	5.00	5.27	105	77.0-120	
1,2,4-Trimethylbenzene	5.00	5.21	104	76.0-121	
1,3,5-Trimethylbenzene	5.00	5.92	118	76.0-122	
Vinyl chloride	5.00	5.07	101	67.0-131	
Xylenes, Total	15.0	16.3	109	79.0-123	
(S) Toluene-d8			*100*	*80.0-120*	
(S) 4-Bromofluorobenzene			*92.6*	*77.0-126*	
(S) 1,2-Dichloroethane-d4			*87.9*	*70.0-130*	

Method Blank (MB)

(MB) R3596632-2 11/22/20 04:50

Analyte	MB Result ug/l	MB Qualifier	MB MDL ug/l	MB RDL ug/l
Acetone	U		11.3	50.0
Acrolein	U		2.54	50.0
Acrylonitrile	U		0.671	10.0
Benzene	U		0.0941	1.00
Bromobenzene	U		0.118	1.00
Bromodichloromethane	U		0.136	1.00
Bromoform	U		0.129	1.00
Bromomethane	U		0.605	5.00
n-Butylbenzene	U		0.157	1.00
sec-Butylbenzene	U		0.125	1.00
tert-Butylbenzene	U		0.127	1.00
Carbon tetrachloride	U		0.128	1.00
Chlorobenzene	U		0.116	1.00
Chlorodibromomethane	U		0.140	1.00
Chloroethane	U		0.192	5.00
Chloroform	U		0.111	5.00
Chloromethane	U		0.960	2.50
2-Chlorotoluene	U		0.106	1.00
4-Chlorotoluene	U		0.114	1.00
1,2-Dibromo-3-Chloropropane	U		0.276	5.00
1,2-Dibromoethane	U		0.126	1.00
Dibromomethane	U		0.122	1.00
1,2-Dichlorobenzene	U		0.107	1.00
1,3-Dichlorobenzene	U		0.110	1.00
1,4-Dichlorobenzene	U		0.120	1.00
Dichlorodifluoromethane	U		0.374	5.00
1,1-Dichloroethane	U		0.100	1.00
1,2-Dichloroethane	U		0.0819	1.00
1,1-Dichloroethene	U		0.188	1.00
cis-1,2-Dichloroethene	U		0.126	1.00
trans-1,2-Dichloroethene	U		0.149	1.00
1,2-Dichloropropane	U		0.149	1.00
1,1-Dichloropropene	U		0.142	1.00
1,3-Dichloropropane	U		0.110	1.00
cis-1,3-Dichloropropene	U		0.111	1.00
trans-1,3-Dichloropropene	U		0.118	1.00
2,2-Dichloropropane	U		0.161	1.00
Di-isopropyl ether	U		0.105	1.00
Ethylbenzene	U		0.137	1.00
Hexachloro-1,3-butadiene	U		0.337	1.00

Method Blank (MB)

(MB) R3596632-2 11/22/20 04:50

Analyte	MB Result ug/l	MB Qualifier	MB MDL ug/l	MB RDL ug/l
Isopropylbenzene	U		0.105	1.00
p-Isopropyltoluene	U		0.120	1.00
2-Butanone (MEK)	U		1.19	10.0
Methylene Chloride	U		0.430	5.00
4-Methyl-2-pentanone (MIBK)	U		0.478	10.0
Methyl tert-butyl ether	U		0.101	1.00
Naphthalene	U		1.00	5.00
n-Propylbenzene	U		0.0993	1.00
Styrene	U		0.118	1.00
1,1,1,2-Tetrachloroethane	U		0.147	1.00
1,1,2,2-Tetrachloroethane	U		0.133	1.00
Tetrachloroethene	U		0.300	1.00
Toluene	U		0.278	1.00
1,1,2-Trichlorotrifluoroethane	U		0.180	1.00
1,2,3-Trichlorobenzene	U		0.230	1.00
1,2,4-Trichlorobenzene	U		0.481	1.00
1,1,1-Trichloroethane	U		0.149	1.00
1,1,2-Trichloroethane	U		0.158	1.00
Trichloroethene	U		0.190	1.00
Trichlorofluoromethane	U		0.160	5.00
1,2,3-Trichloropropane	U		0.237	2.50
1,2,3-Trimethylbenzene	U		0.104	1.00
1,2,4-Trimethylbenzene	U		0.322	1.00
1,3,5-Trimethylbenzene	U		0.104	1.00
Vinyl chloride	U		0.234	1.00
Xylenes, Total	U		0.174	3.00
(S) Toluene-d8	*100*			*80.0-120*
(S) 4-Bromofluorobenzene	*97.4*			*77.0-126*
(S) 1,2-Dichloroethane-d4	*121*			*70.0-130*

Laboratory Control Sample (LCS)

(LCS) R3596632-1 11/22/20 04:08

Analyte	Spike Amount ug/l	LCS Result ug/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
Acetone	25.0	24.2	96.8	19.0-160	
Acrolein	25.0	17.2	68.8	10.0-160	
Acrylonitrile	25.0	20.2	80.8	55.0-149	
Benzene	5.00	4.82	96.4	70.0-123	

Laboratory Control Sample (LCS)

(LCS) R3596632-1 11/22/20 04:08

Analyte	Spike Amount ug/l	LCS Result ug/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
Bromobenzene	5.00	5.70	114	73.0-121	
Bromodichloromethane	5.00	5.72	114	75.0-120	
Bromoform	5.00	4.41	88.2	68.0-132	
Bromomethane	5.00	6.33	127	10.0-160	
n-Butylbenzene	5.00	5.47	109	73.0-125	
sec-Butylbenzene	5.00	5.82	116	75.0-125	
tert-Butylbenzene	5.00	5.85	117	76.0-124	
Carbon tetrachloride	5.00	5.27	105	68.0-126	
Chlorobenzene	5.00	4.59	91.8	80.0-121	
Chlorodibromomethane	5.00	4.81	96.2	77.0-125	
Chloroethane	5.00	6.01	120	47.0-150	
Chloroform	5.00	5.96	119	73.0-120	
Chloromethane	5.00	4.69	93.8	41.0-142	
2-Chlorotoluene	5.00	5.88	118	76.0-123	
4-Chlorotoluene	5.00	5.89	118	75.0-122	
1,2-Dibromo-3-Chloropropane	5.00	3.60	72.0	58.0-134	
1,2-Dibromoethane	5.00	4.65	93.0	80.0-122	
Dibromomethane	5.00	5.15	103	80.0-120	
1,2-Dichlorobenzene	5.00	4.60	92.0	79.0-121	
1,3-Dichlorobenzene	5.00	4.91	98.2	79.0-120	
1,4-Dichlorobenzene	5.00	4.64	92.8	79.0-120	
Dichlorodifluoromethane	5.00	5.35	107	51.0-149	
1,1-Dichloroethane	5.00	4.84	96.8	70.0-126	
1,2-Dichloroethane	5.00	5.62	112	70.0-128	
1,1-Dichloroethene	5.00	4.23	84.6	71.0-124	
cis-1,2-Dichloroethene	5.00	5.08	102	73.0-120	
trans-1,2-Dichloroethene	5.00	5.28	106	73.0-120	
1,2-Dichloropropane	5.00	4.23	84.6	77.0-125	
1,1-Dichloropropene	5.00	5.46	109	74.0-126	
1,3-Dichloropropane	5.00	4.77	95.4	80.0-120	
cis-1,3-Dichloropropene	5.00	5.08	102	80.0-123	
trans-1,3-Dichloropropene	5.00	4.88	97.6	78.0-124	
2,2-Dichloropropane	5.00	5.42	108	58.0-130	
Di-isopropyl ether	5.00	4.30	86.0	58.0-138	
Ethylbenzene	5.00	4.52	90.4	79.0-123	
Hexachloro-1,3-butadiene	5.00	5.90	118	54.0-138	
Isopropylbenzene	5.00	4.82	96.4	76.0-127	
p-Isopropyltoluene	5.00	5.56	111	76.0-125	
2-Butanone (MEK)	25.0	22.3	89.2	44.0-160	
Methylene Chloride	5.00	4.47	89.4	67.0-120	

Laboratory Control Sample (LCS)

(LCS) R3596632-1 11/22/20 04:08

Analyte	Spike Amount ug/l	LCS Result ug/l	LCS Rec. %	Rec. Limits %	LCS Qualifier
4-Methyl-2-pentanone (MIBK)	25.0	22.8	91.2	68.0-142	
Methyl tert-butyl ether	5.00	5.86	117	68.0-125	
Naphthalene	5.00	2.94	58.8	54.0-135	
n-Propylbenzene	5.00	5.57	111	77.0-124	
Styrene	5.00	4.08	81.6	73.0-130	
1,1,1,2-Tetrachloroethane	5.00	4.83	96.6	75.0-125	
1,1,2,2-Tetrachloroethane	5.00	5.25	105	65.0-130	
Tetrachloroethene	5.00	4.68	93.6	72.0-132	
Toluene	5.00	4.62	92.4	79.0-120	
1,1,2-Trichlorotrifluoroethane	5.00	4.05	81.0	69.0-132	
1,2,3-Trichlorobenzene	5.00	3.42	68.4	50.0-138	
1,2,4-Trichlorobenzene	5.00	4.03	80.6	57.0-137	
1,1,1-Trichloroethane	5.00	6.00	120	73.0-124	
1,1,2-Trichloroethane	5.00	4.63	92.6	80.0-120	
Trichloroethene	5.00	4.74	94.8	78.0-124	
Trichlorofluoromethane	5.00	6.54	131	59.0-147	
1,2,3-Trichloropropane	5.00	6.27	125	73.0-130	
1,2,3-Trimethylbenzene	5.00	5.98	120	77.0-120	
1,2,4-Trimethylbenzene	5.00	5.79	116	76.0-121	
1,3,5-Trimethylbenzene	5.00	6.03	121	76.0-122	
Vinyl chloride	5.00	4.96	99.2	67.0-131	
Xylenes, Total	15.0	13.6	90.7	79.0-123	
(S) Toluene-d8			*101*	*80.0-120*	
(S) 4-Bromofluorobenzene			*97.6*	*77.0-126*	
(S) 1,2-Dichloroethane-d4			*127*	*70.0-130*	

Method Blank (MB)

(MB) R3596302-2 11/21/20 13:00

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Acetone	U		0.0365	0.0500
Acrylonitrile	U		0.00361	0.0125
Benzene	U		0.000467	0.00100
Bromobenzene	U		0.000900	0.0125
Bromodichloromethane	U		0.000725	0.00250
Bromoform	U		0.00117	0.0250
Bromomethane	U		0.00197	0.0125
n-Butylbenzene	U		0.00525	0.0125
sec-Butylbenzene	U		0.00288	0.0125
tert-Butylbenzene	U		0.00195	0.00500
Carbon tetrachloride	U		0.000898	0.00500
Chlorobenzene	U		0.000210	0.00250
Chlorodibromomethane	U		0.000612	0.00250
Chloroethane	U		0.00170	0.00500
Chloroform	U		0.00103	0.00250
Chloromethane	U		0.00435	0.0125
2-Chlorotoluene	U		0.000865	0.00250
4-Chlorotoluene	U		0.000450	0.00500
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250
1,2-Dibromoethane	U		0.000648	0.00250
Dibromomethane	U		0.000750	0.00500
1,2-Dichlorobenzene	U		0.000425	0.00500
1,3-Dichlorobenzene	U		0.000600	0.00500
1,4-Dichlorobenzene	U		0.000700	0.00500
Dichlorodifluoromethane	U		0.00161	0.00250
1,1-Dichloroethane	U		0.000491	0.00250
1,2-Dichloroethane	U		0.000649	0.00250
1,1-Dichloroethene	U		0.000606	0.00250
cis-1,2-Dichloroethene	U		0.000734	0.00250
trans-1,2-Dichloroethene	U		0.00104	0.00500
1,2-Dichloropropane	U		0.00142	0.00500
1,1-Dichloropropene	U		0.000809	0.00250
1,3-Dichloropropane	U		0.000501	0.00500
cis-1,3-Dichloropropene	U		0.000757	0.00250
trans-1,3-Dichloropropene	U		0.00114	0.00500
2,2-Dichloropropane	U		0.00138	0.00250
Di-isopropyl ether	U		0.000410	0.00100
Ethylbenzene	U		0.000737	0.00250
Hexachloro-1,3-butadiene	U		0.00600	0.0250
Isopropylbenzene	U		0.000425	0.00250

Method Blank (MB)

(MB) R3596302-2 11/21/20 13:00

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
p-Isopropyltoluene	U		0.00255	0.00500
2-Butanone (MEK)	U		0.0635	0.100
Methylene Chloride	U		0.00664	0.0250
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250
Methyl tert-butyl ether	U		0.000350	0.00100
Naphthalene	U		0.00488	0.0125
n-Propylbenzene	U		0.000950	0.00500
Styrene	U		0.000229	0.0125
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250
Tetrachloroethene	U		0.000896	0.00250
Toluene	U		0.00130	0.00500
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250
1,2,3-Trichlorobenzene	U		0.00733	0.0125
1,2,4-Trichlorobenzene	U		0.00440	0.0125
1,1,1-Trichloroethane	U		0.000923	0.00250
1,1,2-Trichloroethane	U		0.000597	0.00250
Trichloroethene	U		0.000584	0.00100
Trichlorofluoromethane	U		0.000827	0.00250
1,2,3-Trichloropropane	U		0.00162	0.0125
1,2,3-Trimethylbenzene	U		0.00158	0.00500
1,2,4-Trimethylbenzene	U		0.00158	0.00500
1,3,5-Trimethylbenzene	U		0.00200	0.00500
Vinyl chloride	U		0.00116	0.00250
Xylenes, Total	U		0.000880	0.00650
(S) Toluene-d8	*98.3*			*75.0-131*
(S) 4-Bromofluorobenzene	*95.6*			*67.0-138*
(S) 1,2-Dichloroethane-d4	*100*			*70.0-130*

Laboratory Control Sample (LCS)

(LCS) R3596302-1 11/21/20 12:03

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Acetone	0.625	0.227	36.3	10.0-160	
Acrylonitrile	0.625	0.523	83.7	45.0-153	
Benzene	0.125	0.120	96.0	70.0-123	
Bromobenzene	0.125	0.133	106	73.0-121	
Bromodichloromethane	0.125	0.130	104	73.0-121	

Laboratory Control Sample (LCS)

(LCS) R3596302-1 11/21/20 12:03

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Bromoform	0.125	0.111	88.8	64.0-132	
Bromomethane	0.125	0.117	93.6	56.0-147	
n-Butylbenzene	0.125	0.121	96.8	68.0-135	
sec-Butylbenzene	0.125	0.133	106	74.0-130	
tert-Butylbenzene	0.125	0.148	118	75.0-127	
Carbon tetrachloride	0.125	0.127	102	66.0-128	
Chlorobenzene	0.125	0.117	93.6	76.0-128	
Chlorodibromomethane	0.125	0.123	98.4	74.0-127	
Chloroethane	0.125	0.120	96.0	61.0-134	
Chloroform	0.125	0.114	91.2	72.0-123	
Chloromethane	0.125	0.107	85.6	51.0-138	
2-Chlorotoluene	0.125	0.124	99.2	75.0-124	
4-Chlorotoluene	0.125	0.137	110	75.0-124	
1,2-Dibromo-3-Chloropropane	0.125	0.105	84.0	59.0-130	
1,2-Dibromoethane	0.125	0.119	95.2	74.0-128	
Dibromomethane	0.125	0.124	99.2	75.0-122	
1,2-Dichlorobenzene	0.125	0.110	88.0	76.0-124	
1,3-Dichlorobenzene	0.125	0.119	95.2	76.0-125	
1,4-Dichlorobenzene	0.125	0.117	93.6	77.0-121	
Dichlorodifluoromethane	0.125	0.147	118	43.0-156	
1,1-Dichloroethane	0.125	0.108	86.4	70.0-127	
1,2-Dichloroethane	0.125	0.120	96.0	65.0-131	
1,1-Dichloroethene	0.125	0.121	96.8	65.0-131	
cis-1,2-Dichloroethene	0.125	0.105	84.0	73.0-125	
trans-1,2-Dichloroethene	0.125	0.103	82.4	71.0-125	
1,2-Dichloropropane	0.125	0.131	105	74.0-125	
1,1-Dichloropropene	0.125	0.133	106	73.0-125	
1,3-Dichloropropane	0.125	0.123	98.4	80.0-125	
cis-1,3-Dichloropropene	0.125	0.138	110	76.0-127	
trans-1,3-Dichloropropene	0.125	0.129	103	73.0-127	
2,2-Dichloropropane	0.125	0.117	93.6	59.0-135	
Di-isopropyl ether	0.125	0.106	84.8	60.0-136	
Ethylbenzene	0.125	0.120	96.0	74.0-126	
Hexachloro-1,3-butadiene	0.125	0.115	92.0	57.0-150	
Isopropylbenzene	0.125	0.111	88.8	72.0-127	
p-Isopropyltoluene	0.125	0.129	103	72.0-133	
2-Butanone (MEK)	0.625	0.775	124	30.0-160	
Methylene Chloride	0.125	0.105	84.0	68.0-123	
4-Methyl-2-pentanone (MIBK)	0.625	0.584	93.4	56.0-143	
Methyl tert-butyl ether	0.125	0.102	81.6	66.0-132	

Laboratory Control Sample (LCS)

(LCS) R3596302-1 11/21/20 12:03

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Naphthalene	0.125	0.0908	72.6	59.0-130	
n-Propylbenzene	0.125	0.135	108	74.0-126	
Styrene	0.125	0.113	90.4	72.0-127	
1,1,1,2-Tetrachloroethane	0.125	0.104	83.2	74.0-129	
1,1,2,2-Tetrachloroethane	0.125	0.111	88.8	68.0-128	
Tetrachloroethene	0.125	0.124	99.2	70.0-136	
Toluene	0.125	0.118	94.4	75.0-121	
1,1,2-Trichlorotrifluoroethane	0.125	0.124	99.2	61.0-139	
1,2,3-Trichlorobenzene	0.125	0.0865	69.2	59.0-139	
1,2,4-Trichlorobenzene	0.125	0.0880	70.4	62.0-137	
1,1,1-Trichloroethane	0.125	0.121	96.8	69.0-126	
1,1,2-Trichloroethane	0.125	0.119	95.2	78.0-123	
Trichloroethene	0.125	0.130	104	76.0-126	
Trichlorofluoromethane	0.125	0.138	110	61.0-142	
1,2,3-Trichloropropane	0.125	0.136	109	67.0-129	
1,2,3-Trimethylbenzene	0.125	0.117	93.6	74.0-124	
1,2,4-Trimethylbenzene	0.125	0.122	97.6	70.0-126	
1,3,5-Trimethylbenzene	0.125	0.137	110	73.0-127	
Vinyl chloride	0.125	0.124	99.2	63.0-134	
Xylenes, Total	0.375	0.326	86.9	72.0-127	
(S) Toluene-d8			*97.0*	*75.0-131*	
(S) 4-Bromofluorobenzene			*96.1*	*67.0-138*	
(S) 1,2-Dichloroethane-d4			*105*	*70.0-130*	

Method Blank (MB)

(MB) R3596162-1 11/22/20 11:22

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
C12-C22 Hydrocarbons	U		0.733	4.00
C22-C32 Hydrocarbons	U		1.33	4.00
C32-C40 Hydrocarbons	U		1.33	4.00
(S) o-Terphenyl	*102*			*18.0-148*

Laboratory Control Sample (LCS)

(LCS) R3596162-2 11/22/20 11:37

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
C22-C32 Hydrocarbons	25.0	21.7	86.8	50.0-150	
C12-C22 Hydrocarbons	25.0	20.7	82.8	50.0-150	
(S) o-Terphenyl			*91.1*	*18.0-148*	

L1285426-19 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1285426-19 11/22/20 11:52 • (MS) R3596162-3 11/22/20 12:06 • (MSD) R3596162-4 11/22/20 12:21

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
C22-C32 Hydrocarbons	30.1	U	25.2	25.6	83.6	85.2	1	50.0-150			1.90	20
C12-C22 Hydrocarbons	30.1	U	24.3	23.8	80.8	79.2	1	50.0-150			2.00	20
(S) o-Terphenyl					*87.7*	*79.6*		*18.0-148*				

Method Blank (MB)

(MB) R3597148-1 11/24/20 21:29

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
C12-C22 Hydrocarbons	U		0.733	4.00
C22-C32 Hydrocarbons	U		1.33	4.00
C32-C40 Hydrocarbons	U		1.33	4.00
(S) o-Terphenyl	*99.1*			*18.0-148*

Laboratory Control Sample (LCS)

(LCS) R3597148-2 11/24/20 21:44

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
C22-C32 Hydrocarbons	25.0	20.6	82.4	50.0-150	
C12-C22 Hydrocarbons	25.0	19.7	78.8	50.0-150	
(S) o-Terphenyl			*91.7*	*18.0-148*	

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
MDL (dry)	Method Detection Limit.
RDL	Reported Detection Limit.
RDL (dry)	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state “ND” (Not Detected) or “BDL” (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier	Description
B	The same analyte is found in the associated blank.
J	The identification of the analyte is acceptable; the reported value is an estimate.
J4	The associated batch QC was outside the established quality control range for accuracy.
J6	The sample matrix interfered with the ability to make any accurate determination; spike value is low.
J7	Surrogate recovery cannot be used for control limit evaluation due to dilution.
O1	The analyte failed the method required serial dilution test and/or subsequent post-spike criteria. These failures indicate matrix interference.

Pace National is the only environmental laboratory accredited/certified to support your work nationwide from one location. One phone call, one point of contact, one laboratory. No other lab is as accessible or prepared to handle your needs throughout the country. Our capacity and capability from our single location laboratory is comparable to the collective totals of the network laboratories in our industry. The most significant benefit to our one location design is the design of our laboratory campus. The model is conducive to accelerated productivity, decreasing turn-around time, and preventing cross contamination, thus protecting sample integrity. Our focus on premium quality and prompt service allows us to be YOUR LAB OF CHOICE.
* Not all certifications held by the laboratory are applicable to the results reported in the attached report.
* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace National.

State Accreditations

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN-03-2002-34
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico [1]	n/a
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina [1]	DW21704
Georgia	NELAP	North Carolina [3]	41
Georgia [1]	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LAO00356
Kentucky [1 6]	90010	South Carolina	84004
Kentucky [2]	16	South Dakota	n/a
Louisiana	AI30792	Tennessee [1 4]	2006
Louisiana [1]	LA180010	Texas	T104704245-18-15
Maine	TN0002	Texas [5]	LAB0152
Maryland	324	Utah	TN00003
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	460132
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	9980939910
Montana	CERT0086	Wyoming	A2LA

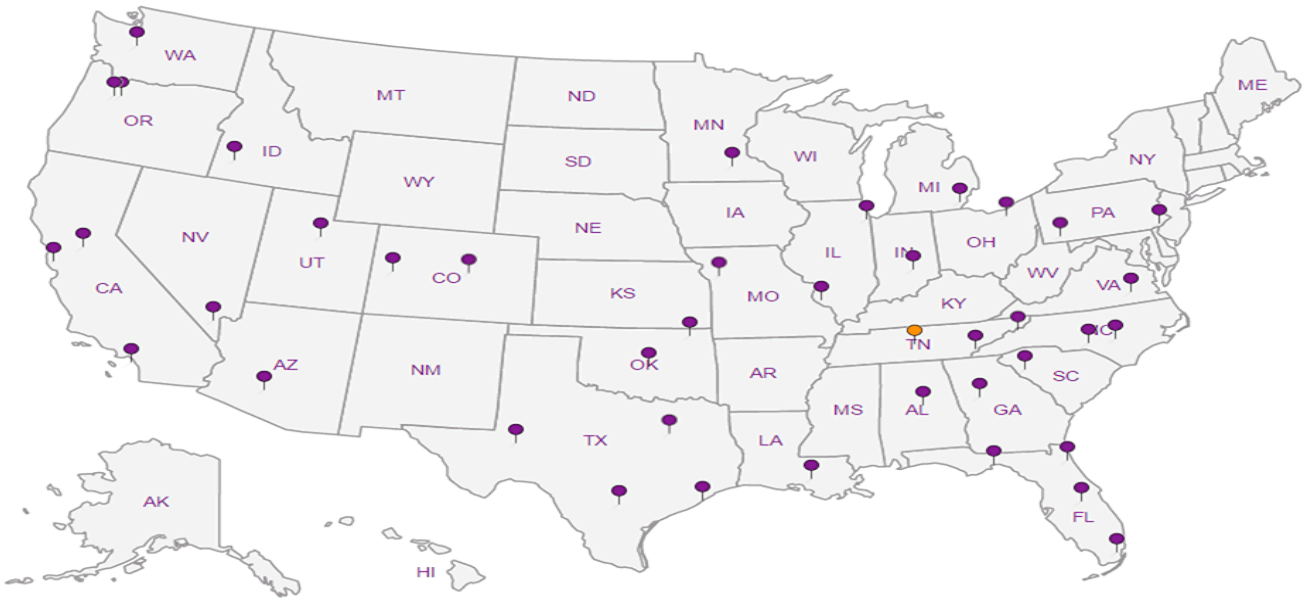
Third Party Federal Accreditations

A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 [5]	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

[1] Drinking Water [2] Underground Storage Tanks [3] Aquatic Toxicity [4] Chemical/Microbiological [5] Mold [6] Wastewater n/a Accreditation not applicable

Our Locations

Pace National has sixty-four client support centers that provide sample pickup and/or the delivery of sampling supplies. If you would like assistance from one of our support offices, please contact our main office. Pace National performs all testing at our central laboratory.



RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Report to: Paola Gomez-Birenbaum

Email To: pgomezbirenbaum@rmdes.net kduey@rmdes.net

Project Description: 01-BAR-001

City/State Collected: Los Angeles / CA

Please Circle: PT MT CT ET

Phone: 925-683-8177 3106789367

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature): Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Date Results Needed

Quote #

No. of Cntrs

Analysis / Container / Preservative

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPHs (d/o) 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
B-5-1		S ~~GW~~	1	11/13/20	1120	4									
B-5-2		S ~~GW~~	2		1123										
B-5-3		S ~~GW~~	3		1128				X	X					-11
B-5-4		S ~~GW~~	4		1132										
B-5-5		S ~~GW~~	5		1138										
B-5-Comp		S ~~GW~~	-		-	-	X	X						Comp 1-5	-01
B-6-1		SS	1		1155	4									
B-6-2		SS	2		1158										
B-6-3		SS	3		1202				X	X					-12
B-6-4		SS	4		1205										

Chain of Custody Page 1 of 7

Pace Analytical® National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255

G133

Acctnum: RMDENVPHCA
Template: T177364
Prelogin: P808464
PM: 546 - Jared Starkey
PB:

Shipped Via:

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via: __ UPS __ FedEx __ Courier _____

Tracking # 1676 2752 6709 6694

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR	Temp: °C	Bottles Received:	Date/Time
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)				
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date:	Time:		Condition: NCF / OK

11-122 (4.8-2=4.6 Cor) 2/2

11-123 11/16/20 9:00

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Analysis / Container / Preservative

Chain of Custody Page 2 of 7

Pace Analytical®
National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

Report to: Paola Gomez-Birenbaum

Email To: pgomezbirenbaum@rmdes.net

Project Description: 01-BAR-001

City/State Collected: Los Angeles CA

Please Circle: PT MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

SDG # L1286255

Table #

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Acctnum: RMDENVPHCA

Template: T177364

Prelogin: P808464

PM: 546 - Jared Starkey

PB:

Shipped Via:

Collected by (signature): [signature]

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPhg/d/o 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl				Remarks	Sample # (lab only)
B-6-5		SS	5	11/13/20	1209	4	~~X~~	~~X~~	pgb								Comp 1-5	
B-6-Comp		SS	–	–	–	–	X	X										-02
B-7-1		SS	1	11/13/20	1230	4												
B-7-2		SS	2	↓	1234	↓												
B-7-3		SS	3	↓	1238	↓			X	X								-13
B-7-4		SS	4	↓	1241	↓												
B-7-5		SS	5	↓	1245	↓												
B-7-Comp		SS	–	–	–	–	X	X									Comp 1-5	-03
B-8-1		SS	1	11/13/20	940	4												
B-8-2		SS	2	↓	944	↓												

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____
Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP __Y __N
COC Signed/Accurate: __Y __N
Bottles arrive intact: __Y __N
Correct bottles used: __Y __N
Sufficient volume sent: __Y __N
If Applicable
VOA Zero Headspace: __Y __N
Preservation Correct/Checked: __Y __N
RAD Screen <0.5 mR/hr: __Y __N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR	
[signature]	11/13/20	1700			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 48-2-4.6 °C	Bottles Received: 212
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature) [signature]	Date: 11/16/20	Time: 9:00

If preservation required by Login: Date/Time

Hold:

Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Report to: Paola Gomez-Birenbaum

Email To: pgomezbirenbaum@rmdes.net

Project Description: 01-BAR-01

City/State Collected: Los Angeles CA

Please Circle: (PT) MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature): [signature]

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

No. of Cntrs

Analysis / Container / Preservative

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPHs (D) 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
B-8-3		SS	3	11/13/20	948	4			X	X					-14
B-8-4		SS	4		953										
B-8-5			5		958										
B-8-Comp			—	—	—	—	X	X						Comp 1-5	-04
B-9-1			1	11/13/20	1020	4									
B-9-2			2		1024										
B-9-3			3		1028				X	X					-15
B-9-4			4		1032										
B-9-5			5		1037										
B-9-Comp			—	—	—	—	X	X						Comp 1-5	-05

Chain of Custody Page 3 of 7

Pace Analytical®
National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255

Table #

Acctnum: RMDENVPHCA
Template: T177364
Prelogin: P808464
PM: 546 - Jared Starkey
PB:

Shipped Via:

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____
Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeOH TBR	If preservation required by Login: Date/Time
[signature]	11/13/20	1700			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8, 4.6 °C Bottles Received: 12	
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature) [signature]	Date: 11/16/20 Time: 9:10	Hold: / Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Report to: Paola Gomez-Birenbaum

Email To: pgomezbirenbaum@rmdes.net

Project Description: 01-BAR-001

City/State Collected: Los Angeles CA

Please Circle: (PT) MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature):

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

No. of Cntrs

Analysis / Container / Preservative

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPH w/ s/o 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
GW-5-1		SS	1	11/13/20	1047	4									
GW-5-2		SS	2		1052										
GW-5-3		SS	3		1053				X	X					-16
GW-5-4		SS	4		1056										
GW-5-5		SS	5		1059										
GW-5-Comp		SS	-	-	-	-	X	X						Comp 1-5	-06
GW-5		GWSS	-	11/13/20	1154	3						X	X		-17
GW-6-1		SS	1		739	4									
GW-6-2		SS	2		745										
GW-6-3		SS	3		749				X	X					-18

Chain of Custody Page 4 of 7

Pace Analytical®
National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255

Table #

Acctnum: RMDENVPHCA
Template: T177364
Prelogin: P808464
PM: 546 - Jared Starkey
PB:

Shipped Via:

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR	If preservation required by Login: Date/Time
[signature]	11/13/20	1700			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8-2.4-0.2 °C Bottles Received: 2/2	
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature) [signature]	Date: 11/16/20 Time: 9:00	Hold: / Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Report to: Paola Gomez-Birenbaum

Email To: pgomezbirenbaum@rmdes.net

Project Description: 01-BAR-001

City/State Collected: Los Angeles CA

Please Circle: (PT) MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature): pgo

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Date Results Needed

Quote #

Analysis / Container / Preservative

Chain of Custody Page 5 of 7

Pace Analytical® National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255

Table #

Acctnum: RMDENVPHCA
Template: T177364
Prelogin: P808464
PM: 546 - Jared Starkey
PB:

Shipped Via:

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPHd/g 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
GW-6-4		SS	4	11/13/20	753	4									
GW-6-5		SS	5	↓	756	↓									
GW-6-Comp		SS	—	—	—	—	X	X						Comp 1-5	-07
GW-6		~~GW~~ SS	—	11/13/20	1326	3						X	X		-19
GW-7-1		SS	1	11/12/20	1634	4									
GW-7-2		SS	2		1638										
GW-7-3		SS	3		1644				X	X					-20
GW-7-4		SS	4		1650										
GW-7-5		SS	5		1654										
GW-7-Comp		SS	—	—	—	—	X	X						Comp 1-5	-08

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR	If preservation required by Login: Date/Time
pgo	11/12/20	1700			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8-2.4 °C Bottles Received: 21	
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date: 11/16/20 Time: 9:00	Hold: / Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Email To: pgomezbirenbaum@rmdes.net

Report to: Paola Gomez-Birenbaum

Project Description: 01-BAR-001

City/State Collected: Los Angeles CA

Please Circle: (PT) MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature): pgob

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Date Results Needed

Quote #

Analysis / Container / Preservative

Chain of Custody Page 6 of 7

Pace Analytical® National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255

Table #

Acctnum: RMDENVPHCA
Template: T177364
Prelogin: P808464
PM: 546 - Jared Starkey
PB:

Shipped Via:

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPHd/o 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
GW-7		GWSS	—	11/12/20	1732	3						X	X		-21
GW-8-1		SS	1		1435	4									
GW-8-2		SS	2		1439										
GW-8-3		SS	3		1442				X	X					-22
GW-8-4		SS	4		1448										
GW-8-5		SS	5		1453										
GW-8-Comp		SS	—		—	—	X	X						Comp 1-5	-09
GW-8		GWSS	—	11/12/20	1550	3						X	X		-23
GW-9-1		SS	1	11/13/20	849	4									
GW-9-2		SS	2		853	4									

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via: __ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes (No) HCL / MeoH TBR	If preservation required by Login: Date/Time
pgob	11/13/20	1700			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8-1.4=3.4°C Bottles Received: 12	
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date: 11/16/20 Time: 9:00	Hold: / Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Report to: Paola Gomez-Birenbaum

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Email To: pgomezbirenbaum@rmdes.net

Pres Chk

Project Description: 01-BAR-001

City/State Collected: Los Angeles CA

Please Circle: (PT) MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature):

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

No. of Cntrs

Analysis / Container / Preservative

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPHd/o 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
GW-9-3		SS	3	11/13/20	858	4			X	X					-24
GW-9-4		SS	4	↓	903	↓									
GW-9-5		SS	5	↓	907	↓									
GW-9-Comp		SS	–	–	–	–	X	X						Comp 1-5	-10
		SS													
		SS													
		SS													
		SS													
		SS													
		SS													

Chain of Custody Page 7 of 7

Pace Analytical® National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255

Table #

Acctnum: RMDENVPHCA
Template: T177364
Prelogin: P808464
PM: 546 - Jared Starkey
PB:

Shipped Via:

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR	Hold:	Condition: NCF / OK
	11/12/20	1700				
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: °C Bottles Received:	If preservation required by Login: Date/Time	
				4.8-2-4.8 CK 2 2		
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date:	Time:	
			Carol Kemp	11/16/20	9:00	

Pace Analytical®
National Center for Testing & Innovation

ANALYTICAL REPORT

November 23, 2020

RMD Environmental - Walnut Creek, CA

Sample Delivery Group:	L1286719
Samples Received:	11/17/2020
Project Number:	01-BAR-001 2
Description:	

Report To: Paola Gomez-Birenbaum
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Entire Report Reviewed By:

Jared Starkey
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.



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Organic Compounds (GC) by Method D1946 17

Gl: Glossary of Terms 18

Al: Accreditations & Locations 19

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SV-9 L1286719-01 Air

Collected by: Ben McVeigh
Collected date/time: 11/16/20 08:22
Received date/time: 11/17/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1580332	1	11/21/20 18:06	11/21/20 18:06	CAW	Mt. Juliet, TN
Organic Compounds (GC) by Method D1946	WG1578175	1	11/18/20 08:48	11/18/20 08:48	DAH	Mt. Juliet, TN

SV-10 L1286719-02 Air

Collected by: Ben McVeigh
Collected date/time: 11/16/20 08:40
Received date/time: 11/17/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1580332	1	11/21/20 18:46	11/21/20 18:46	CAW	Mt. Juliet, TN
Organic Compounds (GC) by Method D1946	WG1578175	1	11/18/20 08:57	11/18/20 08:57	DAH	Mt. Juliet, TN

SV-11 L1286719-03 Air

Collected by: Ben McVeigh
Collected date/time: 11/16/20 08:58
Received date/time: 11/17/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Volatile Organic Compounds (MS) by Method TO-15	WG1580332	1	11/21/20 19:28	11/21/20 19:28	CAW	Mt. Juliet, TN
Organic Compounds (GC) by Method D1946	WG1578175	1	11/18/20 09:03	11/18/20 09:03	DAH	Mt. Juliet, TN

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Jared Starkey
Project Manager

Volatile Organic Compounds (MS) by Method TO-15

Client ID	Lab Sample ID	Analyte	CAS #	Mol. Wt.	RDL1	RDL2	Result	Result	Qualifier	Dilution	Batch
					ppbv	ug/m3	ppbv	ug/m3			
SV-9	L1286719-01	Acetone	67-64-1	58.10	1.25	2.97	10.2	24.2		1	WG1580332
SV-9	L1286719-01	Benzene	71-43-2	78.10	0.200	0.639	0.469	1.50		1	WG1580332
SV-9	L1286719-01	Chloromethane	74-87-3	50.50	0.200	0.413	0.674	1.39		1	WG1580332
SV-9	L1286719-01	Ethanol	64-17-5	46.10	0.630	1.19	51.9	97.9		1	WG1580332
SV-9	L1286719-01	Ethylbenzene	100-41-4	106	0.200	0.867	0.211	0.915		1	WG1580332
SV-9	L1286719-01	Trichlorofluoromethane	75-69-4	137.40	0.200	1.12	0.563	3.16		1	WG1580332
SV-9	L1286719-01	Dichlorodifluoromethane	75-71-8	120.92	0.200	0.989	0.750	3.71		1	WG1580332
SV-9	L1286719-01	n-Hexane	110-54-3	86.20	0.630	2.22	0.729	2.57		1	WG1580332
SV-9	L1286719-01	Methylene Chloride	75-09-2	84.90	0.200	0.694	1.05	3.65		1	WG1580332
SV-9	L1286719-01	2-Propanol	67-63-0	60.10	1.25	3.07	7.86	19.3		1	WG1580332
SV-9	L1286719-01	Tetrachloroethylene	127-18-4	166	0.200	1.36	1.14	7.74		1	WG1580332
SV-9	L1286719-01	Toluene	108-88-3	92.10	0.500	1.88	1.51	5.69		1	WG1580332
SV-9	L1286719-01	Trichloroethylene	79-01-6	131	0.200	1.07	0.201	1.08		1	WG1580332
SV-9	L1286719-01	1,2,4-Trimethylbenzene	95-63-6	120	0.200	0.982	0.211	1.04		1	WG1580332
SV-9	L1286719-01	2,2,4-Trimethylpentane	540-84-1	114.22	0.200	0.934	0.378	1.77		1	WG1580332
SV-9	L1286719-01	m&p-Xylene	1330-20-7	106	0.400	1.73	0.656	2.84		1	WG1580332
SV-9	L1286719-01	o-Xylene	95-47-6	106	0.200	0.867	0.267	1.16		1	WG1580332
SV-9	L1286719-01	1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	14.4	38.9		1	WG1580332
SV-10	L1286719-02	Acetone	67-64-1	58.10	1.25	2.97	20.2	48.0		1	WG1580332
SV-10	L1286719-02	Benzene	71-43-2	78.10	0.200	0.639	1.36	4.34		1	WG1580332
SV-10	L1286719-02	Carbon disulfide	75-15-0	76.10	0.200	0.622	12.6	39.2		1	WG1580332
SV-10	L1286719-02	Carbon tetrachloride	56-23-5	154	0.200	1.26	0.269	1.69		1	WG1580332
SV-10	L1286719-02	Chloromethane	74-87-3	50.50	0.200	0.413	0.260	0.537		1	WG1580332
SV-10	L1286719-02	Cyclohexane	110-82-7	84.20	0.200	0.689	0.784	2.70		1	WG1580332
SV-10	L1286719-02	1,4-Dioxane	123-91-1	88.10	0.200	0.721	1.09	3.93		1	WG1580332
SV-10	L1286719-02	Ethanol	64-17-5	46.10	0.630	1.19	20.5	38.7		1	WG1580332
SV-10	L1286719-02	Ethylbenzene	100-41-4	106	0.200	0.867	1.83	7.93		1	WG1580332
SV-10	L1286719-02	4-Ethyltoluene	622-96-8	120	0.200	0.982	0.489	2.40		1	WG1580332
SV-10	L1286719-02	Trichlorofluoromethane	75-69-4	137.40	0.200	1.12	2.32	13.0		1	WG1580332
SV-10	L1286719-02	Dichlorodifluoromethane	75-71-8	120.92	0.200	0.989	1.72	8.51		1	WG1580332
SV-10	L1286719-02	n-Hexane	110-54-3	86.20	0.630	2.22	2.46	8.67		1	WG1580332
SV-10	L1286719-02	Methyl Butyl Ketone	591-78-6	100	1.25	5.11	2.63	10.8		1	WG1580332
SV-10	L1286719-02	2-Butanone (MEK)	78-93-3	72.10	1.25	3.69	10.1	29.8		1	WG1580332
SV-10	L1286719-02	4-Methyl-2-pentanone (MIBK)	108-10-1	100.10	1.25	5.12	2.36	9.66		1	WG1580332
SV-10	L1286719-02	Naphthalene	91-20-3	128	0.630	3.30	2.08	10.9		1	WG1580332
SV-10	L1286719-02	2-Propanol	67-63-0	60.10	1.25	3.07	2.12	5.21		1	WG1580332
SV-10	L1286719-02	Propene	115-07-1	42.10	0.400	0.689	2.39	4.12		1	WG1580332
SV-10	L1286719-02	Tetrachloroethylene	127-18-4	166	0.200	1.36	9.21	62.5		1	WG1580332
SV-10	L1286719-02	Tetrahydrofuran	109-99-9	72.10	0.200	0.590	3.34	9.85		1	WG1580332
SV-10	L1286719-02	Toluene	108-88-3	92.10	0.500	1.88	0.730	2.75		1	WG1580332
SV-10	L1286719-02	1,2,4-Trimethylbenzene	95-63-6	120	0.200	0.982	1.92	9.42		1	WG1580332
SV-10	L1286719-02	1,3,5-Trimethylbenzene	108-67-8	120	0.200	0.982	0.329	1.61		1	WG1580332
SV-10	L1286719-02	2,2,4-Trimethylpentane	540-84-1	114.22	0.200	0.934	1.95	9.11		1	WG1580332
SV-10	L1286719-02	m&p-Xylene	1330-20-7	106	0.400	1.73	1.40	6.07		1	WG1580332
SV-10	L1286719-02	o-Xylene	95-47-6	106	0.200	0.867	0.229	0.993		1	WG1580332
SV-10	L1286719-02	1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	3.19	8.62		1	WG1580332
SV-10	L1286719-02	TPH (GC/MS) Low Fraction	8006-61-9	101	200	826	405	1670		1	WG1580332
SV-11	L1286719-03	Acetone	67-64-1	58.10	1.25	2.97	5.21	12.4		1	WG1580332
SV-11	L1286719-03	Carbon disulfide	75-15-0	76.10	0.200	0.622	0.918	2.86		1	WG1580332
SV-11	L1286719-03	Ethanol	64-17-5	46.10	0.630	1.19	14.1	26.6		1	WG1580332
SV-11	L1286719-03	Ethylbenzene	100-41-4	106	0.200	0.867	0.245	1.06		1	WG1580332
SV-11	L1286719-03	Trichlorofluoromethane	75-69-4	137.40	0.200	1.12	0.953	5.36		1	WG1580332
SV-11	L1286719-03	Dichlorodifluoromethane	75-71-8	120.92	0.200	0.989	1.40	6.92		1	WG1580332
SV-11	L1286719-03	Methylene Chloride	75-09-2	84.90	0.200	0.694	0.239	0.830		1	WG1580332
SV-11	L1286719-03	2-Butanone (MEK)	78-93-3	72.10	1.25	3.69	1.35	3.98		1	WG1580332

Volatile Organic Compounds (MS) by Method TO-15

Client ID	Lab Sample ID	Analyte	CAS #	Mol. Wt.	RDL1	RDL2	Result	Result	Qualifier	Dilution	Batch
					ppbv	ug/m3	ppbv	ug/m3			
SV-11	L1286719-03	Acetone	67-64-1	58.10	1.25	2.97	5.21	12.4		1	WG1580332
SV-11	L1286719-03	Carbon disulfide	75-15-0	76.10	0.200	0.622	0.918	2.86		1	WG1580332
SV-11	L1286719-03	Ethanol	64-17-5	46.10	0.630	1.19	14.1	26.6		1	WG1580332
SV-11	L1286719-03	Ethylbenzene	100-41-4	106	0.200	0.867	0.245	1.06		1	WG1580332
SV-11	L1286719-03	Trichlorofluoromethane	75-69-4	137.40	0.200	1.12	0.953	5.36		1	WG1580332
SV-11	L1286719-03	2-Propanol	67-63-0	60.10	1.25	3.07	1.34	3.29		1	WG1580332
SV-11	L1286719-03	Tetrachloroethylene	127-18-4	166	0.200	1.36	8.57	58.2		1	WG1580332
SV-11	L1286719-03	m&p-Xylene	1330-20-7	106	0.400	1.73	1.03	4.47		1	WG1580332
SV-11	L1286719-03	o-Xylene	95-47-6	106	0.200	0.867	0.406	1.76		1	WG1580332
SV-11	L1286719-03	1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	6.66	18.0		1	WG1580332

Organic Compounds (GC) by Method D1946

Client ID	Lab Sample ID	Analyte	CAS #	Mol. Wt.	RDL	Result	Qualifier	Dilution	Batch
					%	%			
SV-9	L1286719-01	Oxygen	7782-44-7	32	5.00	22.4		1	WG1578175
SV-10	L1286719-02	Oxygen	7782-44-7	32	5.00	22.9		1	WG1578175
SV-11	L1286719-03	Oxygen	7782-44-7	32	5.00	22.5		1	WG1578175

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
Acetone	67-64-1	58.10	1.25	2.97	10.2	24.2		1	WG1580332
Allyl chloride	107-05-1	76.53	0.200	0.626	ND	ND		1	WG1580332
Benzene	71-43-2	78.10	0.200	0.639	0.469	1.50		1	WG1580332
Benzyl Chloride	100-44-7	127	0.200	1.04	ND	ND		1	WG1580332
Bromodichloromethane	75-27-4	164	0.200	1.34	ND	ND		1	WG1580332
Bromoform	75-25-2	253	0.600	6.21	ND	ND		1	WG1580332
Bromomethane	74-83-9	94.90	0.200	0.776	ND	ND		1	WG1580332
1,3-Butadiene	106-99-0	54.10	2.00	4.43	ND	ND		1	WG1580332
Carbon disulfide	75-15-0	76.10	0.200	0.622	ND	ND		1	WG1580332
Carbon tetrachloride	56-23-5	154	0.200	1.26	ND	ND		1	WG1580332
Chlorobenzene	108-90-7	113	0.200	0.924	ND	ND		1	WG1580332
Chloroethane	75-00-3	64.50	0.200	0.528	ND	ND		1	WG1580332
Chloroform	67-66-3	119	0.200	0.973	ND	ND		1	WG1580332
Chloromethane	74-87-3	50.50	0.200	0.413	0.674	1.39		1	WG1580332
2-Chlorotoluene	95-49-8	126	0.200	1.03	ND	ND		1	WG1580332
Cyclohexane	110-82-7	84.20	0.200	0.689	ND	ND		1	WG1580332
Dibromochloromethane	124-48-1	208	0.200	1.70	ND	ND		1	WG1580332
1,2-Dibromoethane	106-93-4	188	0.200	1.54	ND	ND		1	WG1580332
1,2-Dichlorobenzene	95-50-1	147	0.200	1.20	ND	ND		1	WG1580332
1,3-Dichlorobenzene	541-73-1	147	0.200	1.20	ND	ND		1	WG1580332
1,4-Dichlorobenzene	106-46-7	147	0.200	1.20	ND	ND		1	WG1580332
1,2-Dichloroethane	107-06-2	99	0.200	0.810	ND	ND		1	WG1580332
1,1-Dichloroethane	75-34-3	98	0.200	0.802	ND	ND		1	WG1580332
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG1580332
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG1580332
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG1580332
1,2-Dichloropropane	78-87-5	113	0.200	0.924	ND	ND		1	WG1580332
cis-1,3-Dichloropropene	10061-01-5	111	0.200	0.908	ND	ND		1	WG1580332
trans-1,3-Dichloropropene	10061-02-6	111	0.200	0.908	ND	ND		1	WG1580332
1,4-Dioxane	123-91-1	88.10	0.200	0.721	ND	ND		1	WG1580332
Ethanol	64-17-5	46.10	0.630	1.19	51.9	97.9		1	WG1580332
Ethylbenzene	100-41-4	106	0.200	0.867	0.211	0.915		1	WG1580332
4-Ethyltoluene	622-96-8	120	0.200	0.982	ND	ND		1	WG1580332
Trichlorofluoromethane	75-69-4	137.40	0.200	1.12	0.563	3.16		1	WG1580332
Dichlorodifluoromethane	75-71-8	120.92	0.200	0.989	0.750	3.71		1	WG1580332
1,1,2-Trichlorotrifluoroethane	76-13-1	187.40	0.200	1.53	ND	ND		1	WG1580332
1,2-Dichlorotetrafluoroethane	76-14-2	171	0.200	1.40	ND	ND		1	WG1580332
Heptane	142-82-5	100	0.200	0.818	ND	ND		1	WG1580332
Hexachloro-1,3-butadiene	87-68-3	261	0.630	6.73	ND	ND		1	WG1580332
n-Hexane	110-54-3	86.20	0.630	2.22	0.729	2.57		1	WG1580332
Isopropylbenzene	98-82-8	120.20	0.200	0.983	ND	ND		1	WG1580332
Methylene Chloride	75-09-2	84.90	0.200	0.694	1.05	3.65		1	WG1580332
Methyl Butyl Ketone	591-78-6	100	1.25	5.11	ND	ND		1	WG1580332
2-Butanone (MEK)	78-93-3	72.10	1.25	3.69	ND	ND		1	WG1580332
4-Methyl-2-pentanone (MIBK)	108-10-1	100.10	1.25	5.12	ND	ND		1	WG1580332
Methyl methacrylate	80-62-6	100.12	0.200	0.819	ND	ND		1	WG1580332
MTBE	1634-04-4	88.10	0.200	0.721	ND	ND		1	WG1580332
Naphthalene	91-20-3	128	0.630	3.30	ND	ND		1	WG1580332
2-Propanol	67-63-0	60.10	1.25	3.07	7.86	19.3		1	WG1580332
Propene	115-07-1	42.10	0.400	0.689	ND	ND		1	WG1580332
Styrene	100-42-5	104	0.200	0.851	ND	ND		1	WG1580332
1,1,2,2-Tetrachloroethane	79-34-5	168	0.200	1.37	ND	ND		1	WG1580332
Tetrachloroethylene	127-18-4	166	0.200	1.36	1.14	7.74		1	WG1580332
Tetrahydrofuran	109-99-9	72.10	0.200	0.590	ND	ND		1	WG1580332
Toluene	108-88-3	92.10	0.500	1.88	1.51	5.69		1	WG1580332
1,2,4-Trichlorobenzene	120-82-1	181	0.630	4.66	ND	ND		1	WG1580332

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1,1-Trichloroethane	71-55-6	133	0.200	1.09	ND	ND		1	WG1580332
1,1,2-Trichloroethane	79-00-5	133	0.200	1.09	ND	ND		1	WG1580332
Trichloroethylene	79-01-6	131	0.200	1.07	0.201	1.08		1	WG1580332
1,2,4-Trimethylbenzene	95-63-6	120	0.200	0.982	0.211	1.04		1	WG1580332
1,3,5-Trimethylbenzene	108-67-8	120	0.200	0.982	ND	ND		1	WG1580332
2,2,4-Trimethylpentane	540-84-1	114.22	0.200	0.934	0.378	1.77		1	WG1580332
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1580332
Vinyl Bromide	593-60-2	106.95	0.200	0.875	ND	ND		1	WG1580332
Vinyl acetate	108-05-4	86.10	0.200	0.704	ND	ND		1	WG1580332
m&p-Xylene	1330-20-7	106	0.400	1.73	0.656	2.84		1	WG1580332
o-Xylene	95-47-6	106	0.200	0.867	0.267	1.16		1	WG1580332
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	14.4	38.9		1	WG1580332
TPH (GC/MS) Low Fraction	8006-61-9	101	200	826	ND	ND		1	WG1580332
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*91.5*				WG1580332

Organic Compounds (GC) by Method D1946

Analyte	CAS #	Mol. Wt.	RDL %	Result %	Qualifier	Dilution	Batch
Oxygen	7782-44-7	32	5.00	22.4		1	WG1578175
Carbon Monoxide	630-08-0	28	2.00	ND		1	WG1578175
Carbon Dioxide	124-38-9	44.01	0.500	ND		1	WG1578175
Methane	74-82-8	16	0.400	ND		1	WG1578175

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
Acetone	67-64-1	58.10	1.25	2.97	20.2	48.0		1	WG1580332
Allyl chloride	107-05-1	76.53	0.200	0.626	ND	ND		1	WG1580332
Benzene	71-43-2	78.10	0.200	0.639	1.36	4.34		1	WG1580332
Benzyl Chloride	100-44-7	127	0.200	1.04	ND	ND		1	WG1580332
Bromodichloromethane	75-27-4	164	0.200	1.34	ND	ND		1	WG1580332
Bromoform	75-25-2	253	0.600	6.21	ND	ND		1	WG1580332
Bromomethane	74-83-9	94.90	0.200	0.776	ND	ND		1	WG1580332
1,3-Butadiene	106-99-0	54.10	2.00	4.43	ND	ND		1	WG1580332
Carbon disulfide	75-15-0	76.10	0.200	0.622	12.6	39.2		1	WG1580332
Carbon tetrachloride	56-23-5	154	0.200	1.26	0.269	1.69		1	WG1580332
Chlorobenzene	108-90-7	113	0.200	0.924	ND	ND		1	WG1580332
Chloroethane	75-00-3	64.50	0.200	0.528	ND	ND		1	WG1580332
Chloroform	67-66-3	119	0.200	0.973	ND	ND		1	WG1580332
Chloromethane	74-87-3	50.50	0.200	0.413	0.260	0.537		1	WG1580332
2-Chlorotoluene	95-49-8	126	0.200	1.03	ND	ND		1	WG1580332
Cyclohexane	110-82-7	84.20	0.200	0.689	0.784	2.70		1	WG1580332
Dibromochloromethane	124-48-1	208	0.200	1.70	ND	ND		1	WG1580332
1,2-Dibromoethane	106-93-4	188	0.200	1.54	ND	ND		1	WG1580332
1,2-Dichlorobenzene	95-50-1	147	0.200	1.20	ND	ND		1	WG1580332
1,3-Dichlorobenzene	541-73-1	147	0.200	1.20	ND	ND		1	WG1580332
1,4-Dichlorobenzene	106-46-7	147	0.200	1.20	ND	ND		1	WG1580332
1,2-Dichloroethane	107-06-2	99	0.200	0.810	ND	ND		1	WG1580332
1,1-Dichloroethane	75-34-3	98	0.200	0.802	ND	ND		1	WG1580332
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG1580332
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG1580332
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG1580332
1,2-Dichloropropane	78-87-5	113	0.200	0.924	ND	ND		1	WG1580332
cis-1,3-Dichloropropene	10061-01-5	111	0.200	0.908	ND	ND		1	WG1580332
trans-1,3-Dichloropropene	10061-02-6	111	0.200	0.908	ND	ND		1	WG1580332
1,4-Dioxane	123-91-1	88.10	0.200	0.721	1.09	3.93		1	WG1580332
Ethanol	64-17-5	46.10	0.630	1.19	20.5	38.7		1	WG1580332
Ethylbenzene	100-41-4	106	0.200	0.867	1.83	7.93		1	WG1580332
4-Ethyltoluene	622-96-8	120	0.200	0.982	0.489	2.40		1	WG1580332
Trichlorofluoromethane	75-69-4	137.40	0.200	1.12	2.32	13.0		1	WG1580332
Dichlorodifluoromethane	75-71-8	120.92	0.200	0.989	1.72	8.51		1	WG1580332
1,1,2-Trichlorotrifluoroethane	76-13-1	187.40	0.200	1.53	ND	ND		1	WG1580332
1,2-Dichlorotetrafluoroethane	76-14-2	171	0.200	1.40	ND	ND		1	WG1580332
Heptane	142-82-5	100	0.200	0.818	ND	ND		1	WG1580332
Hexachloro-1,3-butadiene	87-68-3	261	0.630	6.73	ND	ND		1	WG1580332
n-Hexane	110-54-3	86.20	0.630	2.22	2.46	8.67		1	WG1580332
Isopropylbenzene	98-82-8	120.20	0.200	0.983	ND	ND		1	WG1580332
Methylene Chloride	75-09-2	84.90	0.200	0.694	ND	ND		1	WG1580332
Methyl Butyl Ketone	591-78-6	100	1.25	5.11	2.63	10.8		1	WG1580332
2-Butanone (MEK)	78-93-3	72.10	1.25	3.69	10.1	29.8		1	WG1580332
4-Methyl-2-pentanone (MIBK)	108-10-1	100.10	1.25	5.12	2.36	9.66		1	WG1580332
Methyl methacrylate	80-62-6	100.12	0.200	0.819	ND	ND		1	WG1580332
MTBE	1634-04-4	88.10	0.200	0.721	ND	ND		1	WG1580332
Naphthalene	91-20-3	128	0.630	3.30	2.08	10.9		1	WG1580332
2-Propanol	67-63-0	60.10	1.25	3.07	2.12	5.21		1	WG1580332
Propene	115-07-1	42.10	0.400	0.689	2.39	4.12		1	WG1580332
Styrene	100-42-5	104	0.200	0.851	ND	ND		1	WG1580332
1,1,2,2-Tetrachloroethane	79-34-5	168	0.200	1.37	ND	ND		1	WG1580332
Tetrachloroethylene	127-18-4	166	0.200	1.36	9.21	62.5		1	WG1580332
Tetrahydrofuran	109-99-9	72.10	0.200	0.590	3.34	9.85		1	WG1580332
Toluene	108-88-3	92.10	0.500	1.88	0.730	2.75		1	WG1580332
1,2,4-Trichlorobenzene	120-82-1	181	0.630	4.66	ND	ND		1	WG1580332

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1,1-Trichloroethane	71-55-6	133	0.200	1.09	ND	ND		1	WG1580332
1,1,2-Trichloroethane	79-00-5	133	0.200	1.09	ND	ND		1	WG1580332
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG1580332
1,2,4-Trimethylbenzene	95-63-6	120	0.200	0.982	1.92	9.42		1	WG1580332
1,3,5-Trimethylbenzene	108-67-8	120	0.200	0.982	0.329	1.61		1	WG1580332
2,2,4-Trimethylpentane	540-84-1	114.22	0.200	0.934	1.95	9.11		1	WG1580332
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1580332
Vinyl Bromide	593-60-2	106.95	0.200	0.875	ND	ND		1	WG1580332
Vinyl acetate	108-05-4	86.10	0.200	0.704	ND	ND		1	WG1580332
m&p-Xylene	1330-20-7	106	0.400	1.73	1.40	6.07		1	WG1580332
o-Xylene	95-47-6	106	0.200	0.867	0.229	0.993		1	WG1580332
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	3.19	8.62		1	WG1580332
TPH (GC/MS) Low Fraction	8006-61-9	101	200	826	405	1670		1	WG1580332
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*103*				WG1580332

Organic Compounds (GC) by Method D1946

Analyte	CAS #	Mol. Wt.	RDL %	Result %	Qualifier	Dilution	Batch
Oxygen	7782-44-7	32	5.00	22.9		1	WG1578175
Carbon Monoxide	630-08-0	28	2.00	ND		1	WG1578175
Carbon Dioxide	124-38-9	44.01	0.500	ND		1	WG1578175
Methane	74-82-8	16	0.400	ND		1	WG1578175

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
Acetone	67-64-1	58.10	1.25	2.97	5.21	12.4		1	WG1580332
Allyl chloride	107-05-1	76.53	0.200	0.626	ND	ND		1	WG1580332
Benzene	71-43-2	78.10	0.200	0.639	ND	ND		1	WG1580332
Benzyl Chloride	100-44-7	127	0.200	1.04	ND	ND		1	WG1580332
Bromodichloromethane	75-27-4	164	0.200	1.34	ND	ND		1	WG1580332
Bromoform	75-25-2	253	0.600	6.21	ND	ND		1	WG1580332
Bromomethane	74-83-9	94.90	0.200	0.776	ND	ND		1	WG1580332
1,3-Butadiene	106-99-0	54.10	2.00	4.43	ND	ND		1	WG1580332
Carbon disulfide	75-15-0	76.10	0.200	0.622	0.918	2.86		1	WG1580332
Carbon tetrachloride	56-23-5	154	0.200	1.26	ND	ND		1	WG1580332
Chlorobenzene	108-90-7	113	0.200	0.924	ND	ND		1	WG1580332
Chloroethane	75-00-3	64.50	0.200	0.528	ND	ND		1	WG1580332
Chloroform	67-66-3	119	0.200	0.973	ND	ND		1	WG1580332
Chloromethane	74-87-3	50.50	0.200	0.413	ND	ND		1	WG1580332
2-Chlorotoluene	95-49-8	126	0.200	1.03	ND	ND		1	WG1580332
Cyclohexane	110-82-7	84.20	0.200	0.689	ND	ND		1	WG1580332
Dibromochloromethane	124-48-1	208	0.200	1.70	ND	ND		1	WG1580332
1,2-Dibromoethane	106-93-4	188	0.200	1.54	ND	ND		1	WG1580332
1,2-Dichlorobenzene	95-50-1	147	0.200	1.20	ND	ND		1	WG1580332
1,3-Dichlorobenzene	541-73-1	147	0.200	1.20	ND	ND		1	WG1580332
1,4-Dichlorobenzene	106-46-7	147	0.200	1.20	ND	ND		1	WG1580332
1,2-Dichloroethane	107-06-2	99	0.200	0.810	ND	ND		1	WG1580332
1,1-Dichloroethane	75-34-3	98	0.200	0.802	ND	ND		1	WG1580332
1,1-Dichloroethene	75-35-4	96.90	0.200	0.793	ND	ND		1	WG1580332
cis-1,2-Dichloroethene	156-59-2	96.90	0.200	0.793	ND	ND		1	WG1580332
trans-1,2-Dichloroethene	156-60-5	96.90	0.200	0.793	ND	ND		1	WG1580332
1,2-Dichloropropane	78-87-5	113	0.200	0.924	ND	ND		1	WG1580332
cis-1,3-Dichloropropene	10061-01-5	111	0.200	0.908	ND	ND		1	WG1580332
trans-1,3-Dichloropropene	10061-02-6	111	0.200	0.908	ND	ND		1	WG1580332
1,4-Dioxane	123-91-1	88.10	0.200	0.721	ND	ND		1	WG1580332
Ethanol	64-17-5	46.10	0.630	1.19	14.1	26.6		1	WG1580332
Ethylbenzene	100-41-4	106	0.200	0.867	0.245	1.06		1	WG1580332
4-Ethyltoluene	622-96-8	120	0.200	0.982	ND	ND		1	WG1580332
Trichlorofluoromethane	75-69-4	137.40	0.200	1.12	0.953	5.36		1	WG1580332
Dichlorodifluoromethane	75-71-8	120.92	0.200	0.989	1.40	6.92		1	WG1580332
1,1,2-Trichlorotrifluoroethane	76-13-1	187.40	0.200	1.53	ND	ND		1	WG1580332
1,2-Dichlorotetrafluoroethane	76-14-2	171	0.200	1.40	ND	ND		1	WG1580332
Heptane	142-82-5	100	0.200	0.818	ND	ND		1	WG1580332
Hexachloro-1,3-butadiene	87-68-3	261	0.630	6.73	ND	ND		1	WG1580332
n-Hexane	110-54-3	86.20	0.630	2.22	ND	ND		1	WG1580332
Isopropylbenzene	98-82-8	120.20	0.200	0.983	ND	ND		1	WG1580332
Methylene Chloride	75-09-2	84.90	0.200	0.694	0.239	0.830		1	WG1580332
Methyl Butyl Ketone	591-78-6	100	1.25	5.11	ND	ND		1	WG1580332
2-Butanone (MEK)	78-93-3	72.10	1.25	3.69	1.35	3.98		1	WG1580332
4-Methyl-2-pentanone (MIBK)	108-10-1	100.10	1.25	5.12	ND	ND		1	WG1580332
Methyl methacrylate	80-62-6	100.12	0.200	0.819	ND	ND		1	WG1580332
MTBE	1634-04-4	88.10	0.200	0.721	ND	ND		1	WG1580332
Naphthalene	91-20-3	128	0.630	3.30	ND	ND		1	WG1580332
2-Propanol	67-63-0	60.10	1.25	3.07	1.34	3.29		1	WG1580332
Propene	115-07-1	42.10	0.400	0.689	ND	ND		1	WG1580332
Styrene	100-42-5	104	0.200	0.851	ND	ND		1	WG1580332
1,1,2,2-Tetrachloroethane	79-34-5	168	0.200	1.37	ND	ND		1	WG1580332
Tetrachloroethylene	127-18-4	166	0.200	1.36	8.57	58.2		1	WG1580332
Tetrahydrofuran	109-99-9	72.10	0.200	0.590	ND	ND		1	WG1580332
Toluene	108-88-3	92.10	0.500	1.88	ND	ND		1	WG1580332
1,2,4-Trichlorobenzene	120-82-1	181	0.630	4.66	ND	ND		1	WG1580332

1 Cp
2 Tc
3 Ss
4 Cn
5 Ds
6 Sr
7 Qc
8 Gl
9 Al
10 Sc

Volatile Organic Compounds (MS) by Method TO-15

Analyte	CAS #	Mol. Wt.	RDL1 ppbv	RDL2 ug/m3	Result ppbv	Result ug/m3	Qualifier	Dilution	Batch
1,1,1-Trichloroethane	71-55-6	133	0.200	1.09	ND	ND		1	WG1580332
1,1,2-Trichloroethane	79-00-5	133	0.200	1.09	ND	ND		1	WG1580332
Trichloroethylene	79-01-6	131	0.200	1.07	ND	ND		1	WG1580332
1,2,4-Trimethylbenzene	95-63-6	120	0.200	0.982	ND	ND		1	WG1580332
1,3,5-Trimethylbenzene	108-67-8	120	0.200	0.982	ND	ND		1	WG1580332
2,2,4-Trimethylpentane	540-84-1	114.22	0.200	0.934	ND	ND		1	WG1580332
Vinyl chloride	75-01-4	62.50	0.200	0.511	ND	ND		1	WG1580332
Vinyl Bromide	593-60-2	106.95	0.200	0.875	ND	ND		1	WG1580332
Vinyl acetate	108-05-4	86.10	0.200	0.704	ND	ND		1	WG1580332
m&p-Xylene	1330-20-7	106	0.400	1.73	1.03	4.47		1	WG1580332
o-Xylene	95-47-6	106	0.200	0.867	0.406	1.76		1	WG1580332
1,1-Difluoroethane	75-37-6	66.05	1.00	2.70	6.66	18.0		1	WG1580332
TPH (GC/MS) Low Fraction	8006-61-9	101	200	826	ND	ND		1	WG1580332
(S) 1,4-Bromofluorobenzene	*460-00-4*	*175*	*60.0-140*		*90.7*				WG1580332

Organic Compounds (GC) by Method D1946

Analyte	CAS #	Mol. Wt.	RDL %	Result %	Qualifier	Dilution	Batch
Oxygen	7782-44-7	32	5.00	22.5		1	WG1578175
Carbon Monoxide	630-08-0	28	2.00	ND		1	WG1578175
Carbon Dioxide	124-38-9	44.01	0.500	ND		1	WG1578175
Methane	74-82-8	16	0.400	ND		1	WG1578175

Method Blank (MB)

(MB) R3596010-2 11/21/20 07:47

Analyte	MB Result ppbv	MB Qualifier	MB MDL ppbv	MB RDL ppbv
Acetone	U		0.584	1.25
Allyl Chloride	U		0.114	0.200
Benzene	U		0.0715	0.200
Benzyl Chloride	U		0.0598	0.200
Bromodichloromethane	U		0.0702	0.200
Bromoform	U		0.0732	0.600
Bromomethane	U		0.0982	0.200
1,3-Butadiene	U		0.104	2.00
Carbon disulfide	U		0.102	0.200
Carbon tetrachloride	U		0.0732	0.200
Chlorobenzene	U		0.0832	0.200
Chloroethane	U		0.0996	0.200
Chloroform	U		0.0717	0.200
Chloromethane	U		0.103	0.200
2-Chlorotoluene	U		0.0828	0.200
Cyclohexane	U		0.0753	0.200
Dibromochloromethane	U		0.0727	0.200
1,2-Dibromoethane	U		0.0721	0.200
1,2-Dichlorobenzene	U		0.128	0.200
1,3-Dichlorobenzene	U		0.182	0.200
1,4-Dichlorobenzene	0.0672	J	0.0557	0.200
1,2-Dichloroethane	U		0.0700	0.200
1,1-Dichloroethane	U		0.0723	0.200
1,1-Dichloroethene	U		0.0762	0.200
cis-1,2-Dichloroethene	U		0.0784	0.200
trans-1,2-Dichloroethene	U		0.0673	0.200
1,2-Dichloropropane	U		0.0760	0.200
cis-1,3-Dichloropropene	U		0.0689	0.200
trans-1,3-Dichloropropene	U		0.0728	0.200
1,4-Dioxane	U		0.0833	0.200
Ethylbenzene	U		0.0835	0.200
4-Ethyltoluene	U		0.0783	0.200
Trichlorofluoromethane	U		0.0819	0.200
Dichlorodifluoromethane	U		0.137	0.200
1,1,2-Trichlorotrifluoroethane	U		0.0793	0.200
1,2-Dichlorotetrafluoroethane	U		0.0890	0.200
Heptane	U		0.104	0.200
Hexachloro-1,3-butadiene	U		0.105	0.630
n-Hexane	U		0.206	0.630
Isopropylbenzene	U		0.0777	0.200

Method Blank (MB)

(MB) R3596010-2 11/21/20 07:47

Analyte	MB Result ppbv	MB Qualifier	MB MDL ppbv	MB RDL ppbv
Methylene Chloride	U		0.0979	0.200
Methyl Butyl Ketone	U		0.133	1.25
2-Butanone (MEK)	U		0.0814	1.25
4-Methyl-2-pentanone (MIBK)	U		0.0765	1.25
Methyl Methacrylate	U		0.0876	0.200
MTBE	U		0.0647	0.200
Naphthalene	U		0.350	0.630
2-Propanol	U		0.264	1.25
Propene	0.128	J	0.0932	0.400
Styrene	U		0.0788	0.200
1,1,2,2-Tetrachloroethane	U		0.0743	0.200
Tetrachloroethylene	U		0.0814	0.200
Tetrahydrofuran	U		0.0734	0.200
Toluene	U		0.0870	0.500
1,2,4-Trichlorobenzene	U		0.148	0.630
1,1,1-Trichloroethane	U		0.0736	0.200
1,1,2-Trichloroethane	U		0.0775	0.200
Trichloroethylene	U		0.0680	0.200
1,2,4-Trimethylbenzene	U		0.0764	0.200
1,3,5-Trimethylbenzene	U		0.0779	0.200
2,2,4-Trimethylpentane	U		0.133	0.200
Vinyl chloride	U		0.0949	0.200
Vinyl Bromide	U		0.0852	0.200
Vinyl acetate	U		0.116	0.200
m&p-Xylene	U		0.135	0.400
o-Xylene	U		0.0828	0.200
Ethanol	U		0.265	0.630
TPH (GC/MS) Low Fraction	U		39.7	200
1,1-Difluoroethane	U		0.129	1.00
(S) 1,4-Bromofluorobenzene	*86.3*			*60.0-140*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3596010-1 11/21/20 07:10 • (LCSD) R3596010-3 11/21/20 09:13

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Ethanol	3.75	3.75	3.97	100	106	55.0-148			5.70	25
Propene	3.75	3.95	3.83	105	102	64.0-144			3.08	25
Dichlorodifluoromethane	3.75	3.98	3.59	106	95.7	64.0-139			10.3	25

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3596010-1 11/21/20 07:10 • (LCSD) R3596010-3 11/21/20 09:13

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
1,2-Dichlorotetrafluoroethane	3.75	4.01	3.82	107	102	70.0-130			4.85	25
Chloromethane	3.75	3.82	3.68	102	98.1	70.0-130			3.73	25
Vinyl chloride	3.75	3.90	3.82	104	102	70.0-130			2.07	25
1,3-Butadiene	3.75	3.66	3.72	97.6	99.2	70.0-130			1.63	25
Bromomethane	3.75	3.79	3.88	101	103	70.0-130			2.35	25
Chloroethane	3.75	3.78	3.93	101	105	70.0-130			3.89	25
Trichlorofluoromethane	3.75	3.73	3.70	99.5	98.7	70.0-130			0.808	25
1,1,2-Trichlorotrifluoroethane	3.75	3.60	3.50	96.0	93.3	70.0-130			2.82	25
1,1-Dichloroethene	3.75	3.84	3.34	102	89.1	70.0-130			13.9	25
1,1-Dichloroethane	3.75	3.91	3.83	104	102	70.0-130			2.07	25
Acetone	3.75	3.69	3.64	98.4	97.1	70.0-130			1.36	25
2-Propanol	3.75	3.64	3.73	97.1	99.5	70.0-139			2.44	25
Carbon disulfide	3.75	3.93	3.65	105	97.3	70.0-130			7.39	25
Methylene Chloride	3.75	3.77	3.72	101	99.2	70.0-130			1.34	25
MTBE	3.75	3.81	3.76	102	100	70.0-130			1.32	25
trans-1,2-Dichloroethene	3.75	3.80	3.78	101	101	70.0-130			0.528	25
n-Hexane	3.75	3.74	3.61	99.7	96.3	70.0-130			3.54	25
Vinyl acetate	3.75	3.64	3.69	97.1	98.4	70.0-130			1.36	25
Methyl Ethyl Ketone	3.75	3.81	3.84	102	102	70.0-130			0.784	25
cis-1,2-Dichloroethene	3.75	3.57	3.41	95.2	90.9	70.0-130			4.58	25
Chloroform	3.75	3.94	3.65	105	97.3	70.0-130			7.64	25
Cyclohexane	3.75	3.87	3.73	103	99.5	70.0-130			3.68	25
1,1,1-Trichloroethane	3.75	3.78	3.70	101	98.7	70.0-130			2.14	25
Carbon tetrachloride	3.75	3.76	3.72	100	99.2	70.0-130			1.07	25
Benzene	3.75	3.83	3.84	102	102	70.0-130			0.261	25
1,2-Dichloroethane	3.75	3.82	3.67	102	97.9	70.0-130			4.01	25
Heptane	3.75	3.76	3.79	100	101	70.0-130			0.795	25
Trichloroethylene	3.75	3.84	3.89	102	104	70.0-130			1.29	25
1,2-Dichloropropane	3.75	3.96	3.82	106	102	70.0-130			3.60	25
1,4-Dioxane	3.75	3.62	3.94	96.5	105	70.0-140			8.47	25
Bromodichloromethane	3.75	3.80	3.81	101	102	70.0-130			0.263	25
cis-1,3-Dichloropropene	3.75	3.87	3.78	103	101	70.0-130			2.35	25
4-Methyl-2-pentanone (MIBK)	3.75	3.92	4.02	105	107	70.0-139			2.52	25
Toluene	3.75	3.70	3.70	98.7	98.7	70.0-130			0.000	25
trans-1,3-Dichloropropene	3.75	3.59	3.69	95.7	98.4	70.0-130			2.75	25
1,1,2-Trichloroethane	3.75	3.95	3.87	105	103	70.0-130			2.05	25
Tetrachloroethylene	3.75	3.99	3.99	106	106	70.0-130			0.000	25
Methyl Butyl Ketone	3.75	3.88	3.99	103	106	70.0-149			2.80	25
Dibromochloromethane	3.75	3.93	3.89	105	104	70.0-130			1.02	25
1,2-Dibromoethane	3.75	3.88	3.84	103	102	70.0-130			1.04	25

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3596010-1 11/21/20 07:10 • (LCSD) R3596010-3 11/21/20 09:13

Analyte	Spike Amount ppbv	LCS Result ppbv	LCSD Result ppbv	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Chlorobenzene	3.75	3.93	3.93	105	105	70.0-130			0.000	25
Ethylbenzene	3.75	3.86	3.73	103	99.5	70.0-130			3.43	25
m&p-Xylene	7.50	7.63	7.40	102	98.7	70.0-130			3.06	25
o-Xylene	3.75	3.82	3.72	102	99.2	70.0-130			2.65	25
Styrene	3.75	4.14	4.01	110	107	70.0-130			3.19	25
Bromoform	3.75	3.99	3.84	106	102	70.0-130			3.83	25
1,1,2,2-Tetrachloroethane	3.75	4.09	3.98	109	106	70.0-130			2.73	25
4-Ethyltoluene	3.75	3.99	3.97	106	106	70.0-130			0.503	25
1,3,5-Trimethylbenzene	3.75	3.77	3.81	101	102	70.0-130			1.06	25
1,2,4-Trimethylbenzene	3.75	3.81	3.77	102	101	70.0-130			1.06	25
1,3-Dichlorobenzene	3.75	3.64	3.50	97.1	93.3	70.0-130			3.92	25
1,4-Dichlorobenzene	3.75	4.74	4.67	126	125	70.0-130			1.49	25
Benzyl Chloride	3.75	4.86	5.15	130	137	70.0-152			5.79	25
1,2-Dichlorobenzene	3.75	4.29	4.26	114	114	70.0-130			0.702	25
1,2,4-Trichlorobenzene	3.75	4.28	4.43	114	118	70.0-160			3.44	25
Hexachloro-1,3-butadiene	3.75	4.12	3.99	110	106	70.0-151			3.21	25
Naphthalene	3.75	4.07	3.95	109	105	70.0-159			2.99	25
TPH (GC/MS) Low Fraction	203	249	240	123	118	70.0-130			3.68	25
Allyl Chloride	3.75	3.53	3.51	94.1	93.6	70.0-130			0.568	25
2-Chlorotoluene	3.75	3.95	3.81	105	102	70.0-130			3.61	25
Methyl Methacrylate	3.75	3.64	3.81	97.1	102	70.0-130			4.56	25
Tetrahydrofuran	3.75	3.64	3.79	97.1	101	70.0-137			4.04	25
2,2,4-Trimethylpentane	3.75	3.85	3.70	103	98.7	70.0-130			3.97	25
Vinyl Bromide	3.75	3.95	3.83	105	102	70.0-130			3.08	25
Isopropylbenzene	3.75	3.99	3.88	106	103	70.0-130			2.80	25
1,1-Difluoroethane	3.75	3.99	3.87	106	103	70.0-130			3.05	25
(S) 1,4-Bromofluorobenzene				*101*	*96.7*	*60.0-140*				

1 Cp
2 Tc
3 Ss
4 Cn
5 Ds
6 Sr
7 Qc
8 Gl
9 Al
10 Sc

Method Blank (MB)

(MB) R3594299-3 11/18/20 08:37

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Oxygen	1.66		0.225	5.00
Carbon Monoxide	U		0.665	2.00
Carbon Dioxide	U		0.121	0.500
Methane	U		0.0584	0.400

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3594299-1 11/18/20 08:14 • (LCSD) R3594299-2 11/18/20 08:21

Analyte	Spike Amount %	LCS Result %	LCSD Result %	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Oxygen	20.0	21.6	20.7	108	104	70.0-130			4.26	20
Carbon Monoxide	2.50	2.32	2.24	92.8	89.6	70.0-130			3.51	20
Carbon Dioxide	2.50	2.50	2.44	100	97.6	70.0-130			2.43	20
Methane	2.00	1.96	1.88	98.0	94.0	70.0-130			4.17	20

Guide to Reading and Understanding Your Laboratory Report

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Abbreviations and Definitions

MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
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Qualifier	Description
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State Accreditations

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN-03-2002-34
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico [1]	n/a
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina [1]	DW21704
Georgia	NELAP	North Carolina [3]	41
Georgia [1]	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LAO00356
Kentucky [1 6]	90010	South Carolina	84004
Kentucky [2]	16	South Dakota	n/a
Louisiana	AI30792	Tennessee [1 4]	2006
Louisiana [1]	LA180010	Texas	T104704245-18-15
Maine	TN0002	Texas [5]	LAB0152
Maryland	324	Utah	TN00003
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	460132
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	9980939910
Montana	CERT0086	Wyoming	A2LA

Third Party Federal Accreditations

A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 [5]	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

[1] Drinking Water [2] Underground Storage Tanks [3] Aquatic Toxicity [4] Chemical/Microbiological [5] Mold [6] Wastewater n/a Accreditation not applicable

Our Locations

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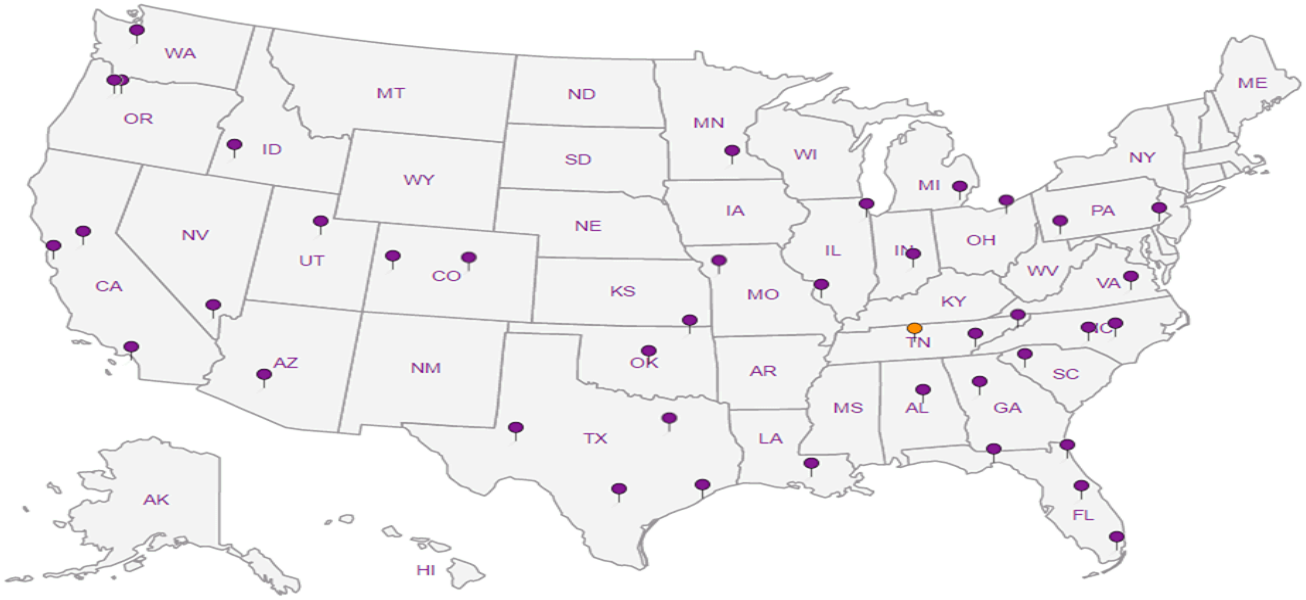

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Analysis / Container / Preservative

Chain of Custody Page 1 of 1

Pace Analytical®
National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

Report to: Paola Gomez-Birenbaum

Email To: pgomezbirenbaum@rmdes.net

Project Description:

City/State Collected: Los Angeles, CA

Please Circle: PT MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001 2

Lab Project # RMDENVPHCA-LAPROJECT

SDG # J063

Tab L1286719

Collected by (print): Ben McVeigh

Site/Facility ID #

P.O. #

Acctnum: RMDENVPHCA

Template: T177367

Prelogin: P808466

PM: 546 - Jared Starkey

PB: CJG 11/09/20

Collected by (signature)

Immediately Packed on Ice N X Y ___

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

Shipped Via: FedEX Standard

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	FIXGASPC Summa	HELIUM Summa	TO-15 Summa TAlg, VOLs + 1,1-DFA								Remarks	Sample # (lab only)
SV-9		Air		11/16/20	822	1	✓		✓									-01
SV-10		Air		11/16/20	840	1	✓		✓									-02
SV-11		Air		11/16/20	858	1	✓		✓									-03

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____
Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking # 9362 4938 2044

Sample Receipt Checklist
COC Seal Present/Intact: ✓NP __Y __N
COC Signed/Accurate: ✓Y __N
Bottles arrive intact: ✓Y __N
Correct bottles used: ✓Y __N
Sufficient volume sent: ✓Y __N
If Applicable
VOA Zero Headspace: __Y __N
Preservation Correct/Checked: __Y __N
RAD Screen <0.5 mR/hr: ✓Y __N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR
	11/16/20	1000		

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: °C	Bottles Received:	If preservation required by Login: Date/Time
				AMB	3	

Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date:	Time:	Hold:	Condition: NCF / OK
			R. Holdesbar	11/17/20	9:50		

Pace Analytical®
National Center for Testing & Innovation

ANALYTICAL REPORT

December 07, 2020

RMD Environmental - Walnut Creek, CA

Sample Delivery Group:	L1290638
Samples Received:	11/16/2020
Project Number:	01-BAR-001
Description:	01-BAR-001

Report To: Paola Gomez-Birenbaum
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Entire Report Reviewed By:

Jared Starkey
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.



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- B-8-COMP L1290638-02 7
- GW-5-COMP L1290638-03 8
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B-5-COMP L1290638-01 GW

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Preparation by Method 22CCRA2	WG1584597	1	12/01/20 11:52	12/01/20 11:52	APH	Mt. Juliet, TN
Metals (ICP) by Method 6010B	WG1586358	9	12/04/20 10:03	12/04/20 21:44	EL	Mt. Juliet, TN

B-8-COMP L1290638-02 GW

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Preparation by Method 22CCRA2	WG1584597	1	12/01/20 11:52	12/01/20 11:52	APH	Mt. Juliet, TN
Metals (ICP) by Method 6010B	WG1586358	9	12/04/20 10:03	12/04/20 21:55	EL	Mt. Juliet, TN

GW-5-COMP L1290638-03 GW

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Preparation by Method 22CCRA2	WG1584597	1	12/01/20 11:52	12/01/20 11:52	APH	Mt. Juliet, TN
Metals (ICP) by Method 6010B	WG1586358	9	12/04/20 10:03	12/04/20 21:58	EL	Mt. Juliet, TN

GW-7-COMP L1290638-04 GW

Collected by: PGB | Collected date/time: 11/13/20 00:00 | Received date/time: 11/16/20 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Preparation by Method 22CCRA2	WG1584597	1	12/01/20 11:52	12/01/20 11:52	APH	Mt. Juliet, TN
Metals (ICP) by Method 6010B	WG1586358	9	12/04/20 10:03	12/04/20 22:00	EL	Mt. Juliet, TN

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Jared Starkey
Project Manager

Metals (ICP) by Method 6010B

Client ID	Lab Sample ID	Analyte	Result ug/l	Qualifier	MDL ug/l	RDL ug/l	Dilution	Analysis date / time	Batch
B-5-COMP	L1290638-01	Chromium	45.6	J	12.6	90.0	9	12/04/2020 21:44	WG1586358
B-8-COMP	L1290638-02	Chromium	56.0	J	12.6	90.0	9	12/04/2020 21:55	WG1586358
GW-5-COMP	L1290638-03	Chromium	57.5	J	12.6	90.0	9	12/04/2020 21:58	WG1586358
GW-7-COMP	L1290638-04	Lead	2690		26.9	54.0	9	12/04/2020 22:00	WG1586358

Preparation by Method 22CCRA2

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
STLC Extraction	-				1	12/01/2020 11:52	WG1584597
Final pH	5.26				1	12/01/2020 11:52	WG1584597

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
	ug/l		ug/l	ug/l			
Chromium	45.6	J	12.6	90.0	9	12/04/2020 21:44	WG1586358

Preparation by Method 22CCRA2

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
STLC Extraction	-				1	12/01/2020 11:52	WG1584597
Final pH	5.36				1	12/01/2020 11:52	WG1584597

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
	ug/l		ug/l	ug/l			
Chromium	56.0	J	12.6	90.0	9	12/04/2020 21:55	WG1586358

Preparation by Method 22CCRA2

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
STLC Extraction	-				1	12/01/2020 11:52	WG1584597
Final pH	5.35				1	12/01/2020 11:52	WG1584597

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
	ug/l		ug/l	ug/l			
Chromium	57.5	J	12.6	90.0	9	12/04/2020 21:58	WG1586358

Preparation by Method 22CCRA2

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
STLC Extraction	-				1	12/01/2020 11:52	WG1584597
Final pH	5.51				1	12/01/2020 11:52	WG1584597

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis date / time	Batch
	ug/l		ug/l	ug/l			
Lead	2690		26.9	54.0	9	12/04/2020 22:00	WG1586358

Method Blank (MB)

(MB) R3600828-1 12/04/20 21:39

Analyte	MB Result	MB Qualifier	MB MDL	MB RDL
	ug/l		ug/l	ug/l
Chromium	U		12.6	90.0
Lead	U		26.9	54.0

Laboratory Control Sample (LCS)

(LCS) R3600828-2 12/04/20 21:41

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
	ug/l	ug/l	%	%	
Chromium	1000	1100	110	80.0-120	
Lead	1000	1130	113	80.0-120	

L1290638-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1290638-01 12/04/20 21:44 • (MS) R3600828-4 12/04/20 21:49 • (MSD) R3600828-5 12/04/20 21:52

Analyte	Spike Amount	Original Result	MS Result	MSD Result	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
	ug/l	ug/l	ug/l	ug/l	%	%		%			%	%
Chromium	1000	45.6	9520	9920	105	110	9	75.0-125			4.04	20
Lead	1000	59.7	9900	10200	109	113	9	75.0-125			3.06	20

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Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
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Georgia [1]	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LAO00356
Kentucky [1 6]	90010	South Carolina	84004
Kentucky [2]	16	South Dakota	n/a
Louisiana	AI30792	Tennessee [1 4]	2006
Louisiana [1]	LA180010	Texas	T104704245-18-15
Maine	TN0002	Texas [5]	LAB0152
Maryland	324	Utah	TN00003
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	460132
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	9980939910
Montana	CERT0086	Wyoming	A2LA

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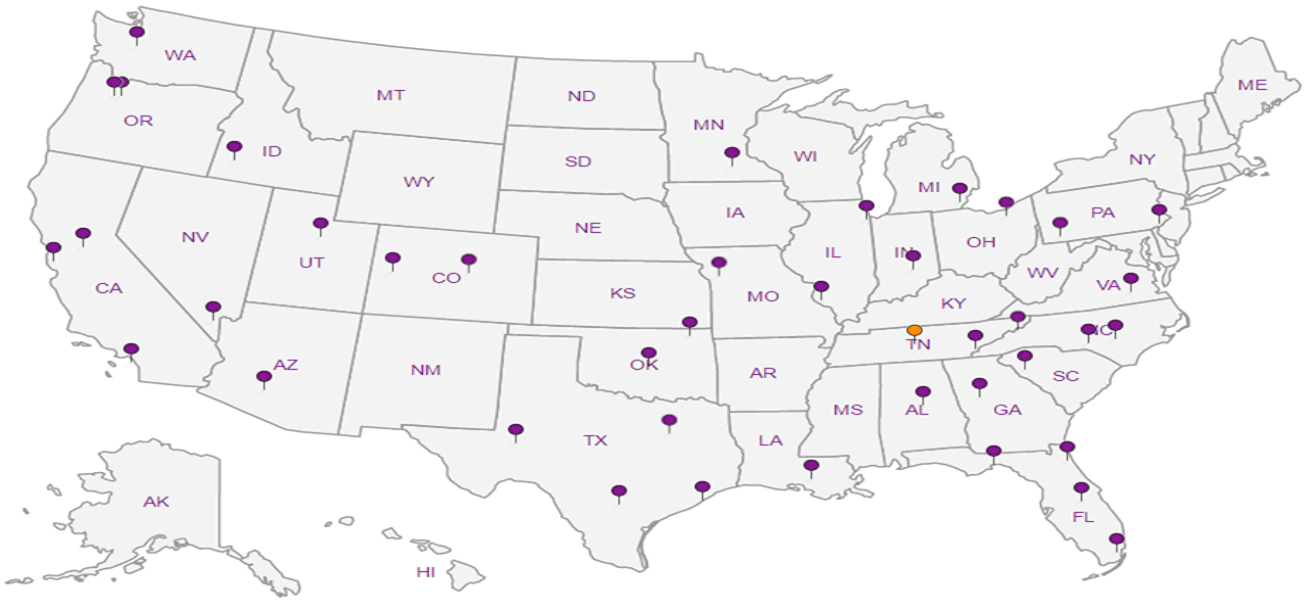

RMD Environmental - Walnut Creek, CA

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Walnut Creek, CA 94596

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Walnut Creek, CA 94596

Pres Chk

Report to: Paola Gomez-Birenbaum

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Project Description: 01-BAR-001

City/State Collected: Los Angeles / CA

Please Circle: PT MT CT ET

Phone: 925-683-8177 3106789367

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature): Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Date Results Needed

Quote #

Analysis / Container / Preservative

Chain of Custody Page 1 of 7

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Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255 NV 11/30/20
G133
L1290638

Acctnum: RMDENVPHCA
Template: T177364
Prelogin: P808464
PM: 546 - Jared Starkey
PB:
Shipped Via:

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPH-d/o 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
B-5-1		S GW	1	11/13/20	1120	4									
B-5-2		S GW	2		1123										
B-5-3		S GW	3		1128				X	X					-11
B-5-4		S GW	4		1132										
B-5-5		S GW	5		1138										
B-5-Comp		S GW	-		-	-	X	X						Comp 1-5	-01 -01
B-6-1		SS	1		1155	4									
B-6-2		SS	2		1158										
B-6-3		SS	3		1202				X	X					-12
B-6-4		SS	4		1205										

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via: __ UPS __ FedEx __ Courier

Tracking # 1676 2752 6709 1 6694

Sample Receipt Checklist

COC Seal Present/Intact:	NP	Y N
COC Signed/Accurate:		Y N
Bottles arrive intact:		Y N
Correct bottles used:		Y N
Sufficient volume sent:		Y N
If Applicable		
VOA Zero Headspace:		Y N
Preservation Correct/Checked:		Y N
RAD Screen <0.5 mR/hr:		Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR
Sgoh	11/13/20	1700		
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8-2.4 °C Bottles Received: 21
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date: 11/16/20 Time: 9:00

11-122 Date/Time

11-123 Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

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Chain of Custody Page 3 of 7

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Project Description: 01-BAR-01

City/State Collected: Los Angeles CA

Please Circle: PT MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

SDG # ~~L1286255~~

Table # L1290638

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Acctnum: RMDENVPHCA

Template: T177364

Prelogin: P808464

PM: 546 - Jared Starkey

PB:

Shipped Via:

Collected by (signature): [signature]

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPhg/d/o 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl				Remarks	Sample # (lab only)
B-8-3		SS	3	11/13/20	948	4			X	X								~~-14~~
B-8-4		SS	4	↓	953	↓												
B-8-5		↓	5	↓	958	↓												
B-8-Comp		↓	—	—	—	—	X	X									Comp 1-5	~~-04~~ -02
B-9-1		↓	1	11/13/20	1020	4												
B-9-2		↓	2	↓	1024	↓												
B-9-3		↓	3	↓	1028	↓			X	X								~~-15~~
B-9-4		↓	4	↓	1032	↓												
B-9-5		↓	5	↓	1037	↓												
B-9-Comp		↓	—	—	—	—	X	X									Comp 1-5	~~-05~~

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via: __ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: ✓ WP __Y __N
COC Signed/Accurate: __Y __N
Bottles arrive intact: __Y __N
Correct bottles used: __Y __N
Sufficient volume sent: __Y __N
If Applicable
VOA Zero Headspace: __Y __N
Preservation Correct/Checked: __Y __N
RAD Screen <0.5 mR/hr: __Y __N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeOH TBR	
[signature]	11/13/20	1700			
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8-7=4.6 °C AT CK Bottles Received: 212	If preservation required by Login: Date/Time
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature) [signature]	Date: 11/16/20 Time: 9:10	Hold: Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

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Project Description: D1-BAR-001

City/State Collected: Los Angeles CA

Please Circle: (PT) MT CT ET

Phone: 925-683-8177

Client Project # D1-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature):

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

Chain of Custody Page 4 of 7

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Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286255

Table # L1290638

Acctnum: RMDENVPHCA

Template: T177364

Prelogin: P808464

PM: 546 - Jared Starkey

PB:

Shipped Via:

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPHs 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
GW-5-1		SS	1	11/13/20	1047	4									
GW-5-2		SS	2		1052										
GW-5-3		SS	3		1053				X	X					-16
GW-5-4		SS	4		1056										
GW-5-5		SS	5		1059										
GW-5-Comp		SS	—	—	—	—	X	X						Comp 1-5	-06 -03
GW-5		GWSS	—	11/13/20	1154	3						X	X		-17
GW-6-1		SS	1		739	4									
GW-6-2		SS	2		745										
GW-6-3		SS	3		749				X	X					-18

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCl / MeOH TBR
[signature]	11/13/20	1700		
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8-1.4=3.4 °C Bottles Received: 212
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date: 11/16/20 Time: 9:00

If preservation required by Login: Date/Time

Hold:

Condition: NCF / OK

RMD Environmental - Walnut Creek, CA

1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Billing Information:
Accounts Payable
1371 Oakland Blvd.
Suite 200
Walnut Creek, CA 94596

Pres Chk

Report to: Paola Gomez-Birenbaum

Email To: pgomezbirenbaum@rmdes.net

Project Description: 01-BAR-001

City/State Collected: Los Angeles CA

Please Circle: (PT) MT CT ET

Phone: 925-683-8177

Client Project # 01-BAR-001

Lab Project # RMDENVPHCA-LAPROJECT

Collected by (print): P. Gomez-Birenbaum

Site/Facility ID #

P.O. #

Collected by (signature): pgo

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed

Analysis / Container / Preservative

Chain of Custody Page 5 of 7

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National Center for Testing & Innovation

12065 Lebanon Rd
Mount Juliet, TN 37122
Phone: 615-758-5858
Phone: 800-767-5859
Fax: 615-758-5859

SDG # L1286755

Table # L1290638

Acctnum: RMDENVPHCA

Template: T177364

Prelogin: P808464

PM: 546 - Jared Starkey

PB:

Shipped Via:

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Cam17 by 6020 4ozClr-NoPres	DROCAER TPHd/o 4ozClr-NoPres	GROCA 40ml/NaHSO4/Syr/MeOH	V8260 40ml/NaHSO4/Syr/MeOH	dry weight 4ozClr-NoPres	water GROCA 40mlAmb HCl	water V8260 40mlAmb-HCl	Remarks	Sample # (lab only)
GW-6-4		SS	4	11/13/20	753	4									
GW-6-5		SS	5	↓	756	↓									
GW-6-Comp		SS	—	—	—	—	X	X						Comp 1-5	-07
GW-6		~~GW~~ SS	—	11/13/20	1326	3						X	X		-19
GW-7-1		SS	1	11/12/20	1634	4									
GW-7-2		SS	2		1638										
GW-7-3		SS	3		1644				X	X					-10
GW-7-4		SS	4		1650										
GW-7-5		SS	5		1654										
GW-7-Comp		SS	—	—	—	—	X	X						Comp 1-5	-08 -04

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks:

pH _____ Temp _____

Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking #

Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR
pgo	11/12/20	1700		
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: 4.8-2.4 °C Bottles Received: 212
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date: 11/16/20 Time: 9:00

If preservation required by Login: Date/Time

Hold:

Condition: NCF / OK

RMDENVPHCA Relogs L1286255

R5

Please relog for STLC Lead:
L1286255-08

Relog for STLC Chromium:
L1286255-01
L1286255-04
L1286255-06

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Time estimate: oh **Time spent:** oh

Members

JS Jared Starkey (responsible)

ATTACHMENT E
Residential Indoor Air Screening Levels

Table E-1

Residential Indoor Air Screening Levels

5601 – 5643 Santa Monica Boulevard

Los Angeles, California

Below estimates GW Risk-Based Cleanup Goal from Residential Indoor Air DTSC SL

					1st Floor	2nd Floor	3rd Floor
					Garage	Garage	Residential
GW PCE	GW to IA AF	Conversion Factor	H	Interunit AF[1]	Indoor Air	Indoor Air	Indoor Air
ug/m^3	unitless	L/m^3	unitless	unitless	ug/m^3	ug/m^3	ug/m^3
63.57	0.001	1,000	0.72	0.10	46	4.60	0.46

Notes:

[1]Interunit attenuation factor (AF) based on The Center for Energy and Environment's *Reduction of Environmental Tobacco Smoke Transfer in Minnesota Multifamily Buildings Using Air Sealing and Ventilation Treatments* dated November 2004.

GW	groundwater
DTSC	Department of Toxic Substances Control
SL	screening level
PCE	tetrachloroethene
IA	indoor air
AF	attenuation factor
H	Henry's Law constant
ug/m^3	micrograms per cubic meter
L/m^3	liters per cubic meter

INITIAL STUDY

APPENDIX H: HYDROLOGY AND WATER QUALITY TECHNICAL REPORT

700 South Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

ECHELON STUDIOS PROJECT
DRAFT TECHNICAL REPORT: HYDROLOGY & WATER QUALITY
APRIL 2023

PREPARED BY:

KPFF Consulting Engineers
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Echelon Studios Project (the "Project") proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, within the Hollywood Community Plan area (the "Project Site") in the City of Los Angeles (the "City"). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the public alley. The anticipated outbound haul route from the Project Site would be along Santa Monica Boulevard to the 101 freeway. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site.

1.2. SCOPE OF WORK

This report provides a description of the existing surface water hydrology, surface water quality, groundwater level, and groundwater quality at the Project Site. It also analyzes the Project's potential impacts related to surface water hydrology, surface water quality, groundwater level, and groundwater quality.

2. REGULATORY FRAMEWORK

2.1. SURFACE WATER HYDROLOGY

County of Los Angeles Hydrology Manual

Per the City of Los Angeles (City) Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County (County) Department of Public Works Hydrology Manual as its basis of design for storm drainage facilities. The 2006 LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. Areas with sump conditions are required to have a storm

drain conveyance system capable of conveying flow from a 50-year storm event.[1] The County also limits the allowable discharge into existing storm drain facilities based on the municipal separate storm sewer systems (MS4) Permit, which is enforced on all new developments that discharge directly into the County's storm drain system. Any proposed drainage improvements of County owned storm drain facilities such as catch basins and storm drain lines require approval/review from the County Flood Control District department.

Los Angeles Municipal Code

Any proposed drainage improvements within the street right of way or any other property owned by, to be owned by, or under the control of the City requires the approval of a B-permit (Section 62.105, Los Angeles Municipal Code (LAMC)). Under the B-permit process, storm drain installation plans are subject to review and approval by the City of Los Angeles Department of Public Works, Bureau of Engineering (BOE). Additionally, any connections to the City's storm drain system from a property line to a catch basin or a storm drain pipe require a storm drain permit from BOE.

2.2. SURFACE WATER QUALITY

Clean Water Act

The Clean Water Act (CWA) was first introduced in 1948 as the Water Pollution Control Act. The CWA authorizes Federal, State, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of State waters and tributaries. The primary goals of the CWA are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the CWA forms the national framework for the management of water quality and the control of pollutant discharges. The CWA also sets forth a number of objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.[2]

Since its introduction, major amendments to the CWA have been enacted (e.g., 1961, 1966, 1970, 1972, 1977, and 1987). Amendments enacted in 1970 created the U.S. Environmental Protection Agency (USEPA), while amendments enacted in 1972 deemed the discharge of pollutants into waters of the United States from any point source unlawful unless authorized by a USEPA National Pollutant Discharge Elimination System (NPDES) permit.

---

[1] Los Angeles County Department of Public Works Hydrology Manual, January 2006, http://ladpw.org/wrd/publication/index.cfm

[2] Non-point sources of pollution are carried through the environment via elements such as wind, rain, or stormwater and are generated by diffuse land use activities (such as runoff from streets and sidewalks or agricultural activities) rather than from an identifiable or discrete facility.

Amendments enacted in 1977 mandated development of a "Best Management Practices" Program at the State level and provided the Water Pollution Control Act with the common name of "Clean Water Act," which is universally used today. Amendments enacted in 1987 required the USEPA to create specific requirements for discharges.

In response to the 1987 amendments to the CWA and as part of Phase I of its NPDES permit program, the USEPA began requiring NPDES permits for: (1) municipal separate storm sewer systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. Phase II of the USEPA's NPDES permit program, which went into effect in early 2003, extended the requirements for NPDES permits to: (1) numerous small MS4s,[3] (2) construction sites of one to five acres, and (3) industrial facilities owned or operated by small municipal separate storm sewer systems. The NPDES permit program is typically administered by individual authorized States.

In 2008, the USEPA published draft Effluent Limitation Guidelines (ELGs) for the construction and development industry. On December 1, 2009, the EPA finalized its 2008 Effluent Guidelines Program Plan.

In California, the NPDES stormwater permitting program is administered by the State Water Resources Control Board (SWRCB). The SWRCB was created by the Legislature in 1967. Its joint authority over water distribution and water quality protection allows the SWRCB to provide protection for the State's waters, through its nine Regional Water Quality Control Boards (RWQCBs). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. The RWQCBs develop "basin plans" for the hydrologic areas within their jurisdictions, issue waste discharge requirements, enforce action against stormwater discharge violators, and monitor water quality.[4]

Federal Anti-Degradation Policy

The Federal Anti-Degradation Policy (40 Code of Federal Regulations § 131.12) requires States to develop statewide anti-degradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations (CFR), State anti-degradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary

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[3] A small MS4 is any MS4 not already covered by the Phase I program as a medium or large MS4. The Phase II Rule automatically covers on a nationwide basis all small MS4s located in "urbanized areas" as defined by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of urbanized areas that the NPDES permitting authority designates.

[4] USEPA. U.S. Environmental Protection Agency - Clean Water Act. July 2011. http://www.epa.gov/lawsregs/laws/cwa.html

to support existing beneficial uses, unless the State finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

California Porter-Cologne Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control. The California Water Code (CWC) authorizes the SWRCB to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

As discussed above, under the CWC, the SWRCB is divided into nine RWQCBs, governing the implementation and enforcement of the CWC and CWA. The Project Site is located within Region 4, also known as the Los Angeles Region. Each RWQCB is required to formulate and adopt a Basin Plan for its region. This Basin Plan must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to include within its regional plan water discharge prohibitions applicable to particular conditions, areas, or types of waste.

California Anti-Degradation Policy

The California Anti-Degradation Policy, otherwise known as the *Statement of Policy with Respect to Maintaining High Quality Water in California* was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Anti-Degradation Policy, the California Anti-Degradation Policy applies to all waters of the State, not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

California Toxics Rule

In 2000, the USEPA promulgated the California Toxics Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The USEPA promulgated this rule based on the USEPA's determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxics Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the Los Angeles RWQCB (LARWQCB) as having beneficial uses protective of aquatic life or human health.

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwater, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.[5]

The Basin Plan is a resource for the LARWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

NPDES Permit Program

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs.

The General Permit

SWRCB Order No. 2012-0006-DWQ known as "The General Permit" was adopted on July 17, 2012. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels. The main objectives of the General Permit are to:

1. Reduce erosion
2. Minimize or eliminate sediment in stormwater discharges
3. Prevent materials used at a construction site from contacting stormwater
4. Implement a sampling and analysis program
5. Eliminate unauthorized non-stormwater discharges from construction sites

[5] Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan. <http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/>

6. Implement appropriate measures to reduce potential impacts on waterways both during and after construction of projects

7. Establish maintenance commitments on post-construction pollution control measures

California mandates requirements for all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of Best Management Practices (BMPs) for a specific construction project, charging owners with stormwater quality management responsibilities. A construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.[6, 7]

Los Angeles County Municipal Storm Water System (MS4) Permit

As described above, USEPA regulations require that MS4 permittees implement a program to monitor and control pollutants being discharged to the municipal system from both industrial and commercial projects that contribute a substantial pollutant load to the MS4.

On November 8, 2012, the LARWQCB adopted Order No. R4-2012-0175 under the CWA and the Porter-Cologne Act. This Order is the NPDES permit or MS4 permit for municipal stormwater and urban runoff discharges within Los Angeles County. The requirements of this Order (the Permit) cover 84 cities and most of the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District (LACFCD) is designated as the Principal Permittee. The other permittees are the 84 Los Angeles County cities (including the City of Los Angeles) and Los Angeles County. Collectively, these are the "Co-Permittees". The Principal Permittee helps to facilitate activities necessary to comply with the requirements outlined in the Permit but is not responsible for ensuring compliance of any of the Co-Permittees.

Stormwater Quality Management Program (SQMP)

In compliance with the Permit, the Co-Permittees are required to implement a stormwater quality management program (SQMP) with the goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater runoff. The SQMP requires the County of Los Angeles and the 84 incorporated cities to:

- Implement a public information and participation program to conduct outreach on storm water pollution;

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6 State Water Resources Control Board. State Water Resources Control Board. July 2012, http://www.swrcb.ca.gov/water_issues/programs/npdes/.

7 USEPA. U.S. Environmental Protection Agency - NPDES. July 2012, https://www.epa.gov/npdes.

- Control discharges at commercial/industrial facilities through tracking, inspecting, and ensuring compliance at facilities that are critical sources of pollutants;

- Implement a development planning program for specified development projects;

- Implement a program to control construction runoff from construction activity at all construction sites within the relevant jurisdictions;

- Implement a public agency activities program to minimize storm water pollution impacts from public agency activities; and

- Implement a program to document, track, and report illicit connections and discharges to the storm drain system.

The Permit contains the following provisions for implementation of the SQMP by the Co-Permittees:

1. General Requirements:

    - Each permittee is required to implement the SQMP in order to comply with applicable stormwater program requirements.

    - The SQMP shall be implemented and each permittee shall implement additional controls so that discharge of pollutants is reduced.

2. Best Management Practice Implementation:

    - Permittees are required to implement the most effective combination of BMPs for stormwater/urban runoff pollution control. This should result in the reduction of storm water runoff.

3. Revision of the SQMP:

    - Permittees are required to revise the SQMP in order to comply with requirements of the RWQCB while complying with regional watershed requirements and/or waste load allocations for implementation of Total Maximum Daily Loads (TMDLs) for impaired waterbodies.

4. Designation and Responsibilities of the Principal Permittee:

    The Los Angeles County Flood Control District is designated as the Principal Permittee who is responsible for:

    - Coordinating activities that comply with requirements outlined in the NPDES Permit;

    - Coordinating activities among Permittees;

- Providing personnel and fiscal resources for necessary updates to the SQMP;

- Providing technical support for committees required to implement the SQMP; and

- Implementing the Countywide Monitoring Program required under this Order and assessing the results of the monitoring program.

5. Responsibilities of Co-Permittees:

   Each Co-Permittee is required to comply with the requirements of the SQMP as applicable to the discharges within its geographical boundaries. These requirements include:

   - Coordinating among internal departments to facilitate the implementation of the SQMP requirements in an efficient way;

   - Participating in coordination with other internal agencies as necessary to successfully implement the requirements of the SQMP; and

   - Preparing an annual Budget Summary of expenditures for the storm water management program by providing an estimated breakdown of expenditures for different areas of concern, including budget projections for the following year.

6. Watershed Management Committees (WMCs):

   - Each WMC shall be comprised of a voting representative from each Permittee in the Watershed Management Area (WMA).

   - Each WMC is required to facilitate exchange of information between co-permittees, establish goals and deadlines for WMAs, prioritize pollution control measures, develop and update adequate information, and recommend appropriate revisions to the SQMP.

7. Legal Authority:

   - Co-Permittees are granted the legal authority to prohibit non-storm water discharges to the storm drain system including discharge to the MS4 from various development types.

City of Los Angeles Water Quality Compliance Master Plan for Urban Runoff

On March 2, 2007, a motion was introduced by the City of Los Angeles City Council to develop a water quality master plan with strategic directions for planning, budgeting and funding to reduce pollution from urban runoff in the City of Los Angeles (City Council File

07-0663). The Water Quality Compliance Master Plan for Urban Runoff (Master Plan) was developed by the Bureau of Sanitation, Watershed Protection Division in collaboration with stakeholders to address the requirements of this Council motion. The primary goal of the Master Plan is to help meet water quality regulations. Implementation of the Master Plan is intended over the next 20 to 30 years to result in cleaner neighborhoods, rivers, lakes and bays, augmented local water supply, reduced flood risk, more open space, and beaches that are safe for swimming. The Master Plan also supports the Mayor and Council's efforts to make Los Angeles the greenest major city in the nation.

- The Master Plan identifies and describes the various watersheds in the City, summarizes the water quality conditions of the City's waters, identifies known sources of pollutants, describes the governing regulations for water quality, describes the BMPs that are being implemented by the City, discusses existing TMDL Implementation Plans and Watershed Management Plans. Additionally, the Master Plan provides an implementation strategy that includes the following three initiatives to achieve water quality goals:

- Water Quality Management Initiative, which describes how Water Quality Management Plans for each of the City's watershed and TMDL-specific Implementation Plans will be developed to ensure compliance with water quality regulations.

- The Citywide Collaboration Initiative, which recognizes that urban runoff management and urban (re)development are closely linked, requiring collaborations of many City agencies. This initiative requires the development of City policies, guidelines, and ordinances for green and sustainable approaches for urban runoff management.

- The Outreach Initiative, which promotes public education and community engagement with a focus on preventing urban runoff pollution.

- The Master Plan includes a financial plan that provides a review of current sources of revenue, estimates costs for water quality compliance, and identifies new potential sources of revenue.

City of Los Angeles Stormwater Program

The City of Los Angeles supports the policies of the Construction General Permit and the Los Angeles County NPDES permit through the *Development Best Management Practices Handbook. Part A Construction Activities,* 3rd Edition (Handbook), and associated ordinances were adopted in September 2004. *Part B Planning Activities*, 4th Edition was adopted in June 2011. The Handbook provides guidance for developers in complying with the requirements of the Development Planning Program regulations of the City's Stormwater Program. Compliance with the requirements of this Handbook is required by City of Los Angeles Ordinance No. 173,494. The Handbook and ordinances also have specific minimum BMP

requirements for all construction activities and require dischargers whose construction projects disturb one acre or more of soil to prepare a SWPPP and file a Notice of Intent (NOI) with the SWRCB. The NOI informs the SWRCB of a particular project and results in the issuance of a Waste Discharger Identification (WDID) number, which is needed to demonstrate compliance with the General Permit.

Los Angeles Municipal Code

Section 64.70 of the LAMC sets forth the City's Stormwater and Urban Runoff Pollution Control Ordinance. The ordinance prohibits the discharge of the following into any storm drain system:

- Any liquids, solids, or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion or injury.

- Any solid or viscous materials, which could cause obstruction to the flow or operation of the storm drain system.

- Any pollutant that injures or constitutes a hazard to human, animal, plant, or fish life, or creates a public nuisance.

- Any noxious or malodorous liquid, gas, or solid in sufficient quantity, either singly or by interaction with other materials, which creates a public nuisance, hazard to life, or inhibits authorized entry of any person into the storm drain system.

- Any medical, infectious, toxic or hazardous material or waste.

Additionally, unless otherwise permitted by a NPDES permit, the ordinance prohibits industrial and commercial developments from discharging untreated wastewater or untreated runoff into the storm drain system. Furthermore, the ordinance prohibits trash or any other abandoned objects/materials from being deposited such that they could be carried into the storm drains. Lastly, the ordinance not only makes it a crime to discharge pollutants into the storm drain system and imposes fines on violators, but also gives City public officers the authority to issue citations or arrest business owners or residents who deliberately and knowingly dump or discharge hazardous chemicals or debris into the storm drain system.

Earthwork activities, including grading, are governed by the Los Angeles Building Code, which is contained in LAMC, Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to erosion control and drainage devices, and Section 91.7014 includes general construction requirements, as well as requirements regarding flood and mudflow protection.

Low Impact Development (LID)

In October 2011, the City of Los Angeles passed an ordinance (Ordinance No. 181,899) amending LAMC Chapter VI, Article 4.4, Sections 64.70.01 and 64.72 by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. The LID ordinance became effective on May 12, 2012.

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used.[8]

The intent of the City of Los Angeles LID standards is to:

- Require the use of LID practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff;
- Reduce stormwater/urban runoff while improving water quality;
- Promote rainwater harvesting;
- Reduce offsite runoff and provide increased groundwater recharge;
- Reduce erosion and hydrologic impacts downstream; and
- Enhance the recreational and aesthetic values in our communities.

The City of Los Angeles Bureau of Sanitation, Watershed Protection Division has adopted the LID standards as issued by the LARWQCB and the City of Los Angeles Department of Public Works. The LID Ordinance conforms to the regulations outlined in the NPDES Permit.

2.3. GROUNDWATER

LARWQCB Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As noted above, and as required by the CWC, the LARWQCB has adopted the Basin Plan. Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes

[8] City of Los Angeles. "Development Best Management Practices Handbook." May, 2016

implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the Regional Board and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

Safe Drinking Water Act (SDWA)

The Federal Safe Drinking Water Act, established in 1974, sets drinking water standards throughout the country and is administered by the USEPA. The drinking water standards established in the SDWA are referred to as the National Primary Drinking Water Regulations (Primary Standards, Title 40, CFR Part 141) and the National Secondary Drinking Water Regulations (Second Standards, 40 CFR Part 143). California passed its own Safe Drinking Water Act in 1986 that authorizes the State's Department of Health Services (DHS) to protect the public from contaminants in drinking water by establishing maximum contaminants levels (MCLs), as set forth in the California Code of Regulations (CCR), Title 22, Division 4, Chapter 15, that are at least as stringent as those developed by the USEPA, as required by the federal SDWA.

California Water Plan

The California Water Plan (the Plan) provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses. The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs.

The goal for the California Water Plan Update is to meet Water Code requirements, receive broad support among those participating in California's water planning, and be a useful document for the public, water planners throughout the State, legislators and other decision-makers.

3. ENVIRONMENTAL SETTING

3.1. SURFACE WATER HYDROLOGY

3.1.1. REGIONAL

The Project Site is located within the Ballona Creek Watershed (Watershed) in the Los Angeles Basin. The Watershed covers approximately 130 square miles in the coastal plain of the Los Angeles Basin. Its boundaries are the Santa Monica Mountains to the north, the Harbor Freeway (110) to the east, and the Baldwin Hills to the south. The watershed includes the cities of Beverly Hills, West Hollywood, portions of the cities of Los Angeles, Culver City, Inglewood and Santa Monica, unincorporated areas of Los Angeles County, and areas under the jurisdiction of Caltrans.

The watershed is highly developed: residential (64%), industrial (4%), vacant/open space (17%), and commercial (8%) are the predominant land uses. Overall, 49% of the watershed is covered by roads, rooftops and other impervious surfaces.

Ballona Creek flows as an open channel for just under 10 miles from mid-Los Angeles (south of Hancock Park) through Culver City, reaching the Pacific Ocean at Playa del Rey (Marina del Rey Harbor). The Estuary portion (from Centinela Avenue to the outlet) is soft bottomed, while the remainder of the creek is lined in concrete. Ballona Creek is fed by a network of underground storm drains, which reaches north into Beverly Hills and West Hollywood. Major tributaries of the Creek and Estuary include Centinela Creek, Sepulveda Channel, and Benedict Canyon Channel.[9] Refer to Figure 1 for Ballona Creek Watershed Map.

3.1.2. LOCAL

Offsite underground storm drain facilities in the Project Vicinity consist of the following:

- **North Wilton Place:** There is a 15-inch storm drain main with a 0.85% slope in North Wilton Place. The estimated full-flow capacity of the 15-inch pipe is 5.96 cubic feet per second (cfs), as shown on Figure 2A. The main connects to a storm drain main in Santa Monica Boulevard. There is an existing catch basin adjacent to the southwest corner of the Project Site.

- **Santa Monica Boulevard:** There is a 30-inch storm drain main with a 0.6% slope in Santa Monica Boulevard. The estimated full-flow capacity of the 30-inch pipe is 31.77 cfs, as shown on Figure 2B. There is an existing catch basin adjacent to the southwest corner of the Project Site.

- **North Saint Andrews Place:** There is a 15-inch catch basin lateral with a 5.0% slope that connects to the 30-inch North Saint Andrews Place. The estimated full-flow capacity of the 24-inch pipe is 10.37 cfs, as shown on Figure 2C. There is an existing catch basin adjacent to the southeast corner of the Project Site. The North

[9] http://www.ladpw.org/wmd/watershed/bc/

Saint Andrews Place storm drain main upsizes to a 30-inch main with a 0.6% slope downstream of the catch basin. The estimated full-flow capacity of the 30-inch pipe is 31.77 cfs, as shown on Figure 2D.

The underground main pipes, laterals and catch basins noted above are owned and maintained by the City of Los Angeles. Stormwater runoff from the Project Site is discharged into offsite storm drainage catch basins and underground storm drainage pipes, which convey stormwater through various underground pipe networks into Ballona Creek.

3.1.3. ON-SITE

The Project Site is approximately 225,456 sq. ft. (5.18 acres) in size and currently predominantly consists of an existing asphalt parking lot, concrete alley, and a concrete building.

Generally, the Project Site slopes from northeast to southwest approximately 5.7' with the northeast corner being the high point and the southwest corner being the low point. The Project Site in its existing condition consists of 4 drainage areas. See Figure 2 for the Existing Site Drainage Areas. Table 1 below reports the existing volumetric flow rate for each tributary area generated by a 50-year storm event.

- Drainage Area A1 sheet flows into an alley and then onto Wilton Place which then directs storm water into the Santa Monica Boulevard storm drain main.
- Drainage Area B1 Sheet flows onto Santa Monica Boulevard, which then directs storm water into the Santa Monica Boulevard storm drain main.
- Drainage Area C1 sheet flows onto Saint Andrews Place, which then directs storm water into the Saint Andrews stormwater main.
- Drainage Area C2 directs stormwater from the existing building roof to the Santa Monica Boulevard storm drain main via downspout connections.

Table 1- Existing Drainage Stormwater Runoff Calculations

Drainage Area	Area (Acres)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
A-1	1.95	5.25
B-1	1.58	4.98
C-1	0.92	2.90
C-2	0.72	2.27
TOTAL	**5.17**	**15.4**

As noted above, the total volumetric flow from the Project Site ultimately discharges into the Santa Monica Boulevard 30-inch storm drain main.

3.2. SURFACE WATER QUALITY

3.2.1. REGIONAL

As described above, the Project Site lies within the Ballona Creek Watershed. Constituents of concern listed for Ballona Creek under California's Clean Water Act Section 303(d) List include cadmium (sediment), coliform bacteria, copper (dissolved), cyanide, lead, selenium, toxicity, trash, viruses (Enteric), and zinc.[10]

3.2.2. LOCAL

In general, urban stormwater runoff occurs following precipitation events, with the volume of runoff flowing into the drainage system depending on the intensity and duration of the rain event. During dry weather conditions, nonstormwater runoff typically consist of irrigation of landscaping, and residential, commercial, and industrial activities such as hardscape and car washing. Contaminants that may be found in stormwater from developed areas include sediments, trash, bacteria, metals, nutrients, organics and pesticides. The source of contaminants includes surface areas where precipitation falls, as well as the air through which it falls. Contaminants on surfaces such as roads, maintenance areas, parking lots, and buildings, which are usually contained in dry weather conditions, may be carried by rainfall runoff into drainage systems. The City typically installs catch basins with screens to capture debris before entering the storm drain system. In addition, the City conducts routine street cleaning operations, as well as periodic cleaning and maintenance of catch basins, to reduce stormwater pollution within the City.

3.2.3. ON-SITE

A preliminary site investigation indicated that existing stormwater management Best Management Practices (BMPs) are not present on-site. Refer to Figure 2 for the Existing Site Drainage pattern and location of existing underground drainage structures.

3.3. GROUNDWATER HYDROLOGY

3.3.1. REGIONAL

Groundwater use for domestic water supply is a major beneficial use of groundwater basins in Los Angeles County. The City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin (Basin). The Basin is comprised of the Hollywood, Santa Monica, Central, and West Coast Groundwater Subbasins. Groundwater flow in the Basin is generally south southwesterly and may be restricted by natural geological features. Replenishment of groundwater basins occurs mainly by percolation of precipitation throughout the region via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins, as well as injection wells designed to pump freshwater along specific seawater barriers to prevent the intrusion of salt water. Refer to Figure 8 for the groundwater basin exhibit.

[10] https://www.waterboards.ca.gov/water_issues/programs/tmdl/2010state_ir_reports/category5_report.shtml;

3.3.2. LOCAL

The Project Site specifically overlies the Hollywood Subbasin. The Hollywood Subbasin is bounded on the north by the Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone, and on the south by the La Brea high, formed by an anticline that brings impermeable rocks close to the surface.[11]

Groundwater in the Subbasin is replenished by percolation of precipitation and stream flow from the Santa Monica Mountains to the north. Over time, urbanization has decreased the amount of pervious surfaces limiting natural recharge through direct percolation. There are no groundwater production wells or public water supply wells within one mile of the Project Site. The City of Beverly Hills is the only water purveyor with drinking water wells in this groundwater basin.

3.3.3. ON-SITE

The existing site is 100 percent impervious. The Project Site is approximately 225,205 sq. ft. (5.17 acres) and consists of an asphalt surface parking lot and an existing commercial building at the southeast corner of the site.

As described in the Geotechnical Engineering Investigation Report by Geotechnologies, Inc. (Geotechnical Report), groundwater was encountered during exploration at depths of 32.2 feet below the ground surface, which relates to elevations 296.3 feet above mean sea level.[12] According to the Geotechnical Report, the Seismic Hazard Zone Report by the California Geological Survey indicated the historically highest groundwater level in the area is roughly 20 feet beneath the ground surface, which relates to 308.5 feet.[13]

Considering the historic high groundwater level at a depth of roughly 20 feet, and the depth of the proposed lowest level basement being 30.8 feet, groundwater would likely be encountered during construction. It is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall.

3.4. GROUNDWATER QUALITY

3.4.1. REGIONAL

As stated above, the City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin, which falls under the jurisdiction of the LARWQCB. The LARWQCB's Basin Plan identifies water quality objectives applying to all ground waters

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[11] https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_011_02_HollywoodSubbasin.pdf

[12] Geotechnical Engineering Investigation – Proposed Commercial Development – 5601 Santa Monica Boulevard, Los Angeles, California, Updated March 3, 2022

[13] Ibid.

of the region for parameters including bacteria, chemical constituents and radioactivity, mineral quality, nitrogen (nitrate, nitrite), and taste and odor.[14]

3.4.2. LOCAL

As stated above, the Project Site specifically overlies the Hollywood Subbasin. The City of Beverly Hills is the only water purveyor with drinking water wells in this groundwater basin. Based on historical and current treatment provided by the City of Beverly Hills, the constituents of concern in the Hollywood Subbasin are iron, manganese, arsenic, color, odor, Volatile Organic Compounds (VOC's), and Total Dissolved Solids (TDS).[15]

3.4.3. ON-SITE

The existing Project Site is 100 percent impermeable, consisting of an asphalt parking lot with an existing commercial building at the southeast corner of the Site. Therefore, the existing Project Site does not contribute to groundwater recharge, and as a result does not contribute to groundwater pollution or otherwise adversely impact groundwater quality.

Other types of risk such as underground storage tanks (USTs) have a greater potential to impact groundwater. According to the Phase 1 Environmental Site Assessment Report by Partner Engineering and Science Inc. (Phase I ESA)[16]:

- A laundromat was identified as having operated at 5663 Santa Monica Boulevard between approximately 1954 to 1967. Due to concerns of the historical use of dry cleaning solvents (tetrachloroethylene [PCE]), this lot was identified as a potential concern for historical releases to soil and/or groundwater.

- Automotive service and repair operations were reported as having operated at 5667 Santa Monica Boulevard between 1955 and 2009. This lot was identified as the likely historical site of the Sears Auto Center, although historical documents, including a permitted waste oil tank, were listed at 5601 and 5603 Santa Monica Boulevard, which is the main Sears building. Eight hydraulic lifts and a drain sample box, as well as a potential vent pipe, were observed at this former building in 2015. Concerns regarding possible repair operations were also identified based on the observation of disassembled engines and motor parts in the former buildings at 5637 and 5643-45 Santa Monica Boulevard (Gosen Auto Body Part – 2002). Two possible former underground storage tanks (USTs) were also identified to the north of the Sears Automotive Center building on the southwestern corner of the Site (5667 Santa Monica Boulevard).

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[14] http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/electronics_documents/Final%20Chapter%203%20Text.pdf

[15] https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/G13.pdf

[16] Phase I Environmental Site Assessment Report, by Partner Engineering and Science, Inc., dated October 23, 2020.

- An automotive repair facility was located at 5617 Santa Monica Boulevard (Gaylord AS) and an automobile service station was identified at 5615 Santa Monica Boulevard in 1924 (Omara Marony). These locations appear to be located under the footprint of the current Sears Building, which includes a basement level.

The Phase I ESA revealed evidence of Recognized Environmental Conditions (RECs) and environmental issues in connection with the Project Site. Based its conclusions, the Phase I recommended the following:

- A Phase II investigation including a ground-penetrating radar (GPR) or similar geophysical survey should be conducted to determine whether UST(s) remain on-site, and whether there is evidence of an associated impact to the Project Site.

- Consideration should be made for the installation of passive sub-slab vapor barrier and venting systems for future on-site buildings to mitigate potential vapor intrusion risks due to VOC-impacted soil vapor at the Project Site. Additionally, a Site Health & Safety Plan and Soil Management Plan should be developed and implemented in order to manage potentially impacted soils that may be encountered during any future development activities.

- Prior to the disturbance of any suspect Asbestos Containing Materials or Lead Based Paint at the Project Site, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted.

The Phase II ESA was performed by Partner Engineering and Science Inc, and concluded the following[17]:

- Soil shallow exported off-Site during Site grading is generally expected to meet acceptable criteria for non-hazardous waste characterization. However, given the Site's prior use and the limited number of soil samples collected across the property, it would be prudent for Bardas to include a contingency budget for localized soil "hot spots" which would require Class II offsite disposal.

- The concentrations of VOCs reported in groundwater are low and not expected to drive further investigation or remediation.

- The concentrations of VOCs reported in soil vapor are relatively low and not expected to drive further investigation or remediation, especially considering the redevelopment plans for a two-level parking garage across the footprint of the Site.

In the event contaminated soils are encountered during construction, or construction occurs in areas of known or potential contamination, the nature and extent of the contamination

[17] Phase II Environmental Site Assessment Report, by Partner Engineering and Science, Inc., dated December 7, 2020

would be determined and appropriate handling, disposal, and/or treatment would be implemented in accordance with applicable regulatory requirements, including SCAQMD Rule 1166[18].

4. SIGNIFICANCE THRESHOLDS

4.1. SURFACE WATER HYDROLOGY

In accordance with Appendix G of the State of California's CEQA Guidelines, a project would have a significant impact related to surface water hydrology if it would:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

- Result in substantial erosion or siltation on- or off-site;

- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation;

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

In assessing impacts related to surface water hydrology in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following factors to evaluate surface water hydrology:

- Cause flooding during the projected 50-year developed storm event, which would have the potential to harm people or damage property or sensitive biological resources;

- Substantially reduce or increase the amount of surface water in a water body; or

[18] South Coast Air Quality Management District. Rules and Compliance, Rule 1166, http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1166.pdf?sfvrsn=4,.

- Result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow.

4.2. SURFACE WATER QUALITY

In accordance with Appendix G of the State of California's CEQA Guidelines, a project would have a significant impact related to surface water quality if it would:

- Violate any water quality standard or waste discharge requirements or otherwise substantially degrade surface or groundwater quality;

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

    - Result in substantial erosion or siltation on- or off-site;

    - Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;

- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation;

- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan;

In assessing impacts related to surface water quality in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide states that a project would normally have a significant impact on surface water quality if it would result in discharges that would create pollution, contamination or nuisance, as defined in Section 13050 of the CWC or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body.

The CWC includes the following definitions:

- "Pollution" means an alteration of the quality of the waters of the State to a degree which unreasonably affects either of the following: 1) the waters for beneficial uses or 2) facilities which serve these beneficial uses. "Pollution" may include "Contamination".

- "Contamination" means an impairment of the quality of the waters of the State by waste to a degree, which creates a hazard to the public health through poisoning or though the spread of disease. "Contamination" includes any equivalent effect resulting from the disposal of waste, whether or not waters of the State are affected.

- "Nuisance" means anything which meets all of the following requirements: 1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property; 2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and 3) occurs during, or as a result of, the treatment or disposal of wastes.[19]

4.3. GROUNDWATER HYDROLOGY

In accordance with Appendix G of the State of California's CEQA Guidelines, a project would have a significant impact related to groundwater hydrology if it would:

- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;

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

In assessing impacts related to groundwater hydrology in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following factors to evaluate groundwater hydrology:

- Change potable water levels sufficiently to:

    - Reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or to respond to emergencies and drought;

    - Reduce yields of adjacent wells or well fields (public or private); or

    - Adversely change the rate or direction of flow of groundwater; or

- Result in demonstrable and sustained reduction of groundwater recharge capacity.

4.4. GROUNDWATER QUALITY

In accordance with Appendix G of the State of California's CEQA Guidelines, a project would have a significant impact related to groundwater quality if it would:

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[19] City of Los Angeles.LA. CEQA Thresholds Guide. 2006 https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf Accessed November 30, 2022.

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality;

- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan;

In assessing impacts related to groundwater quality in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following factors to evaluate groundwater quality:

- Affect the rate or change the direction of movement of existing contaminants;

- Expand the area affected by contaminants;

- Result in an increased level of groundwater contamination (including that from direct percolation, injection or salt water intrusion); or

- Cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations (CCR), Title 22, Division 4, and Chapter 15 and in the Safe Drinking Water Act.

5. METHODOLOGY

5.1. SURFACE WATER HYDROLOGY

As discussed above, the Project Site is located within the City of Los Angeles, and drainage collection, treatment and conveyance are regulated by the City. Per the City's Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. The *L.A. CEQA Thresholds Guide*, however, establishes the 50-year frequency design storm event as the threshold to analyze potential impacts on surface water hydrology as a result of development. To provide a more conservative analysis, this report analyzes the larger storm event threshold, i.e., the 50-year frequency design storm event.

The Modified Rational Method was used to calculate storm water runoff. The "peak" (maximum value) runoff for a drainage area is calculated using the formula, **Q = CIA**

Where,

Q = Volumetric flow rate (cfs)

C = Runoff coefficient (dimensionless)

I = Rainfall Intensity at a given point in time (in/hr)

A = Basin area (acres)

The Modified Rational Method assumes that a steady, uniform rainfall rate will produce maximum runoff when all parts of the basin area are contributing to outflow. This occurs when the storm event lasts longer than the time of concentration. The time of concentration (Tc) is the time it takes for rain in the most hydrologically remote part of the basin area to reach the outlet.

The method assumes that the runoff coefficient (C) remains constant during a storm. The runoff coefficient is a function of both the soil characteristics and the percentage of impervious surfaces in the drainage area.

LACDPW has developed a time of concentration calculator, Hydrocalc, to automate time of concentration calculations as well as the peak runoff rates and volumes using the Modified Rational Method design criteria as outlined in the Hydrology Manual. The data input requirements include: sub-area size, soil type, land use, flow path length, flow path slope and rainfall isohyet. The Hydrocalc Calculator was used to calculate the storm water peak runoff flow rate for the Project conditions by evaluating an individual sub-area independent of all adjacent subareas. See Figure 3A-D, 4A-B, and 5A-B for the Hydrocalc Calculator results and Figure 6 for the Isohyet Map.

5.2. SURFACE WATER QUALITY

5.2.1. CONSTRUCTION

Construction BMPs for the Project would be designed and maintained as part of the implementation of the SWPPP in compliance with the Construction General Permit. The SWPPP must begin when construction commences, before any site clearing and grubbing or demolition activity. During construction, the SWPPP would be referred to regularly and amended as changes occur throughout the construction process. The Notice of Intent (NOI), Amendments to the SWPPP, Annual Reports, Rain Event Action Plans (REAPs), and Non-Compliance Reporting must be posted to the State's SMARTS website in compliance with the requirements of the Construction General Permit. Refer to Exhibit 1 for typical SWPPP BMPs.

5.2.2. OPERATION

The Project would be required to implement the City's LID standards.[20] Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspirated, captured and used, and/or treated through high

[20] The Development Best Management Practices Handbook, Part B Planning Activities, 5th edition was adopted by the City of Los Angeles, Board of Public Works on May 9, 2016 to reflect Low Impact Development (LID) requirements that took effect May 12, 2012.

efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. The LID Manual prioritizes the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficient Biofiltration/Bioretention Systems
4. Combination of Any of the Above

Feasibility screening delineated in the LID manual is applied to determine which BMPs would best suit the Project. Specifically, LID guidelines require that infiltration systems maintain at least 10 feet of clearance to the groundwater, property line, and any building structure.

The historic high groundwater level is roughly 20 feet below the ground surface.[21] Additionally, it is the opinion of the Geotechnical engineer that the underlying soils would have poor infiltration capabilities, which would result in a perched water condition. Therefore, the soils engineer has determined that infiltration is infeasible.

Based on the size of the Project Site, the LID system implemented would be required to mitigate 108,310 gallons of runoff generated by the design storm event. See Figures 5A and 5B in the appendix for LID calculations.

Capture and use storage rooms would be implemented within the building, and the captured stormwater runoff would be used to supplemental the on-site cooling tower, which would have a demand capacity of 700,000 gallons.

According to the City's LID Handbook, the mitigated volume generated from the greater of the 85th percentile storm and the 0.75-inch storm event is calculated as follows:

V_{design} (gallons) = (85th percentile or 0.75 inch * 7.48 gallons/cubic foot) * Catchment Area (sq. ft.)

Where:

Catchment Area = (Impervious Area x 0.9) + [(Pervious Area + Undeveloped Area) x 0.1]

For catchment areas given in acres, multiply the above equation by 43,560 sq. ft./acre.

[21] Geotechnical Engineering Investigation – Proposed Commercial Development – 5601 Santa Monica Boulevard, Los Angeles, California, Updated March 3, 2022. **[Please identify where in MND this can be found]**

5.3. GROUNDWATER

The significance determination of this Project's potential impacts related to the level of the underlying groundwater table of the Hollywood Groundwater Subbasin included a review of the following considerations:

Analysis and Description of the Project's Existing Condition

- Identification of the Hollywood Subbasin as the underlying groundwater basin, and description of the level, quality, direction of flow, and existing uses for the water;
- Description of the location, existing uses, production capacity, quality, and other pertinent data for spreading grounds and potable water wells in the vicinity (usually within a one mile radius), and;
- Area and degree of permeability of soils on the Project Site, and;

Analysis of the Project's Potential Impact on Groundwater Level

- Description of the rate, duration, location and quantity of extraction, dewatering, spreading, injection, or other activities;
- The projected reduction in groundwater resources and any existing wells in the vicinity (usually within a one-mile radius); and
- The projected change in local or regional groundwater flow patterns.

In addition, this report discusses the impact of both existing and proposed activities at the Project Site on the groundwater quality of the underlying Hollywood Subbasin.

Short-term groundwater quality impacts could potentially occur during construction of the Project as a result of soil being exposed to construction materials, wastes, and spilled materials. These potential impacts are qualitatively assessed.

6. PROJECT IMPACT ANALYSIS

6.1. CONSTRUCTION

6.1.1. SURFACE WATER HYDROLOGY

Construction activities for the Project would include demolition of the existing building and hardscape surfaces. The deepest portion of excavation is anticipated to be approximately 30.8 feet below the adjacent grade for subterranean parking. The Project

would consist of one building with hardscape constructed and landscape planted around the building. The mass excavation for the proposed subterranean parking is estimated to generate approximately 251,000 cubic yards of net export. These activities have the potential to temporarily alter existing drainage patterns and flows on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Also, exposed and stockpiled soils could be subject to erosion and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff.

As noted above, the Project would implement an Erosion Control Plan that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and prevent pollution. BMPs would be designed to reduce runoff and pollutant levels in runoff during construction. The Erosion Control Plan measures would be designed to (and would in fact) contain and treat, as necessary, stormwater or construction watering on the Project Site so runoff would not impact off-site drainage facilities or receiving waters. Construction activities would be only temporary and flow directions and runoff volumes during construction would be controlled.

In addition, the Project would be required to comply with all applicable City grading permit regulations that require necessary approvals, and inspections to reduce sedimentation and erosion. Thus, through mandatory compliance with all NPDES General Construction Permit requirements, mandatory implementation of BMPs, such as perimeter control, vehicle tracking, runoff water sampling, dust control, street sweeping, etc., and mandatory compliance with applicable City grading regulations, the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion, siltation, or flooding on- or off-site. Therefore, construction-related impacts to surface water hydrology would be less than significant.

6.1.2. SURFACE WATER QUALITY

Construction activities such as earth moving, maintenance/operation of construction equipment, potential dewatering, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff.

As discussed in Section 6.1.3 below, the Project is expected to require dewatering during construction. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater were encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. Any such temporary system would be required to comply with all relevant NPDES requirements related to construction and discharges from dewatering operations.

With implementation of the Erosion Control Plan, site-specific BMPs would reduce or eliminate the discharge of potential pollutants from stormwater runoff. In addition, the

Project Applicant would be required to be comply with City grading permit regulations and inspections to reduce sedimentation and erosion. Construction of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the water of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the water of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; or occurs during or as a result of the treatment or disposal of wastes. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated in the Ballona Creek Watershed. Project construction would not provide substantial additional sources of polluted runoff, nor would it conflict with the implementation of a water quality control plan. In addition, implementation of the Erosion Control Plan would ensure that construction activities would not result in substantial erosion or siltation on- or off-site, or risk release of other pollutants due to inundation. Therefore, temporary construction-related impacts on surface water quality would be less than significant.

6.1.3. GROUNDWATER HYDROLOGY

As stated above, construction activities for the Project would include excavating down approximately 30.8 feet for the subterranean parking, building up the structure, and hardscape and landscape around the structure.

Therefore, it is recommended that a qualified dewatering consultant be retained to establish a temporary dewatering plan during construction. Dewatering operations are expected, and appropriate compliance and containment measures would be implemented to avoid impacts associated with potential groundwater discharges. As stated above, possible dewatering systems to be used as listed in the California Stormwater Quality Association (CASQA) BMP Handbook include:

- Dewatering Tanks:
  A dewatering tank removes debris and sediment. Flow enters the tank through the top, passes through a fabric filter, and is discharged through the bottom of the tank. The filter separates the solids from the liquids.

- Sand Media Particulate Filters:
  Water is treated by passing it through canisters filled with sand media. Generally, sand filters provide a final level of treatment. They are of then used as secondary or higher level of treatment after a significant amount of sediment and other pollutants have been removed using other methods.

- Pressurized Bag Filters:
  A pressurized bag filter is a unit composed of single filter bags made from polyester felt material. The water filters through the unit and is discharged through a header.

Vendors provide bag filters in a variety of configurations. Some units include a combination of bag filters for enhanced contaminant removal.

- Cartridge Filters:
  Cartridge filters provide a high degree of pollutant removal by utilizing a number of individual cartridges as part of a larger filtering unit. Similar to sand media particulate filters, they are often used as a secondary level of treatment after a significant amount of sediment and other pollutants are removed. Units come with various cartridge configurations (for use in series with bag filters) or with a larger single cartridge filtration unit (with multiple filters within).

Due to the operation of temporary dewatering systems, local groundwater hydrology in the immediate vicinity of the Project Site would be minimally affected. The purpose of dewatering operations is to protect both existing and proposed building structures. Due to the limited and temporary nature of temporary dewatering operations, regional impacts to groundwater flow and level are not considered to be significant. Therefore, as Project development would not adversely impact the rate or direction of flow of groundwater, and no water supply wells would be affected, the Project would not result in a significant impact on groundwater hydrology during construction.

6.1.4. GROUNDWATER QUALITY

As discussed above, the Project would include excavations for the Project's subterranean parking. The Project would also result in a net export of approximately 251,000 cubic yards of soil. Although not anticipated at the Project Site, any contaminated soils or USTs found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable Federal, State, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. In addition, as there are no groundwater production wells or public water supply wells within one mile of the Project Site, construction activities would not be anticipated to affect such existing wells. Therefore, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade groundwater quality. As construction activities are not expected to encounter existing groundwater supplies, those activities would not conflict with the implementation of a sustainable groundwater

management plan. Therefore, impacts on groundwater quality would be less than significant.

6.2. OPERATION

6.2.1. SURFACE WATER HYDROLOGY

The Project would not increase the permeability of the site. All building roof drains would be directed to underground drainage devices capable of treating and storing the 85th percentile rain event, which would minimize stormwater run-off from the Project Site at the surface level. Refer to Figure 3 for illustration of the drainage tributary areas and patterns in the proposed condition.

Table 2 reports the 50-year frequency design storm event peak flow rates for the two proposed drainage areas within the Project Site.

Table 2- Proposed Drainage Stormwater Runoff Calculations				
Drainage Area	Area (Acres)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)	Q85th (cfs) (volumetric flow rate measured in cubic feet per second)	Total Q50 after LID Mitigation (Q50 – Q85th) (volumetric flow rate measured in cubic feet per second)
D-1	2.57	8.11	0.82	7.29
D-2	2.60	8.21	0.83	7.38
TOTAL	**5.17**	**16.32**	**1.65**	**14.67**

Table 3 provides a comparison of the pre- and post-peak flow rates for the street drainages of Wilton Place, which shows that there is an increase of flow at Wilton Place and Saint Andrews Place, and a decrease in Santa Monica Boulevard.

Table 3 – Pre- and Post-Project 50-year frequency peak flow rates for Project Area					
Drainage Area flow to SD Main	**Pre-Project Q50 (cfs)** (volumetric flow rate measured in cubic feet per second)	**Post-Project Q50 after LID Mitigation (cfs)** (volumetric flow rate measured in cubic feet per second)	**Increase/ Decrease from Existing to Proposed Condition (cfs)**	**Full Flow Capacity** (volumetric flow rate measured in cubic feet per second)	**Increase/Decrease of full flow capacity from Existing to Proposed Condition (%)**
Wilton Place	5.25	7.29	+2.04	5.96	+34.2%
Santa Monica Boulevard (30-inch SD Main	7.25	0	-7.25	31.77	-100%
Saint Andrews Place (30-inch main)	2.90	7.38	+4.48	31.77	+14.1%
Total (At Santa Monica Boulevard)	**15.40**	**14.67**	**-0.73**	**31.77**	**-2.3%**

Based on site investigations, it appears that, in the existing condition, stormwater runoff from the surface parking lot sheet flows to the surrounding streets before entering the City storm drain system, and that stormwater runoff from the existing commercial building is collected through roof drains that connect to the City storm drain main. As noted above, the total volumetric flow from the Project Site, which is decreasing in the proposed condition, would ultimately be directed to the Santa Monica Boulevard 30-inch storm drain main. The post-Project condition would direct stormwater flow to drains, which would in turn be directed to two on-site storage tanks located within the building for capture and reuse. Therefore, the Project would not cause flooding during a 50-year storm event or result in a permanent adverse change to the movement of surface water on the Project Site.

The Project would increase the rate or volume of stormwater runoff into North Wilton Place and North Saint Andrews Place storm drain mains. The Project would reconstruct and upsize any storm drain mains which do not have the capacity to handle flow increases from the Project Site in the proposed condition. Furthermore, the Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall

for any storm event. Therefore, the Project would ultimately reduce the total amount of surface water discharged from the Project Site into the existing Santa Monica Boulevard storm drain infrastructure or any waterbody, and would not substantially alter the pattern or quantity of runoff. Therefore, impacts related to stormwater infrastructure improvements would be less than significant.

The LID requirements for the Project Site would outline the stormwater treatment post-construction BMPs required to control pollutants associated with storm events up to the 85th percentile storm event, per the City's Stormwater Program. The Project BMPs would control stormwater runoff with no increase in runoff resulting from the Project. Refer to Exhibit 2 for typical LID BMPs. The Project would not impact existing storm drain infrastructure serving the Project Site and runoff would continue to follow the same discharge paths and drain to the same stormwater systems.

The Project would not trigger any of the thresholds listed in Section 4.1. Therefore, potential operational impacts to site surface water hydrology would be less than significant.

6.2.2. SURFACE WATER QUALITY

The Project Site would not increase concentrations of the items listed as constituents of concern for the Ballona Creek Watershed.

Due to the incorporation of the required LID BMP(s)[22], operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the waters of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; or occurs during or as a result of the treatment or disposal of wastes.

As is typical of most urban developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project include sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The Project would not have an adverse impact on water quality, and would in fact improve the quality of on-site flows, due to the introduction of new BMPs that would collect, treat, and discharge flows from the Project Site (which are not being treated under existing conditions). Also, both the Project and other future development projects would be subject to LID requirements and implementation of measures to comply with Total Maximum Daily Loads (TMDLs).

Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. The existing Project Site is approximately 100 percent impervious. Under the Project, a portion of the Project Site would be allocated for

[22] https://www.lastormwater.org/wp-content/files_mf/lidmanualfinal.pdf

stormwater BMPs specifically intended to control and treat stormwater runoff in compliance with LID requirements. As stated above, it appears that stormwater runoff from the Project Site in its existing condition ultimately discharges into the Santa Monica Boulevard storm drain main via roof downspouts and sheet flow. The Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall for any storm event. The installed BMP systems would be designed with an internal bypass or overflow system to prevent upstream flooding due to large storm events. The stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way. As such, the Project would not interfere with the implementation of a water quality control plan.

Therefore, with the implementation of the SWPPP and LID BMPs, there will be no operational impacts on surface water quality.

6.2.3. GROUNDWATER HYDROLOGY

Since the Project would neither increase or decrease the imperviousness of the Project Site, the Project's potential impact on groundwater recharge would be less than significant.

As discussed above, Project development would require excavations of up to 30.8 feet for the subterranean parking. As described in the Geotechnical Investigation for the Project Site, the historic high groundwater level in the vicinity of the Project site is roughly 20 feet below grade. Due to the fact that the Project's excavation would exceed this depth, it is expected that groundwater would be encountered during construction that would require temporary dewatering operations[23]. If groundwater were encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations. Furthermore, there are no existing wells or spreading grounds within one mile of the Project Site, and the Project would not include new injection or supply wells.[24]

Therefore, operation of the Project would result in a less than significant impact on groundwater hydrology, including groundwater levels.

6.2.4. GROUNDWATER QUALITY

The Project does not include the installation or operation of water wells, or any extraction or recharge system that is in the vicinity of the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well or spreading ground facility.

[23] Geotechnical Engineering Investigation – Proposed Commercial Development – 5601 Santa Monica Boulevard, Los Angeles, California, Updated March 3, 2022

[24] https://dpw.lacounty.gov/general/wells/

Operational activities which could affect groundwater quality include spills of hazardous materials and leaking underground storage tanks. Although not anticipated at the Project Site, any contaminated soils or USTs found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements. In addition, while the construction of new building facilities would slightly increase the use of on-site hazardous materials as described above, compliance with all applicable existing regulations at the Project Site regarding the handling and potentially required cleanup of hazardous materials would prevent the Project from affecting or expanding any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15[25] and the Safe Drinking Water Act. Furthermore, as described above, operation of the Project would not require extraction from the groundwater supply based on the depth of excavation for the proposed uses and the depth of groundwater below the Project Site.

The Project is not anticipated to result in violations of any water quality standards or waste discharge requirements or otherwise substantially degrade groundwater quality. Additionally, the Project would not involve drilling to or through a clean or contaminated aquifer. Therefore, the Project's potential impact on groundwater recharge is less than significant.

6.3. CUMULATIVE IMPACT ANALYSIS

6.3.1. SURFACE WATER HYDROLOGY

The geographic context for the cumulative impact analysis on surface water hydrology is the Ballona Creek Watershed. The Project in conjunction with forecasted growth in the Ballona Creek Watershed could cumulatively increase stormwater runoff flows. However, as noted above, the Project would be designed so that it would have no net impact on stormwater flows. Also, in accordance with City requirements, related projects and other future development projects would also be required, similar to the Project, to implement BMPs to manage stormwater in accordance with LID guidelines. The City of Los Angeles Department of Public Works would review each future development project on a case-by-case basis to ensure that sufficient local and regional infrastructure is available to accommodate stormwater runoff. Similar to the Project, related projects are located on sites that are fully developed and mainly impervious. Any new development on the related project sites may be required to implement LID BMPs to meet the City's requirements. Implementation of the LID BMPs would, at a minimum, maintain existing runoff conditions. Therefore, the impact of the Project combined with the related projects on surface water hydrology would be less than significant.

[25] https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/documents/lawbook/RWregulations_20181001.pdf, accessed May 17, 2022

6.3.2. SURFACE WATER QUALITY

Future growth in the Ballona Creek Watershed would be subject to NPDES requirements relating to water quality for both construction and operation. In addition, since the Project is located in a highly urbanized area, future land use changes or development are not likely to cause substantial changes in regional surface water quality. As noted above, the Project is designed so that it would not have an adverse impact on water quality, and would in fact improve the quality of on-site flows due to the introduction of new BMPs that would collect, treat, and discharge treated flows from the Project Site (which are not being treated under existing conditions). Also, it is anticipated that the Project and other future development projects would also be subject to LID requirements and implementation of measures to comply with TMDLs. Increases in regional controls associated with other elements of the MS4 Permit would improve regional water quality over time. The Project combined with the related projects would be required to comply with all applicable laws, rules, and regulations, and therefore, cumulative impacts to surface water quality would be less than significant.

6.3.3. GROUNDWATER HYDROLOGY

The geographic context for the cumulative impact analysis on groundwater level is the Hollywood Subbasin. The Project in conjunction with forecasted growth in the region above the Hollywood Subbasin could cumulatively increase groundwater demand. However, as noted above, no water supply wells, spreading grounds, or injection wells are located within a one-mile radius of the Project Site and the Project would not include a groundwater well that would draw from or otherwise have an adverse impact on groundwater level. Any calculation of the extent to which the related projects would extract or otherwise directly utilize groundwater would be speculative. Therefore, the Project's potential impact on groundwater hydrology would not be cumulatively considerable and would be less than significant.

Furthermore, as previously discussed, implementation of the Project would not result in a reduction in impervious surface area on the Project Site. Development of the related projects could result in changes in impervious surface area within their respective project sites. While any calculation of the extent to which the related projects would increase or decrease impervious or pervious surfaces that might affect groundwater hydrology would be speculative, the development of such related projects would be subject to review and approval pursuant to all applicable regulatory requirements, including any required mitigation of potential groundwater hydrology impacts. In addition, as the related projects are located in a highly urbanized area, any potential reduction in groundwater recharge due to the overall net change in impervious area within the area encompassed by the related project sites would be minimal in the context of the regional groundwater basin, and would thus not result in a significant cumulative effect to groundwater hydrology.

Therefore, cumulative impacts to groundwater hydrology would be less than significant.

6.3.4. GROUNDWATER QUALITY

Future growth in the Hollywood Subbasin would be subject to LARWQCB requirements relating to groundwater quality. In addition, since the Project Site is located in a highly urbanized area, future land use changes or development are not likely to cause substantial changes in regional groundwater quality. As discussed above, the Project would not have an adverse impact on groundwater quality. Also, it is anticipated that, like the Project, other future development projects would also be subject to LARWQCB requirements and, where necessary, implementation of measures to comply with TMDLs in addition to requirements of California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. The Project's potential impacts to groundwater quality would not be cumulatively considerable and would be less than significant.

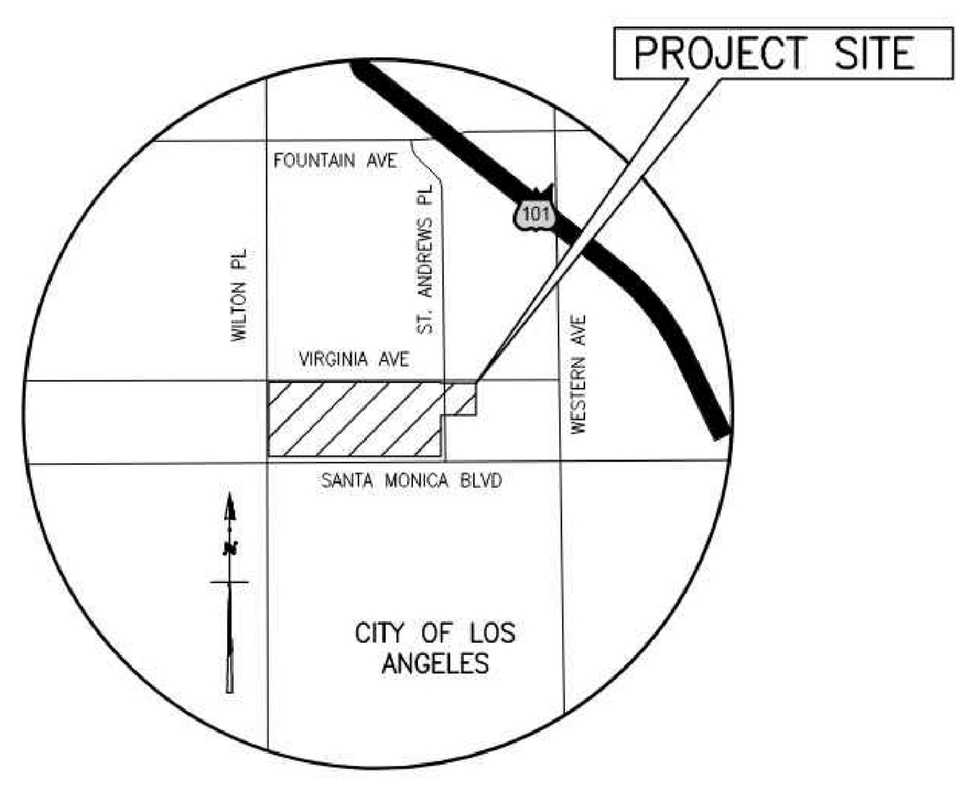
7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for surface water hydrology, surface water quality, groundwater hydrology or groundwater quality for this Project and no mitigation measures are required.

APPENDIX

FIGURE 1 - PROJECT SURVEY

TOPOGRAPHIC SURVEY



LEGEND

AERIAL TARGET
AIR RELEASE VALVE
AREA DRAIN (SQUARE)
AREA DRAIN (CIRCLE)
BACKFLOW PREVENTER
BOLLARD
BENCHMARK
BLOW-OFF VALVE
CURB DRAIN
CONTROL POINT
CABLE TV PULLBOX
COMMUNICATIONS PULLBOX
ELECTRONIC TEST STATION
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FLAG POLE
FIBER OPTIC PULLBOX
GROUND LIGHT
GAS MANHOLE
GAS VALVE
GAS METER
GUY WIRE
GREASE INTERCEPTOR
HOSE BIB
IRRIGATION CONTROL BOX
IRRIGATION CONTROL VALVE
AREA LIGHT
MAILBOX
MONITORING WELL
PALM
PARKING METER POST
INDICATOR VALVE
ELECTRIC CABINET
ELECTRIC MANHOLE
ELECTRIC METER
UTILITY POLE
ELECTRIC PULLBOX
ROOF DRAIN
SEWER CLEAN OUT
SEWER MANHOLE
HANDICAP PARKING SIGN
SPRINKLER
STORM DRAIN MANHOLE STREET
LIGHT
STREET LIGHT
STREET LIGHT PULLBOX
TELEPHONE BOX
TELEPHONE CABINET
TELEPHONE MANHOLE
TRAFFIC PULLBOX
TRAFFIC SIGNAL CABINET
TRAFFIC SIGNAL
TREE
UNIDENTIFIED PULLBOX
UNIDENTIFIED CABINET
UNIDENTIFIED CLEAN OUT
UNIDENTIFIED MANHOLE
UNIDENTIFIED CONTROL VALVE
VENT
WATER MANHOLE
WATER METER
WATER VALVE
RISER
DETECTOR CHECK VALVE
DRINKING FOUNTAIN

LINETYPES

BUILDING LINE/HATCH
BUILDING OVERHANG
BRICK LINE/HATCH
CONC LINE/HATCH
CHAINLINK FENCE
CURB FACE WITH BACK OF CURB (0.5' O/S)
FLOWLINE
GRADEBREAK
WALL
WIRE FENCE
WROUGHT IRON FENCE
PROPERTY LINE
LOT LINE
RIGHT OF WAY LINE
POTENTIAL RIGHT OF WAY LINE
CENTERLINE
EASEMENT LINE
OHU — OVERHEAD UTILITY LINES
FO — FIBER OPTIC LINE
E — ELECTRICAL LINE
TS — TRAFFIC SIGNAL LINE
T — TELECOMMUNICATIONS LINE
SD — STORM DRAIN LINE
SS — SANITARY SEWER LINE
W — WATER LINE
G — GAS LINE
CATV — CATV LINE

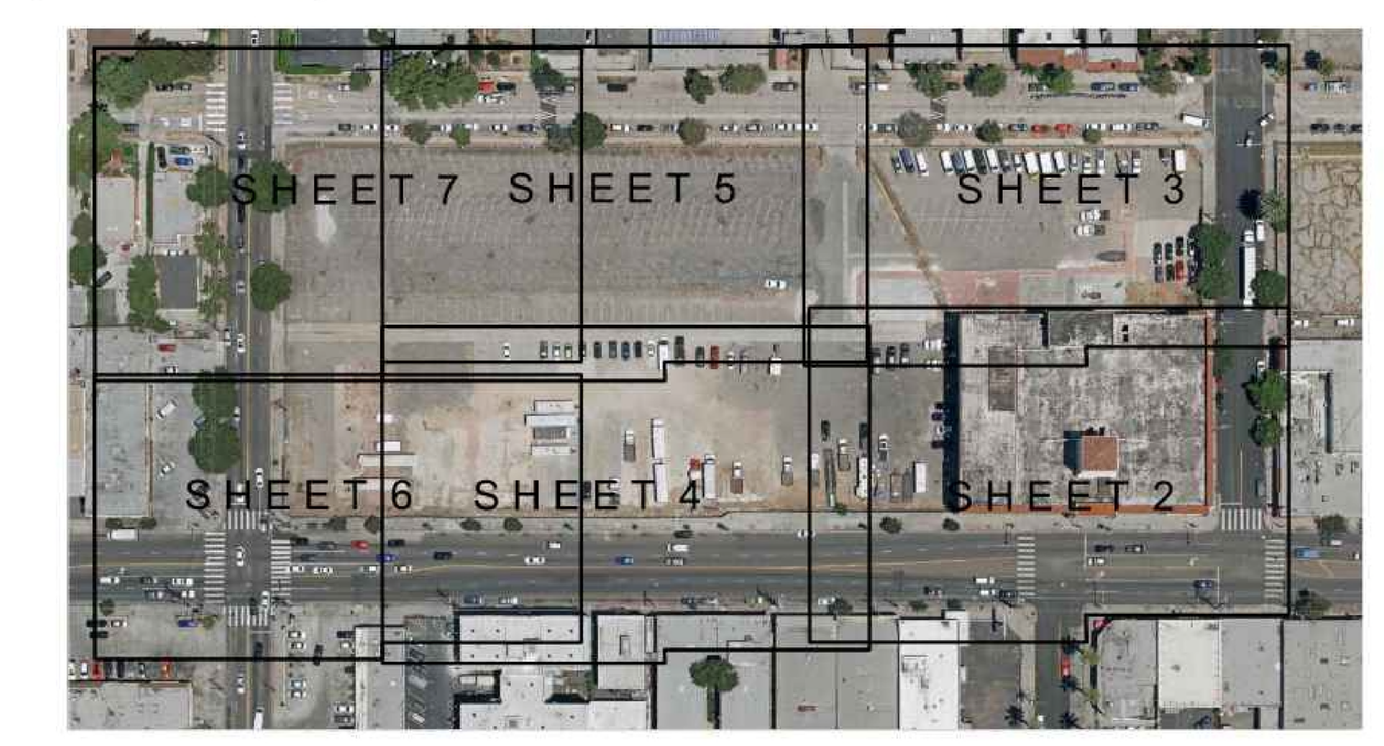
ABBREVIATIONS

AC	ASPHALT CONCRETE
AP	RAPRON
ARV	AIR VENT
ASPH	ASPHALT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BL	BOLLARD
BW	BACK OF WALK
CAB	ELECTRIC CABINET
℄	CENTERLINE
CATV	CABLE TV
CD	CURB DRAIN
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
COL.	COLUMN
COM.	COMMUNICATIONS
CONC.	CONCRETE
D/W	DRIVEWAY APRON
DI	DROP INLET
EG	EDGE OF GUTTER
ELEV	ELEVATION
ELEC.	ELECTRICAL
ELP	ELECTRICAL PANEL
ELV	ELECTRICAL VAULT
ESC	METRO ESCAPE ACCESS PORTAL
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GIMH	GREASE INTERCEPTOR MANHOLE
GV	GAS VALVE
HCR	HANDICAP RAMP
INV	INVERT OF PIPE
JB	JUNCTION BOX
LACo	LOS ANGELES COUNTY
LA	LANDSCAPE AREA
LIP	LIP OF GUTTER
MH	MANHOLE
NS	NEWSPAPER STAND
NTS	NOT TO SCALE
℘	PROPERTY LINE
PCL	PARCEL
PWFB	PUBLIC WORKS FIELD BOOK (LA COUNTY)
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONC. PIPE
RET	WALL RETAINING WALL (CONCRETE)
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SLPB	STREET LIGHT PULLBOX
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSM	STANDARD SURVEY MONUMENT WELL
SWK	SIDEWALK
TC	TOP OF CURB
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
TE	TRASH ENCLOSURE
TR	TRASH RECEPTACLE
TG	TOP OF GRATE
TRW	TREE WELL
TS	TRAFFIC SIGNAL
TSCB	TRAFFIC SIGNAL CABINET
TPB	TRAFFIC
TYP.	TYPICAL
UNK.	UNKNOWN
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WIF	WROUGHT IRON FENCE
WL	WALL
WVLT	WATER VAULT
WV	WATER VALVE
WDF	WOOD FENCE
XMR	TRANSFORMER
N'LY	NORTHERLY
S'LY	SOUTHERLY
E'LY	EASTERLY
W'LY	WESTERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY

COMMENTS

SITE ADDRESS	5609 SANTA MONICA BLVD, LOS ANGELES CALIFORNIA, 90025
APN NO.	5536-012-017
DATE OF SURVEY . . .	JUNE 29, 2021 JULY 22, 2021 JULY 27, 2021
FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL NO. 06037C1610F EFFECTIVE DATE SEPTEMBER 26, 2008 & 06037C1605F EFFECTIVE DATE SEPTEMBER 26, 2008.
BOUNDARY LINES . . .	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS	THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 89°58'55" EAST OF THE CENTERLINE OF SANTA MONICA BOULEVARD, AS SHOWN ON LA PALOMA TRACT M.B. 5/80 SHOWN AS NORTH 89°59'15" EAST ON THIS MAP.
BENCHMARK.	CITY OF LA BM# 12-18870, CUT SPIKE 3.5FT W OF W CURB WILTON PL 5FT N OF SANTA MONICA BLVD SW COR CB ELEV. = 324.859 FT; NAVD 88, ADJ. 2000
UTILITIES	OBSERVED EVIDENCE OF UTILITIES IS SHOWN HEREON.
PUBLIC ACCESS . . .	FROM SANTA MONICA AVENUE, VIRGINIA AVENUE, WESTERN AVE, N WILTON PLACE

INDEX MAP



EXCEPTIONS

(5) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE.
PURPOSE: ALLEY
CASE NO.: 160427, SUPERIOR COURT
RECORDED: IN BOOK 4800, PAGE 341, OFFICIAL RECORDS
(AFFECTS PARCELS 1, 4, 5, THROUGH 11 AND 13)

(6) AN EASEMENT FOR ALLEY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9578, PAGE 358 OF OFFICIAL RECORDS.
(AFFECTS LOT 7 OF PARCEL 13)

(7) AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 23915 PAGE 38 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 6)

(9) AN EASEMENT FOR POWER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29, 1961 AS INSTRUMENT NO. 3460 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 14)

(12) AN OFFER OF DEDICATION FOR PUBLIC STREET, ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1972 AS INSTRUMENT NO. 2936 OF OFFICIAL RECORDS.
TO: CITY OF LOS ANGELES
(AFFECTS PARCELS 10 AND 11)

SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION
EXECUTED BY: CITY OF LOS ANGELES
RECORDED: JULY 27, 1972, AS INSTRUMENT NO. 2927, OFFICIAL RECORD

(14) AN EASEMENT FOR POWER LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 02, 1972 AS INSTRUMENT NO. 2882 OF OFFICIAL RECORDS.
(AFFECTS LOT 1 OF PARCEL 12)

(19) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONSTRUCTION AND EASEMENT AGREEMENT" RECORDED OCTOBER 16, 2006 AS INSTRUMENT NO. 06-2291139 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 1 THROUGH 13)

(53) AN OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 2017 AS INSTRUMENT NO. 20170192496 OF OFFICIAL RECORDS.
TO: THE CITY OF LOS ANGELES
(AFFECTS LOT 6 OF PARCEL 1 AND PARCELS 2 THROUGH 11)

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION" RECORDED APRIL 17, 2017 AS INSTRUMENT NO. 20170387692 OF OFFICIAL RECORDS

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 1 TO 6 INCLUSIVE OF BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2:
LOT 7 AND THE WEST 10 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
THE EAST 40 FEET OF THE SOUTH 142.84 FEET OF LOT 8 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
LOT 9 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBONS AND MINERALS IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND WITH ALL RIGHTS INCIDENTAL THERETO, BUT NOT INCLUDING ANY RIGHT OF ENTRY UPON OR UNDER THE SURFACE OR SUBSURFACE OR ANY PART OF THE LAND TO A DEPTH OF 500 FEET BELOW THE EXISTING SURFACE THEREOF.

PARCEL 5:
LOT 10 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:
LOT 11 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:
THE WESTERLY 40.00 FEET OF LOT 12 IN BLOCK 9 OF THE LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:
LOT 10 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT 12 IN BLOCK 9 OF LEMONA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 131, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 12, THE WESTERLY 40.00 FEET THEREOF.

PARCEL 9:
LOT 11 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10:
LOT 12 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11:
LOTS 13 AND 14 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 12:
LOTS 1, 2 AND 3 OF TRACT NO. 9834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 169, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13:
LOTS 7, 8 AND 9 IN BLOCK 8 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 14:
LOTS 11 AND 12 IN BLOCK 9 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 15:
THE SOUTHERLY 95 FEET OF LOTS 13 AND 14 IN BLOCK 7 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DIP INFORMATION

(1) INV EL. 12"ø = 323.03'; INV EL. 12"ø = 322.85'; INV EL. 12"ø = 322.82'; INV EL. 12"ø = 322.88'
SEWER MANHOLE (NTS)
RIM ELEV = 331.55'

(2) INV EL. 12"ø = 313.56'; INV EL. 12"ø = 313.71'
SEWER MANHOLE (NTS)
RIM ELEV = 327.20'

(3) INV EL. 12"ø = 314.62'; INV EL. 12"ø = 314.70'
SEWER MANHOLE (NTS)
RIM ELEV = 326.38'

(4) NO SERVICE; INV EL. 12" = 320.78'
SEWER MANHOLE (NTS)
RIM ELEV = 327.32'

(5) INV EL. 18"ø = 319.03'; INV EL. 18"ø = 318.80'; INV EL. 18"ø = 318.89'; INV EL. 18"ø = 318.66'
SEWER MANHOLE (NTS)
RIM ELEV = 328.60'

(6) INV EL.= 321.20'
STORM DRAIN MANHOLE - CATCH BASIN (NTS)
RIM ELEV = 325.20'

(7) INACCESSIBLE
STORM DRAIN MANHOLE - CATCH BASIN (NTS)
RIM ELEV = 324.95'

(8) 18" ø; INV EL. = 317.30'
STORM DRAIN MANHOLE - CATCH BASIN (NTS)
RIM ELEV = 324.84'

(9) INV EL. 12"ø = 320.68'; INV EL. 12" = 320.72'
SEWER MANHOLE (NTS)
RIM ELEV = 330.05'

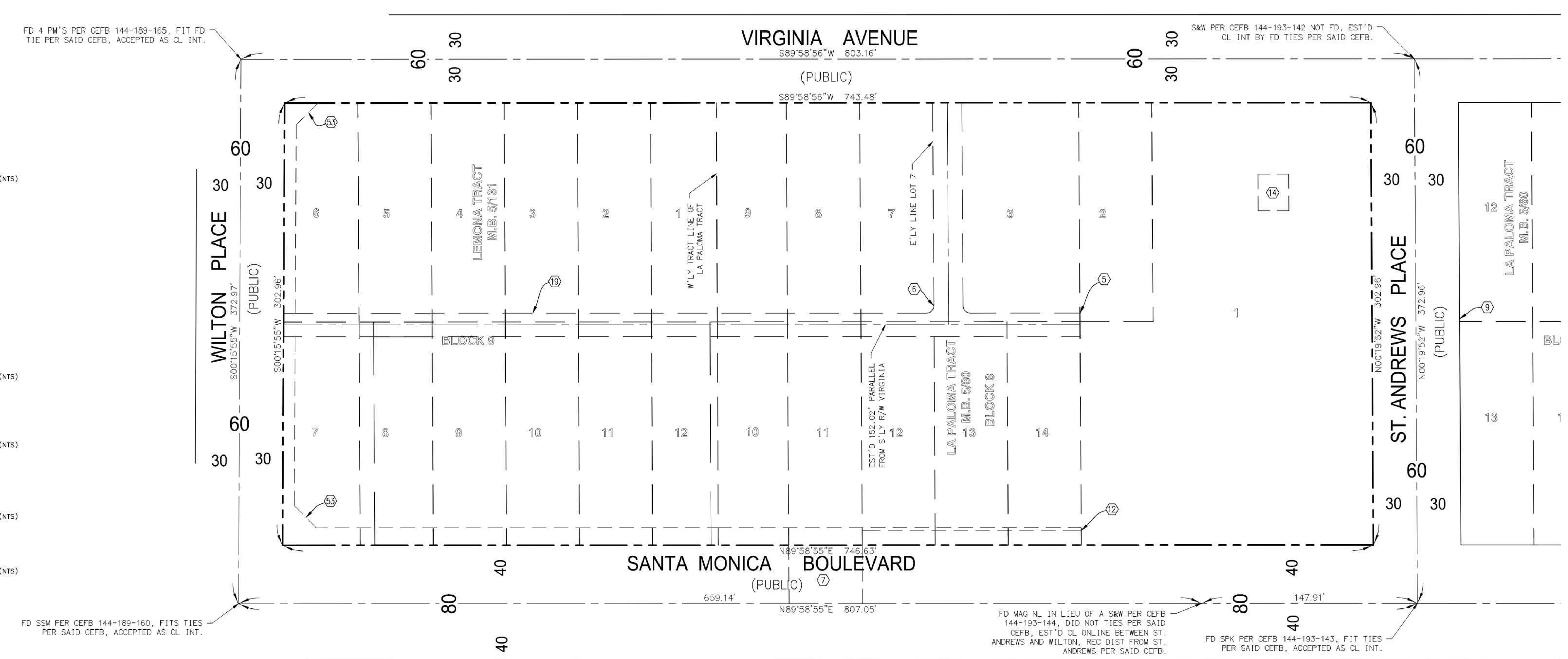
(10) INV EL. 12"ø = 321.96'; INV EL. 12" = 322.03'
SEWER MANHOLE (NTS)
RIM ELEV = 331.29'

(11) INACCESSIBLE
STORM DRAIN MANHOLE - CATCH BASIN (NTS)
RIM ELEV = 324.95'

(12) INACCESSIBLE
STORM DRAIN MANHOLE - CATCH BASIN (NTS)
RIM ELEV = 327.59'

(13) INACCESSIBLE
STORM DRAIN MANHOLE - CATCH BASIN (NTS)
RIM ELEV = 327.53'

(14) INV EL. 12"ø = 322.60'; INV EL. 12"ø = 322.68'
STORM DRAIN MANHOLE - CATCH BASIN (NTS)
RIM ELEV = 327.68'



NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	2100300
DATE PREPARED	8/4/2021
DRAWN BY	DG
CHECKED BY	XS

ECHELON STUDIOS
PREPARED FOR:
MR. DAVID SIMON
BARDAS INVESTMENT GROUP
1015 NORTH FAIRFAX AVENUE
WEST HOLLYWOOD, CA 90046

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
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www.kpff.com

SHEET 1 OF 7

P:\2021\2100300 Confidential - Survey\Survey\DWG\Design Surveys\2100300-V-DS.dwg 9/29/2021

NOT TO SCALE

FOR REFERENCE ONLY

P:\2021\2100299 Confidential\5 CAD\Sheets\2100299-C1.00VM.dwg, Oct 26, 2022 - 11:32am

OWNER
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LOS ANGELES, CA 90067

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SEAROCKSTAFFORDCM.COM

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MEPLV ENGINEER
AMA CONSULTING ENGINEERS, PC
TMTECHNOLOGY PARTNERS, LLC
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EL SEGUNDO, CA 90245
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FKAILD.COM

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
PH: 213.418.0201
KPFF.COM

FACADE ACCESS
OLYMPIQUE
26429 RANCHO PARKWAY SOUTH #145
LAKE FOREST, CA 92630
PH: 949.309.2820
FACADEACCESS.COM

STAMP

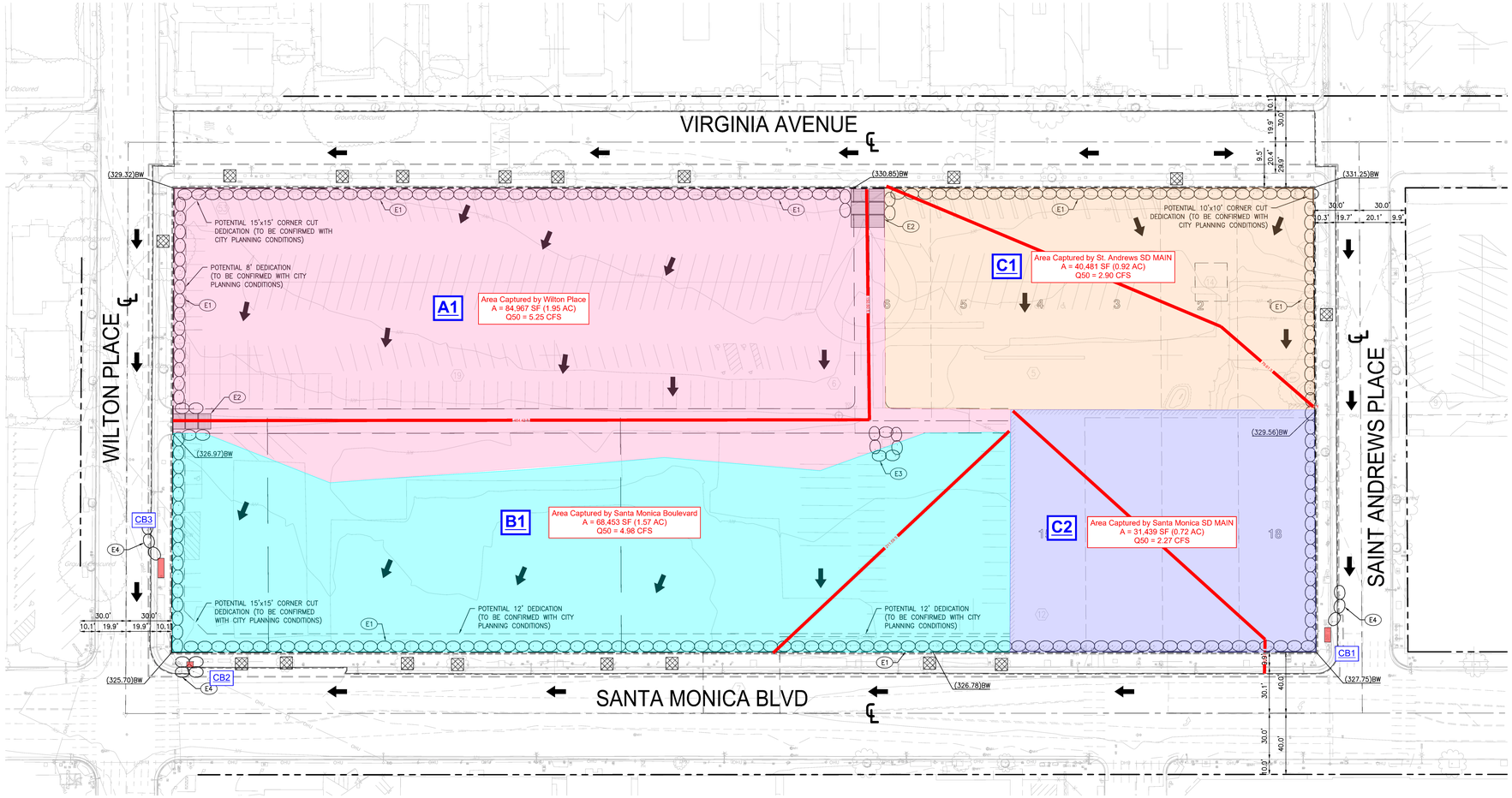
PROJECT
ECHELON STUDIOS
5603, 5663, 5693 W SANTA MONICA BLVD
LOS ANGELES, CA 90038

HRA PROJECT NO.
2112

MARK	DATE	ISSUE
	13 AUG 2021	50% DESIGN DEVELOPMENT
	08 OCT 2021	100% DESIGN DEVELOPMENT
	11 FEB 2022	50% CONSTRUCTION DOCUMENTS
	15 APR 2022	75% CONSTRUCTION DOCUMENTS
	03 AUG 2022	CD PROGRESS SET
	16 SEP 2022	GMP SET
A	02 DEC 2022	ADDENDUM A

SHEET TITLE
SURVEY - TITLE SHEET (FOR REFERENCE ONLY)
SHEET NUMBER
C100

FIGURE 2 - EXISITNG SITE DRAINAGE



A1	TRIBUTARY AREA OF EXISTING DEVELOPMENTS DRAINING TO WILTON PLACE SD MAIN
B1	TRIBUTARY AREA OF EXISTING DEVELOPMENTS DRAINING TO SANTA MONICA CATCH BASIN
C1	TRIBUTARY AREA OF EXISTING DEVELOPMENTS DRAINING TO SAINT ANDREWS SD MAIN
C2	TRIBUTARY AREA OF EXISTING DEVELOPMENTS DRAINING TO SANTA MONICA SD MAIN
CB1	CATCH BASIN @ ST. ANDREWS PLACE
CB2	CATCH BASIN @ SANTA MONICA BLVD
CB3	CATCH BASIN @ N WILTON PLACE

LEGEND

- AREA A1 — 100% IMP
- AREA B1 — 100% IMP
- AREA C1 — 100% IMP
- AREA C2 — 100% IMP
- FLOW PATH

BMP NOTES:

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1–SCHEDULING
EC2–PRESERVATION OF EXISTING VEGETATION
~~EC3–HYDRAULIC MULCH~~
~~EC4–HYDROSEEDING~~
~~EC5–SOIL BINDERS~~
~~EC6–STRAW MULCH~~
~~EC7–GEOTEXTILES AND MATS~~
~~EC8–WOOD MULCHING~~
~~EC9–EARTH DIKES AND DRAINAGE SWALES~~
~~EC10–VELOCITY DISSIPATION DEVICES~~
~~EC11–SLOPE DRAINS~~
~~EC12–STREAMBANK STABILIZATION~~
~~EC13–RESERVED~~
~~EC14–COMPOST BLANKET~~
~~EC15–SOIL PREPARATION/ROUGHENING~~
EC16–NON–VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1–SILT FENCE
~~SE2–SEDIMENT BASIN~~
~~SE3–SEDIMENT TRAP~~
~~SE4–CHECK DAM~~
SE5–FIBER ROLLS
SE6–GRAVEL BAG BERM
SE7–STREET SWEEPING AND VACUUMING
SE8–SANDBAG BARRIER
~~SE9–STRAW BALE BARRIER~~
SE10–STORM DRAIN INLET PROTECTION
~~SE11–ACTIVE TREATMENT SYSTEMS~~
~~SE12–MANUFACTURED LINEAR SEDIMENT CONTROLS~~
~~SE13–COMPOST SOCKS AND BERMS~~
~~SE14–BIOFILTER BAGS~~

EQUIPMENT TRACKING CONTROL

TC1–STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2–STABILIZED CONSTRUCTION ROADWAY
TC3–ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1–WIND EROSION CONTROL

NON–STORMWATER MANAGEMENT

NS1–WATER CONSERVATION PRACTICES
NS2–DEWATERING OPERATIONS
NS3–PAVING AND GRINDING OPERATIONS
~~NS4–TEMPORARY STREAM CROSSING~~
~~NS5–CLEAR WATER DIVERSION~~
NS6–ILLICIT CONNECTION/DISCHARGE
NS7–POTABLE WATER/IRRIGATION
NS8–VEHICLE AND EQUIPMENT CLEANING
NS9–VEHICLE AND EQUIPMENT FUELING
NS10–VEHICLE AND EQUIPMENT MAINTENANCE
NS11–PILE DRIVING OPERATIONS
NS12–CONCRETE CURING
NS13–CONCRETE FINISHING
~~NS14–MATERIAL OVER WATER~~
~~NS15–DEMOLITION ADJACENT TO WATER~~
~~NS16–TEMPORARY BATCH PLANTS~~

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1–MATERIAL DELIVERY AND STORAGE
WM2–MATERIAL USE
WM3–STOCKPILE MANAGEMENT
WM4–SPILL PREVENTION AND CONTROL
WM5–SOLID WASTE MANAGEMENT
WM6–HAZARDOUS WASTE MANAGEMENT
WM7–CONTAMINATED SOIL MANAGEMENT
WM8–CONCRETE WASTE MANAGEMENT
WM9–SANITARY/SEPTIC WASTE MANAGEMENT
WM10–LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

DUST CONTROL NOTES:

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL ENSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN–UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL NOTES:

(E1) PLACE GRAVEL BAGS TRIPLE ROW PER DETAIL 3, SHEET C500.
(E2) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, SHEET C500.
(E3) PROVIDE INLET PROTECTION PER DETAIL 1, SHEET C500.
(E4) PROVIDE STORM DRAIN INLET PROTECTION IN RIGHT–OF–WAY PER DETAIL 11, SHEET C500.

LEGEND

- LIMIT OF WORK
- LIMIT OF OFF–SITE WORK (UNDER SEPARATE PERMIT)
- PROPERTY LINE
- POTENTIAL DEDICATION
- GRAVEL BAGS
- DIRECTION OF FLOW
- PROTECT TREE IN PLACE (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS)

N

0 15' 30'
SCALE: 1"=30'

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OWNER
BARDAS INVESTMENT GROUP
1875 CENTURY PARK EAST, SUITE 260
LOS ANGELES, CA 90067

PROJECT MANAGEMENT
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690 E. GREEN STREET, SUITE 201
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MAIL@HRARCH.COM

DESIGN / LANDSCAPE ARCHITECT
RIOS
RIOS
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PH: 323.785.1800
RIOS.COM

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155 N. LAKE AVE, 6TH FLOOR
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SAIFULBOUQUET.COM

MEPLV ENGINEER
AMA CONSULTING ENGINEERS, PC
TMTECHNOLOGY PARTNERS, LLC
2155 CAMPUS DRIVE, SUITE 220
EL SEGUNDO, CA 90245
PH: 310.846.4659
AMAPC.COM

LIGHTING DESIGNER
FRANCIS KRAHE & ASSOCIATES INC.
304 SOUTH BROADWAY, SUITE 300
LOS ANGELES, CA 90013
PH: 213.617.0478
FKAILD.COM

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
PH: 213.418.0201
KPFF.COM

FACADE ACCESS
OLYMPIQUE
26429 RANCHO PARKWAY SOUTH #145
LAKE FOREST, CA 92630
PH: 949.309.2820
FACADEACCESS.COM

STAMP
REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER M. CHAMBERLAIN — No. C65340 — Exp. 6/30/23 — STATE OF CALIFORNIA — CIVIL
CONSTRUCTION

PROJECT
ECHELON STUDIOS
5603, 5663, 5693 W SANTA MONICA BLVD
LOS ANGELES, CA 90036

HRA PROJECT NO.
2112

MARK	DATE	ISSUE
	13 AUG 2021	50% DESIGN DEVELOPMENT
	08 OCT 2021	100% DESIGN DEVELOPMENT
	11 FEB 2022	50% CONSTRUCTION DOCUMENTS
	15 APR 2022	75% CONSTRUCTION DOCUMENTS
	03 AUG 2022	CD PROGRESS SET
	02 SEP 2022	GMP

SHEET TITLE
EROSION CONTROL PLAN

SHEET NUMBER
C110

FIGURE 2A - FLOW MASTER CALCULATIONS FOR WILTON PLACE - 15 INCH SD MAIN

Worksheet for Wilton Place 15 SD Main

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00850	ft/ft
Normal Depth	1.25	ft
Diameter	15.00	in
Discharge	5.96	ft³/s

Results

Discharge	5.96	ft³/s
Normal Depth	1.25	ft
Flow Area	1.23	ft²
Wetted Perimeter	3.93	ft
Hydraulic Radius	0.31	ft
Top Width	0.00	ft
Critical Depth	0.99	ft
Percent Full	100.0	%
Critical Slope	0.00913	ft/ft
Velocity	4.85	ft/s
Velocity Head	0.37	ft
Specific Energy	1.62	ft
Froude Number	0.00	
Maximum Discharge	6.41	ft³/s
Discharge Full	5.96	ft³/s
Slope Full	0.00850	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

FIGURE 2A - FLOW MASTER CALCULATIONS FOR WILTON PLACE - 15 INCH SD MAIN

Worksheet for Wilton Place 15 SD Main

GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	1.25	ft
Critical Depth	0.99	ft
Channel Slope	0.00850	ft/ft
Critical Slope	0.00913	ft/ft

FIGURE 2B - FLOW MASTER CALCULATIONS FOR SANTA MONICA BOULEVARD - 30 INCH SD MAIN

Worksheet for Santa Monica 30 SD Main

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00600	ft/ft
Normal Depth	2.50	ft
Diameter	30.00	in
Discharge	31.77	ft³/s

Results

Discharge	31.77	ft³/s
Normal Depth	2.50	ft
Flow Area	4.91	ft²
Wetted Perimeter	7.85	ft
Hydraulic Radius	0.63	ft
Top Width	0.00	ft
Critical Depth	1.92	ft
Percent Full	100.0	%
Critical Slope	0.00684	ft/ft
Velocity	6.47	ft/s
Velocity Head	0.65	ft
Specific Energy	3.15	ft
Froude Number	0.00	
Maximum Discharge	34.18	ft³/s
Discharge Full	31.77	ft³/s
Slope Full	0.00600	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

FIGURE 2B - FLOW MASTER CALCULATIONS FOR SANTA MONICA BOULEVARD - 30 INCH SD MAIN

Worksheet for Santa Monica 30 SD Main

GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	2.50	ft
Critical Depth	1.92	ft
Channel Slope	0.00600	ft/ft
Critical Slope	0.00684	ft/ft

FIGURE 2C - FLOW MASTER CALCULATIONS FOR SAINT ANDREWS PLACE - 24 INCH SD MAIN

Worksheet for Saint Andrew 24 SD Main

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00210	ft/ft
Normal Depth	2.00	ft
Diameter	24.00	in
Discharge	10.37	ft³/s

Results

Discharge	10.37	ft³/s
Normal Depth	2.00	ft
Flow Area	3.14	ft²
Wetted Perimeter	6.28	ft
Hydraulic Radius	0.50	ft
Top Width	0.00	ft
Critical Depth	1.15	ft
Percent Full	100.0	%
Critical Slope	0.00527	ft/ft
Velocity	3.30	ft/s
Velocity Head	0.17	ft
Specific Energy	2.17	ft
Froude Number	0.00	
Maximum Discharge	11.15	ft³/s
Discharge Full	10.37	ft³/s
Slope Full	0.00210	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

FIGURE 2C - FLOW MASTER CALCULATIONS FOR SAINT ANDREWS PLACE - 24 INCH SD MAIN

Worksheet for Saint Andrew 24 SD Main

GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	2.00	ft
Critical Depth	1.15	ft
Channel Slope	0.00210	ft/ft
Critical Slope	0.00527	ft/ft

FIGURE 2D - FLOW MASTER CALCULATIONS FOR SAINT ANDREWS PLACE - 30 INCH SD MAIN

Worksheet for Saint Andrew SD Main

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00600	ft/ft
Normal Depth	2.50	ft
Diameter	30.00	in
Discharge	31.77	ft³/s

Results

Discharge	31.77	ft³/s
Normal Depth	2.50	ft
Flow Area	4.91	ft²
Wetted Perimeter	7.85	ft
Hydraulic Radius	0.63	ft
Top Width	0.00	ft
Critical Depth	1.92	ft
Percent Full	100.0	%
Critical Slope	0.00684	ft/ft
Velocity	6.47	ft/s
Velocity Head	0.65	ft
Specific Energy	3.15	ft
Froude Number	0.00	
Maximum Discharge	34.18	ft³/s
Discharge Full	31.77	ft³/s
Slope Full	0.00600	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

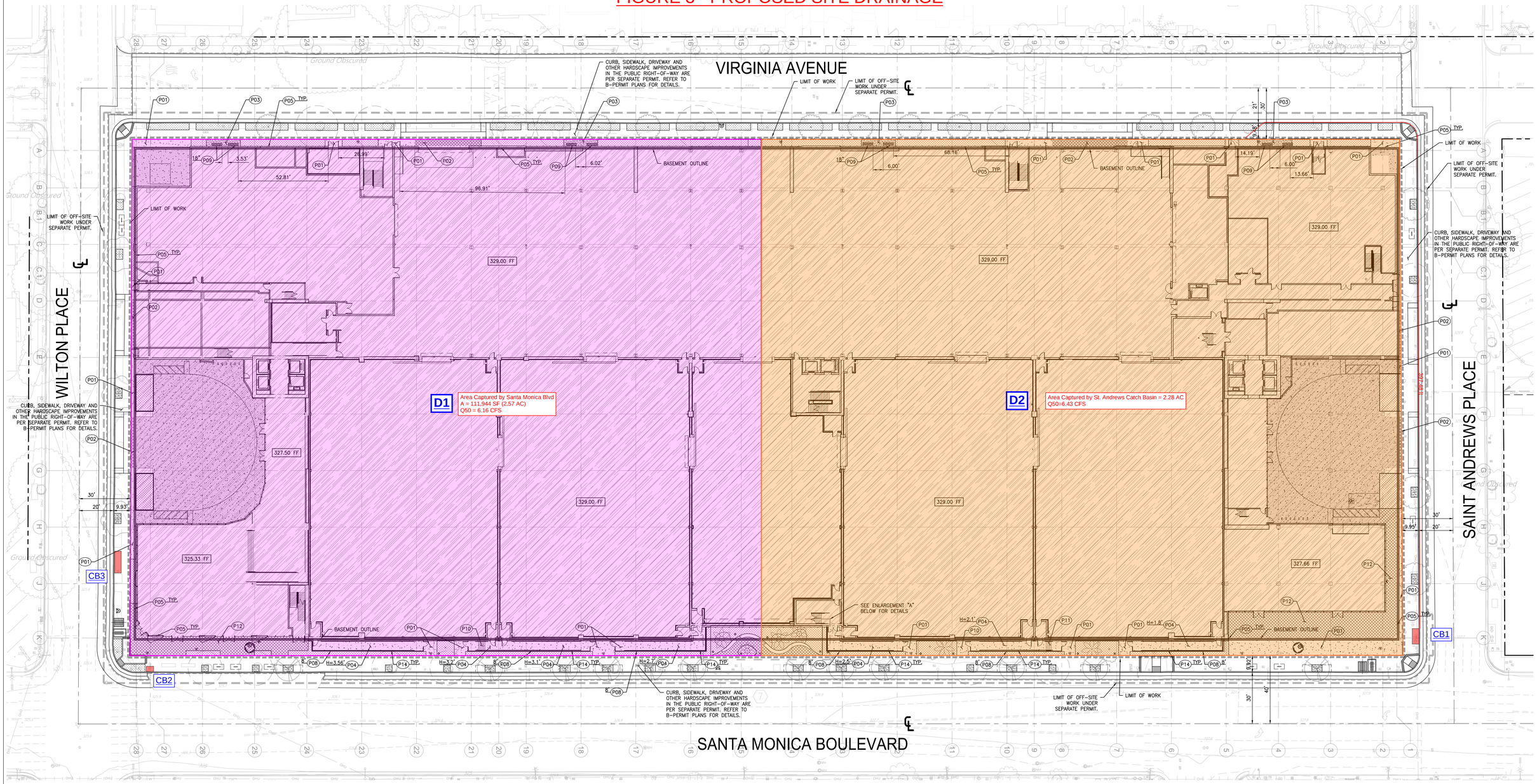
FIGURE 2D - FLOW MASTER CALCULATIONS FOR SAINT ANDREWS PLACE - 30 INCH SD MAIN

Worksheet for Saint Andrew SD Main

GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	2.50	ft
Critical Depth	1.92	ft
Channel Slope	0.00600	ft/ft
Critical Slope	0.00684	ft/ft

FIGURE 3 - PROPOSED SITE DRAINAGE



D1 TRIBUTARY AREA OF PROPOSED DEVELOPMENT OVERFLOW DRAINING TO WILTON PLACE SD MAIN

D2 TRIBUTARY AREA OF PROPOSED DEVELOPMENT OVERFLOW DRAINING TO ST. ANDREWS SD MAIN

CB1 CATCH BASIN @ ST. ANDREWS PLACE

CB2 CATCH BASIN @ SANTA MONICA BLVD

CB3 CATCH BASIN @ N WILTON PLACE

LEGEND

AREA D1 — 100% IMP

AREA D2 — 100% IMP

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- LIMIT OF BASEMENT OUTLINE
- CONCRETE PAVING / CONCRETE WALK (REFER TO SHEET C500, C502 AND CITY OF LOS ANGELES STANDARD PLAN S-444-0 FOR DETAILS)
- ON-STRUCTURE PAVEMENT (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- PEDESTRIAN RATED CONCRETE PAVERS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- VEHICULAR RATED CONCRETE PAVEMENT (REFER TO SHEET C502 FOR DETAILS)
- DECOMPOSED GRANITE (REFER TO SHEET C500 FOR DETAILS)

PAVING CONSTRUCTION NOTES

- P01 PEDESTRIAN RATED CONCRETE PAVEMENT PER DETAIL 4, SHEET C500.
- P02 VEHICULAR RATED CONCRETE PAVEMENT PER PER DETAIL 3, SHEET C502.
- P03 DECOMPOSED GRANITE PER DETAIL 9, SHEET C500.
- P04 CONCRETE RAMP AND FOOTING PER DETAIL 6, SHEET C502.
- P05 ISOLATION JOINT PER DETAIL 8, SHEET C500.
- P06 CONCRETE BENCH PER ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL PLANS FOR ON-STRUCTURE CONDITION. REFER TO DETAIL 4, SHEET C502 FOR ON-GRADE CONDITION.
- P07 PLANTER BOX PER LANDSCAPE PLANS. SHOWN FOR COORDINATE PURPOSES ONLY.
- P08 CHAINLINK FENCE PER LANDSCAPE PLANS. SHOWN FOR COORDINATION PURPOSES ONLY.
- P09 WOOD BENCH PER ARCHITECTURAL PLANS. SHOWN FOR COORDINATION PURPOSES ONLY.
- P10 STAIRS ON GRADE PER DETAIL 5, SHEET C500.
- P11 PEDESTRIAN RATED CONCRETE UNIT PAVERS. PER DETAIL 1, SHEET C502.
- P12 ISOLATION JOINT PER ARCHITECTURAL PLANS.
- P13 6" METAL HEADER PER ARCHITECTURAL PLANS.
- P14 HANDRAIL CONNECTION PER DETAIL, 5 SHEET C502.

NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:

CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.

N

0 10' 20'

SCALE: 1"=20'

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OWNER BARDAS INVESTMENT GROUP 1875 CENTURY PARK EAST, SUITE 260 LOS ANGELES, CA 90067 PROJECT MANAGEMENT SEAROCK + STAFFORD CM 690 E. GREEN STREET, SUITE 201 PASADENA, CA 91101 PH: 626.773.8122 SEAROCKSTAFFORDCM.COM	EXECUTIVE ARCHITECT HRA House & Robertson ARCHITECTS HOUSE & ROBERTSON ARCHITECTS, INC. 10125 WASHINGTON BOULEVARD CULVER CITY, CALIFORNIA 90232 T. 323.935.1158 MAIL@HRARCH.COM	DESIGN / LANDSCAPE ARCHITECT RIOS RIOS 3101 W EXPOSITION PLACE LOS ANGELES, CA 90018 PH: 323.785.1800 RIOS.COM	STRUCTURAL ENGINEER SAIFUL BOUQUET STRUCTURAL ENGINEERS 155 N. LAKE AVE, 6TH FLOOR PASADENA, CA 91101 PH: 626.304.2616 SAIFULBOUQUET.COM	MEP/LV ENGINEER AMA CONSULTING ENGINEERS, PC TMTECHNOLOGY PARTNERS, LLC 2155 CAMPUS DRIVE, SUITE 220 EL SEGUNDO, CA 90245 PH: 310.846.4659 AMAPC.COM LIGHTING DESIGNER FRANCIS KRAHE & ASSOCIATES INC. 304 SOUTH BROADWAY, SUITE 300 LOS ANGELES, CA 90013 PH: 213.617.0478 FKAILD.COM	CIVIL ENGINEER KPFF CONSULTING ENGINEERS 700 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 PH: 213.418.0201 KPFF.COM FACADE ACCESS OLYMPIQUE 26429 RANCHO PARKWAY SOUTH #145 LAKE FOREST, CA 92630 PH: 949.309.2820 FACADEACCESS.COM	STAMP REGISTERED PROFESSIONAL ENGINEER STEVEN M. SAIFUL No. C80536 Exp. 3/31/23 CIVIL STATE OF CALIFORNIA	PROJECT ECHELON STUDIOS 5603, 5663, 5693 W SANTA MONICA BLVD LOS ANGELES, CA 90038 HRA PROJECT NO. 2112	MARK / DATE / ISSUE 13 AUG 2021 50% DESIGN DEVELOPMENT 08 OCT 2021 100% DESIGN DEVELOPMENT 11 FEB 2022 50% CONSTRUCTION DOCUMENTS 15 APR 2022 75% CONSTRUCTION DOCUMENTS 03 AUG 2022 CD PROGRESS SET 02 SEP 2022 GMP	SHEET TITLE PAVING PLAN SHEET NUMBER C160

FIGURE 3A - HYDRO-CALC HYDROLOGY RESULTS FOR EXISTING SITE AREA A1

Peak Flow Hydrologic Analysis

File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exist
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	A1
Area (ac)	1.95
Flow Path Length (ft)	605.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	5.88
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.88
Peak Intensity (in/hr)	2.995
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	5.2563
Burned Peak Flow Rate (cfs)	5.2563
24-Hr Clear Runoff Volume (ac-ft)	0.8528
24-Hr Clear Runoff Volume (cu-ft)	37149.8629

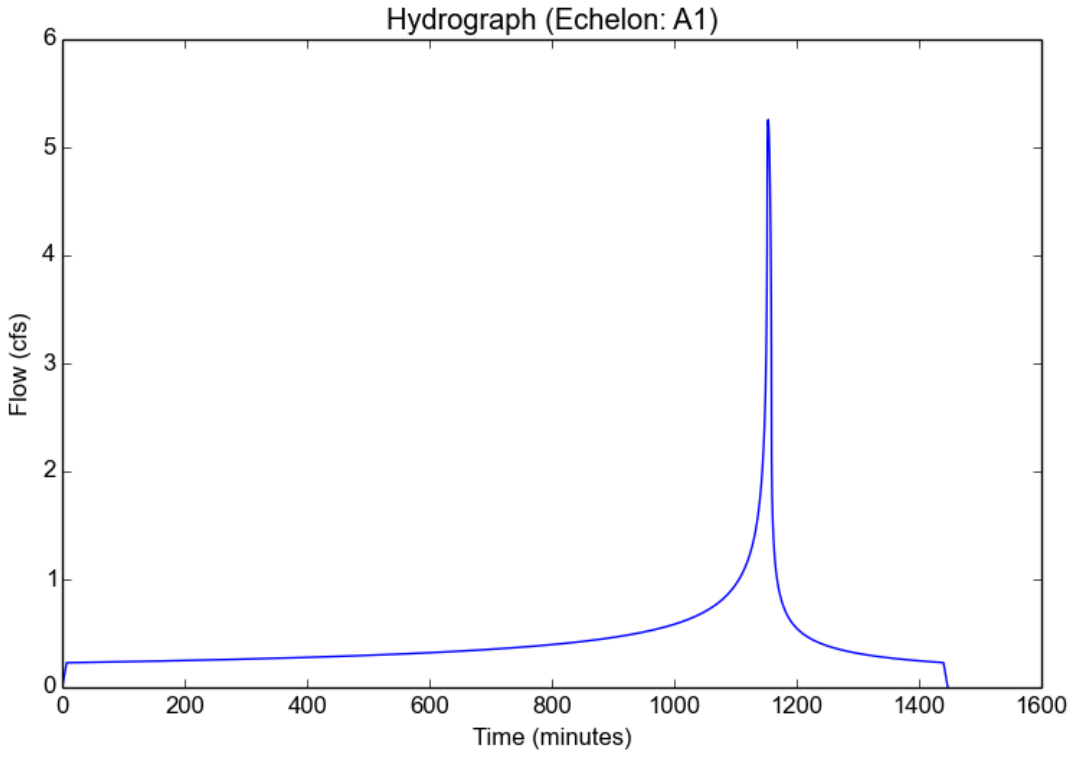


FIGURE 3B - HYDRO-CALC HYDROLOGY RESULTS FOR EXISTING SITE AREA B1

Peak Flow Hydrologic Analysis

File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exist
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	B1
Area (ac)	1.58
Flow Path Length (ft)	211.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	5.88
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.88
Peak Intensity (in/hr)	3.5082
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	4.9886
Burned Peak Flow Rate (cfs)	4.9886
24-Hr Clear Runoff Volume (ac-ft)	0.691
24-Hr Clear Runoff Volume (cu-ft)	30100.9054

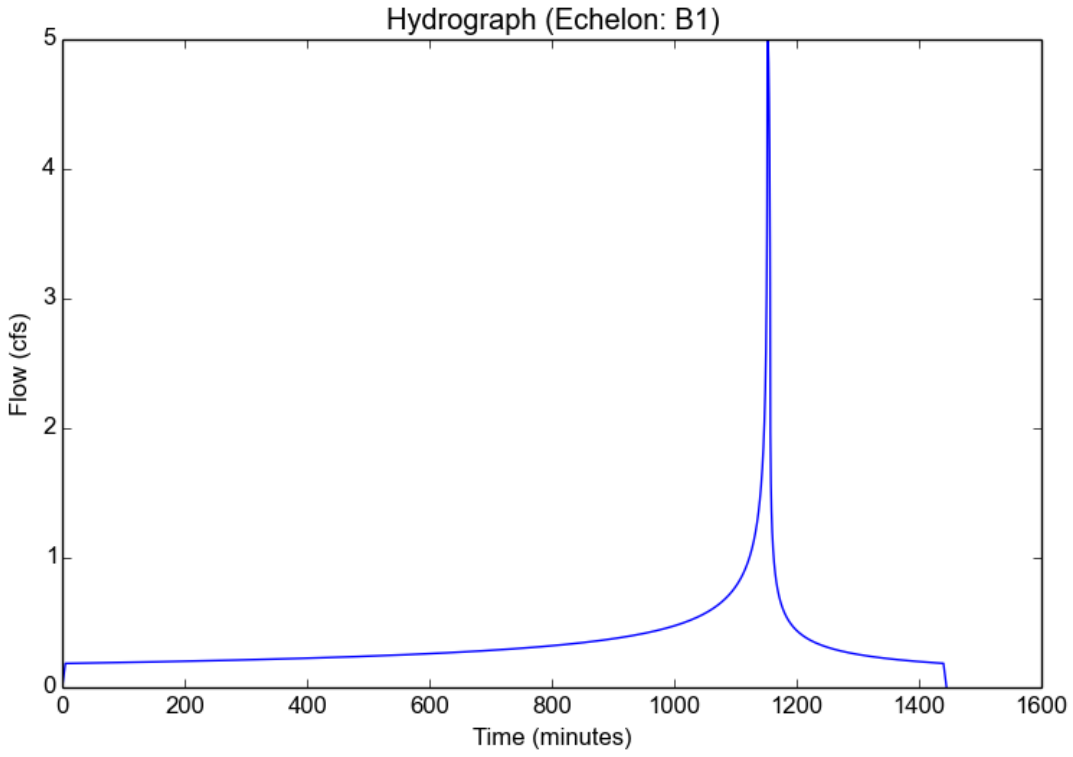


FIGURE 3C - HYDRO-CALC HYDROLOGY RESULTS FOR EXISTING SITE AREA C1

Peak Flow Hydrologic Analysis

File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exist
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	C1
Area (ac)	0.92
Flow Path Length (ft)	316.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	5.88
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.88
Peak Intensity (in/hr)	3.5082
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.9048
Burned Peak Flow Rate (cfs)	2.9048
24-Hr Clear Runoff Volume (ac-ft)	0.4024
24-Hr Clear Runoff Volume (cu-ft)	17527.1095

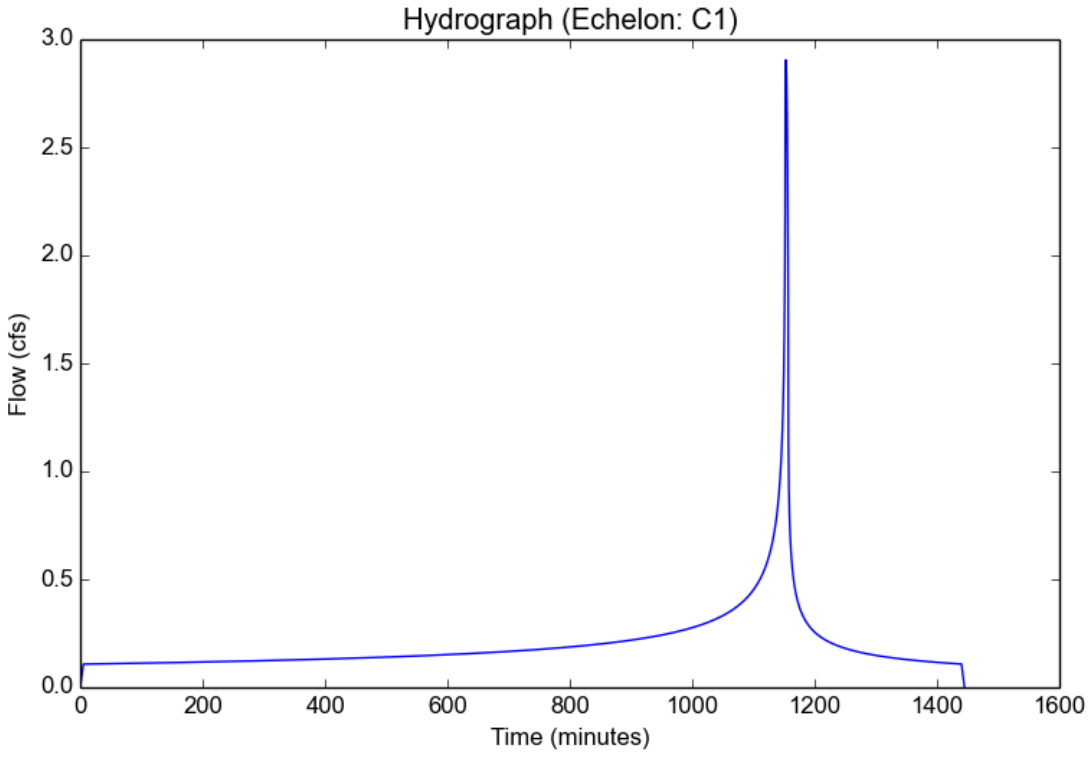


FIGURE 3D - HYDRO-CALC HYDROLOGY RESULTS FOR EXISTING SITE AREA C2

Peak Flow Hydrologic Analysis

File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exist
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	C2
Area (ac)	0.72
Flow Path Length (ft)	251.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	5.88
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.88
Peak Intensity (in/hr)	3.5082
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.2733
Burned Peak Flow Rate (cfs)	2.2733
24-Hr Clear Runoff Volume (ac-ft)	0.3149
24-Hr Clear Runoff Volume (cu-ft)	13716.8683

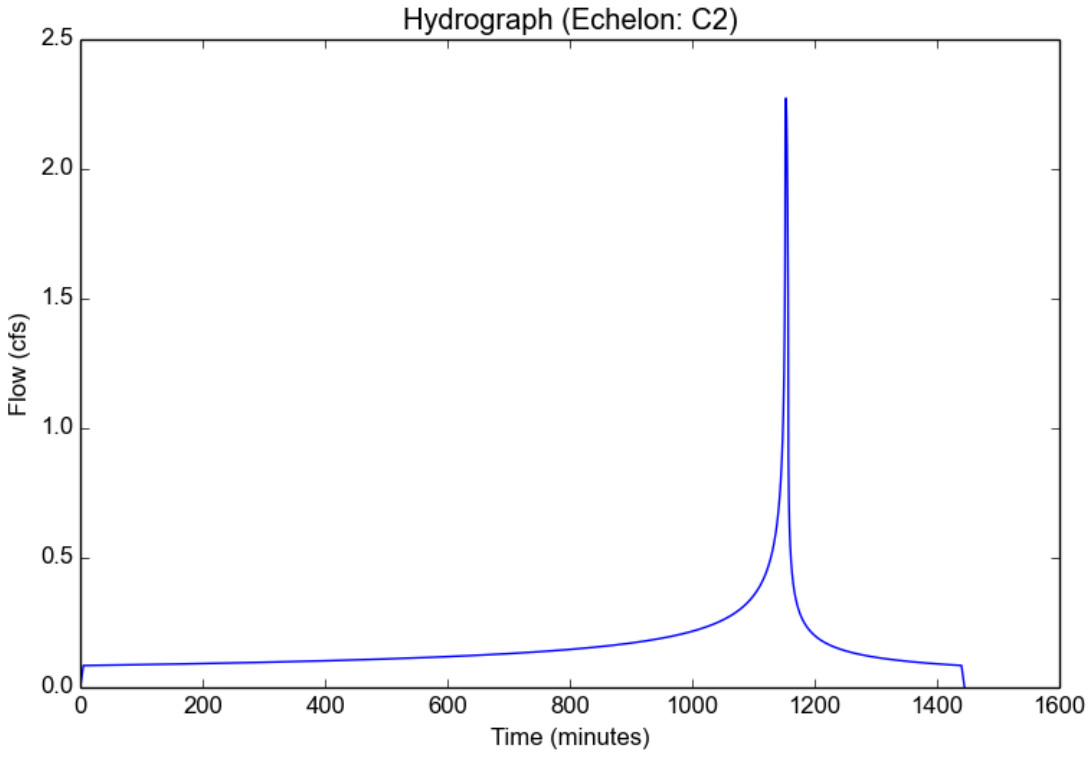


FIGURE 4A - HYDRO-CALC HYDROLOGY RESULTS FOR PROPOSED SITE AREA D1

Peak Flow Hydrologic Analysis

File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exist
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	D1
Area (ac)	2.57
Flow Path Length (ft)	300.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	5.88
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.88
Peak Intensity (in/hr)	3.5082
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	8.1144
Burned Peak Flow Rate (cfs)	8.1144
24-Hr Clear Runoff Volume (ac-ft)	1.124
24-Hr Clear Runoff Volume (cu-ft)	48961.5993

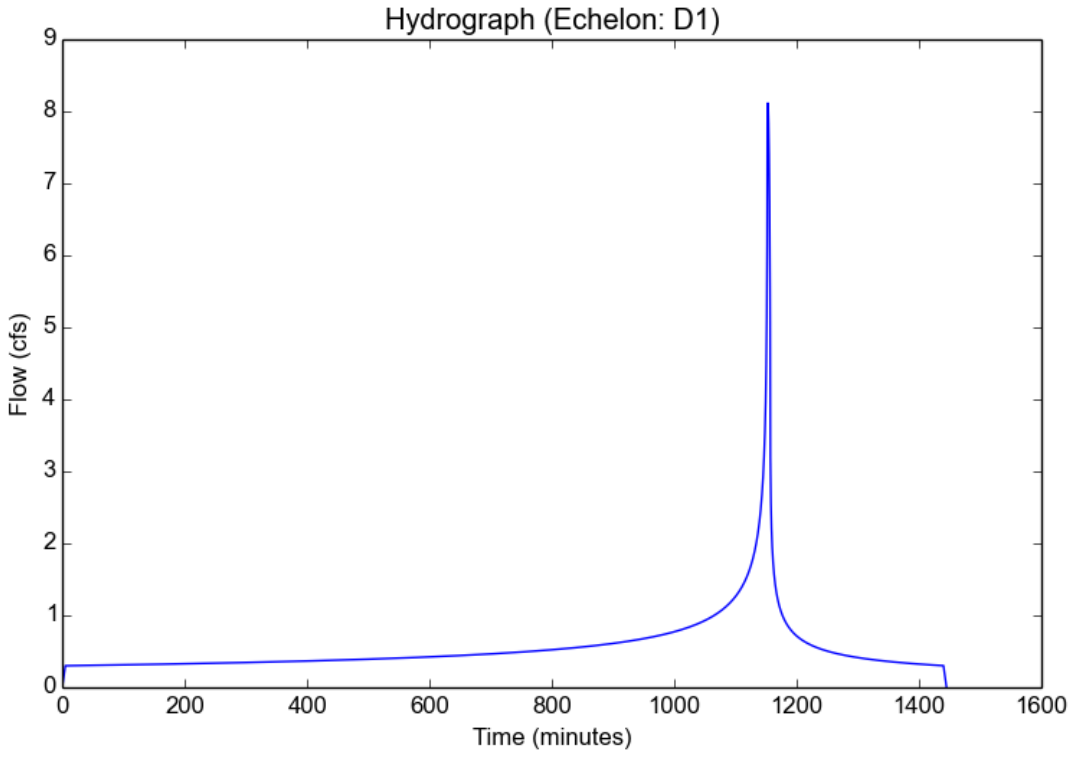


FIGURE 4B - HYDRO-CALC HYDROLOGY RESULTS FOR PROPOSED SITE AREA D2

Peak Flow Hydrologic Analysis

File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exis
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	D2
Area (ac)	2.6
Flow Path Length (ft)	300.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	5.88
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.88
Peak Intensity (in/hr)	3.5082
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	8.2091
Burned Peak Flow Rate (cfs)	8.2091
24-Hr Clear Runoff Volume (ac-ft)	1.1371
24-Hr Clear Runoff Volume (cu-ft)	49533.1355

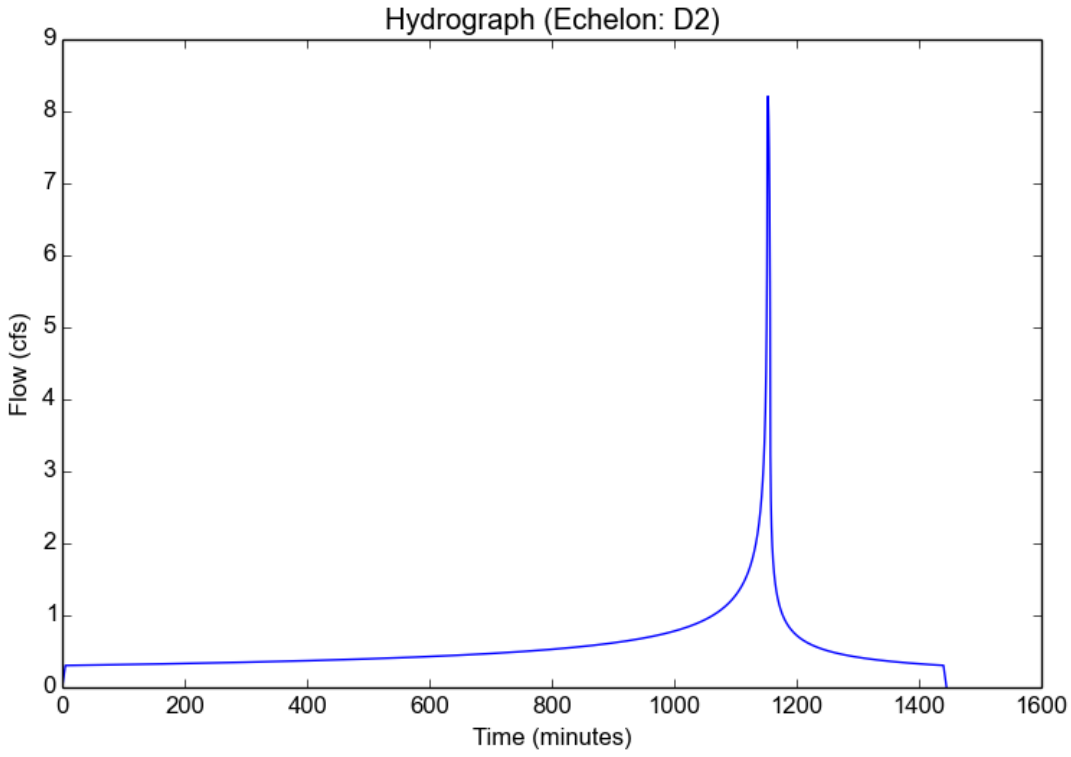


FIGURE 5A - HYDRO-CALC HYDROLOGY ANALYSIS FOR PROPOSED LID DESIGN VOLUME AREA D1

Peak Flow Hydrologic Analysis

File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exist
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	D1
Area (ac)	2.57
Flow Path Length (ft)	300.0
Flow Path Slope (vft/hft)	0.02
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.356
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	15.0
Clear Peak Flow Rate (cfs)	0.8234
Burned Peak Flow Rate (cfs)	0.8234
24-Hr Clear Runoff Volume (ac-ft)	0.1912
24-Hr Clear Runoff Volume (cu-ft)	8326.8237

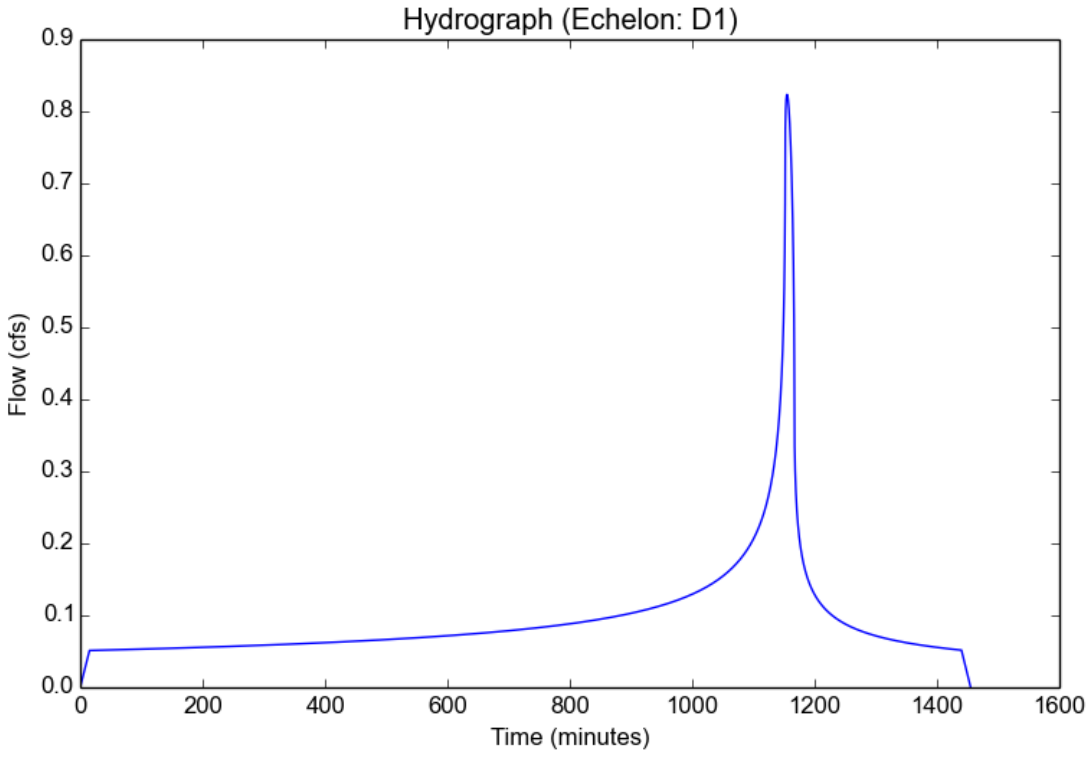


FIGURE 5B - HYDRO-CALC HYDROLOGY ANALYSIS FOR PROPOSED LID DESIGN VOLUME AREA D2

Peak Flow Hydrologic Analysis

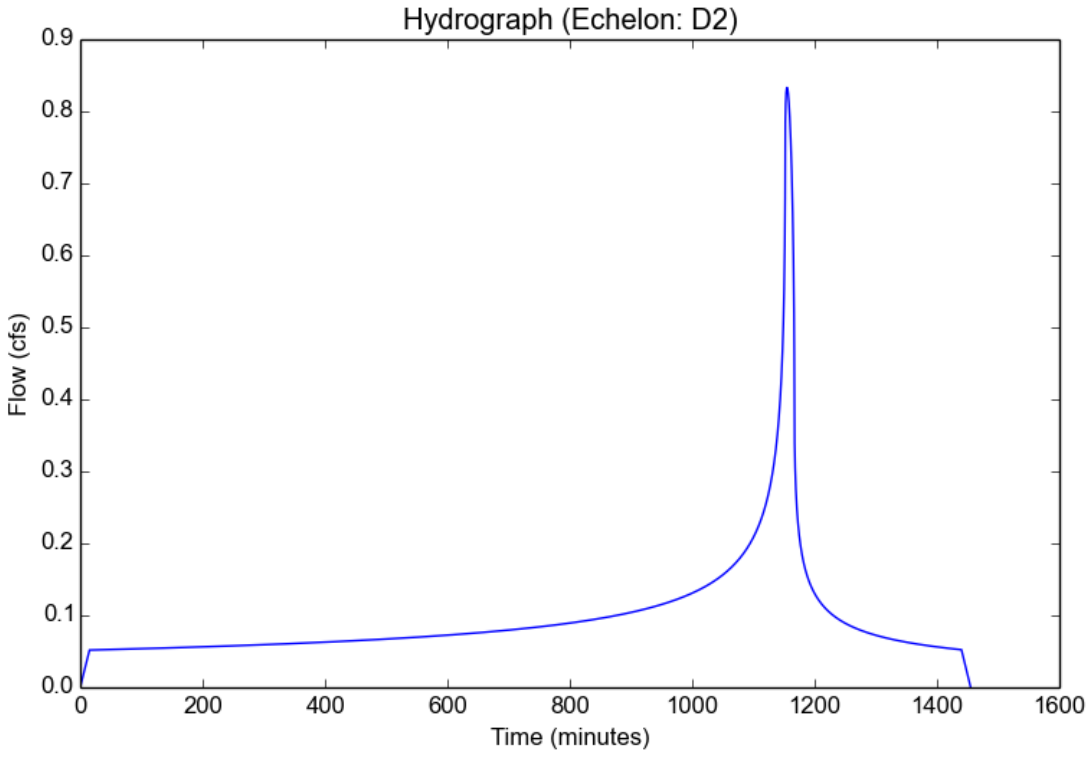
File location: P:/2021/2100299 Confidential/2 ENGR/EIR/Water Resources/Appendices/calcs/Figure 3 through 5 - Hydro-Calc Hydrology Results for Exis
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Echelon
Subarea ID	D2
Area (ac)	2.6
Flow Path Length (ft)	300.0
Flow Path Slope (vft/hft)	0.02
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.356
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	15.0
Clear Peak Flow Rate (cfs)	0.8331
Burned Peak Flow Rate (cfs)	0.8331
24-Hr Clear Runoff Volume (ac-ft)	0.1934
24-Hr Clear Runoff Volume (cu-ft)	8424.0239



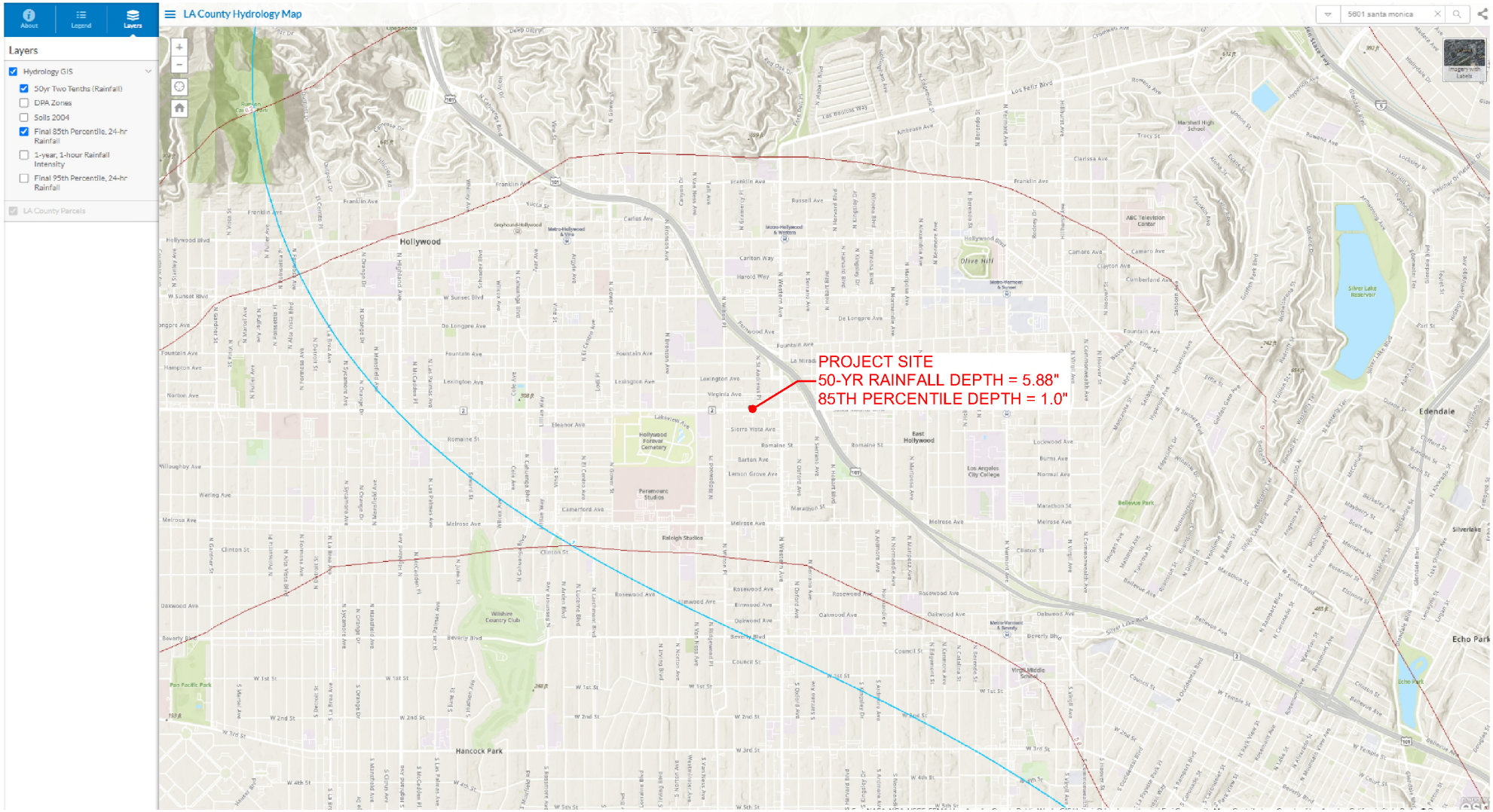
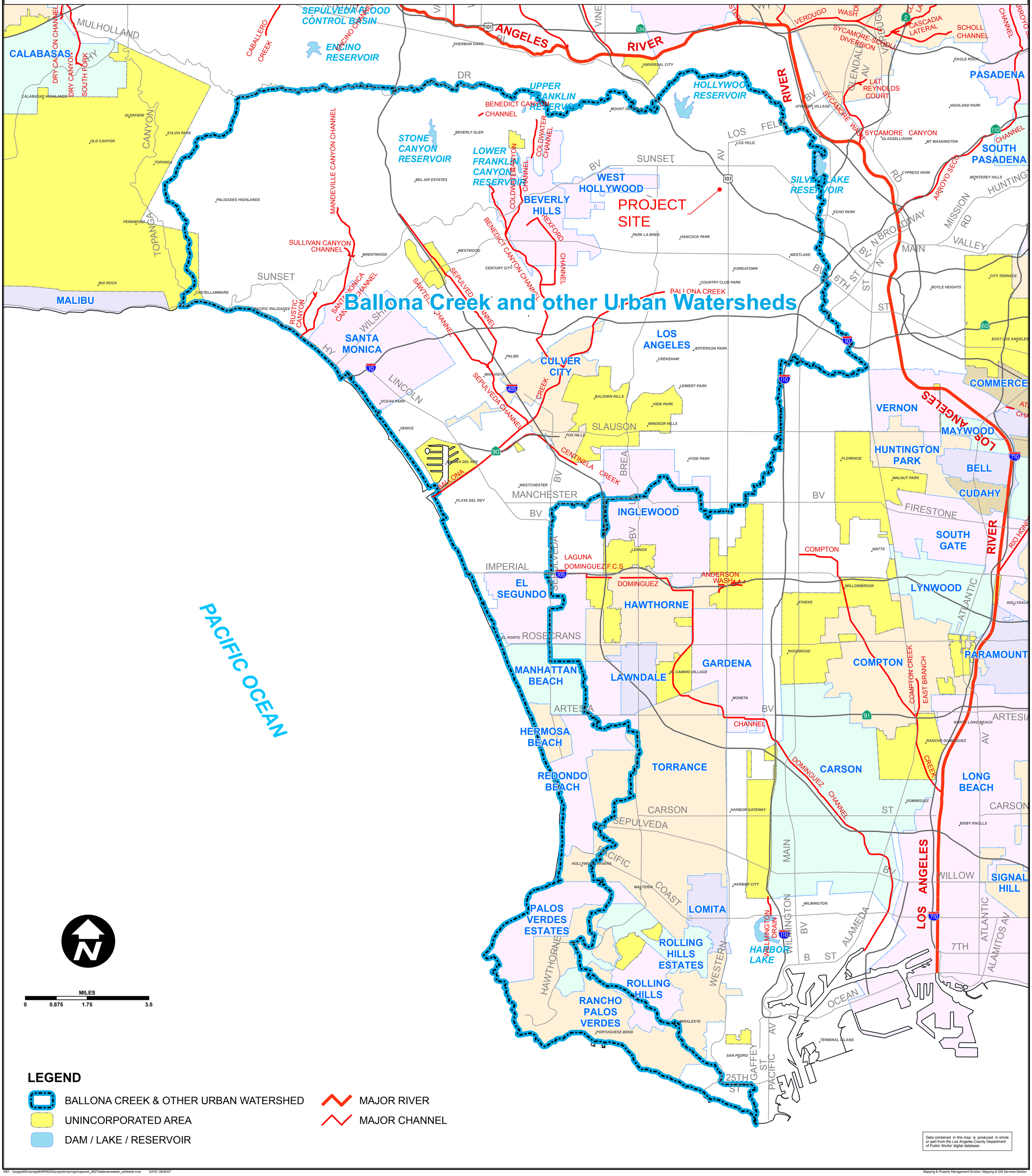


FIGURE 6 - LA COUNTY HYDROLOGY DATA MAP

COUNTY OF LOS ANGELES

BALLONA CREEK & OTHER URBAN WATERSHEDS

FIGURE 7 - BALLONA CREEK WATERSHED MAP



REF: \\pwgisd02\mpmgis$\MPMGIS\projects\mpm\gismaps\wk_2627\ballonacreeketc_wtrsheds.mxd DATE: 08/22/07

Mapping & Property Management Division, Mapping & GIS Services Section

FIGURE 8 - COSTAL PLAIN OF LOS ANGELES GRAOUNDWATER BASIN

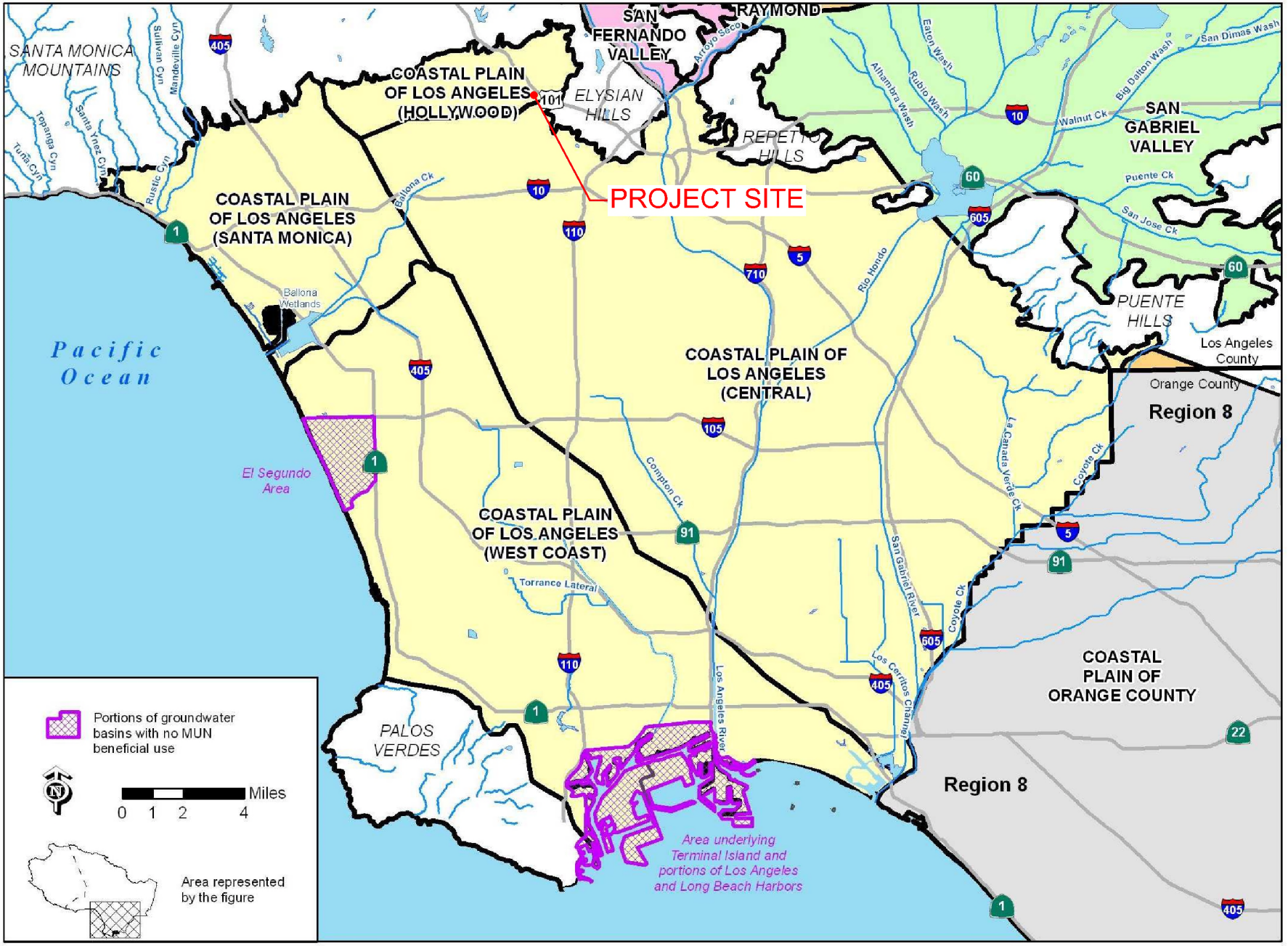
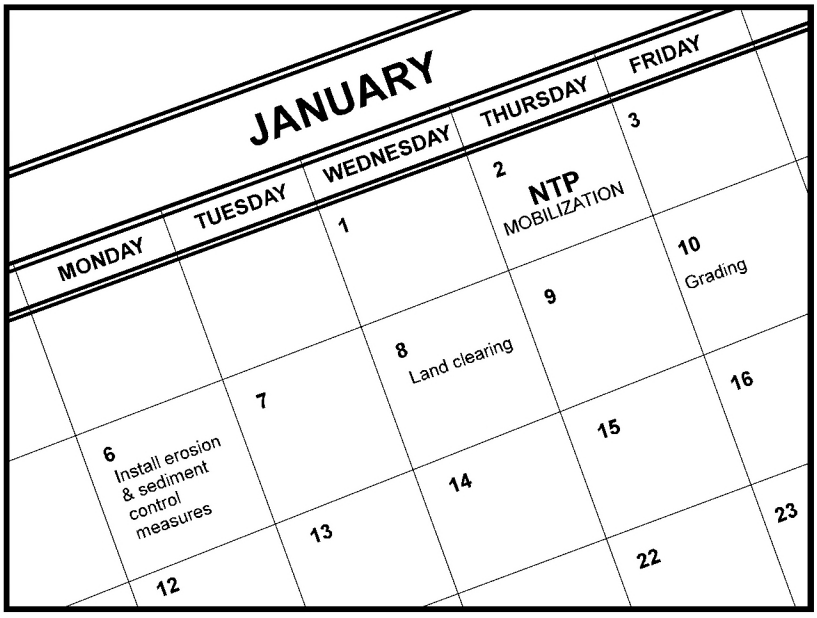


EXHIBIT 1: TYPICAL SWPPP BMPS

Scheduling

EC-1



Description and Purpose

Scheduling is the development of a written plan that includes sequencing of construction activities and the implementation of BMPs such as erosion control and sediment control while taking local climate (rainfall, wind, etc.) into consideration. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Suitable Applications

Proper sequencing of construction activities to reduce erosion potential should be incorporated into the schedule of every construction project especially during rainy season. Use of other, more costly yet less effective, erosion and sediment control BMPs may often be reduced through proper construction sequencing.

Limitations

- Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Implementation

- Avoid rainy periods. Schedule major grading operations during dry months when practical. Allow enough time before rainfall begins to stabilize the soil with vegetation or physical means or to install sediment trapping devices.
- Plan the project and develop a schedule showing each phase of construction. Clearly show how the rainy season relates

Categories

EC	Erosion Control	☑
SE	Sediment Control	☒
TC	Tracking Control	☒
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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CASQA
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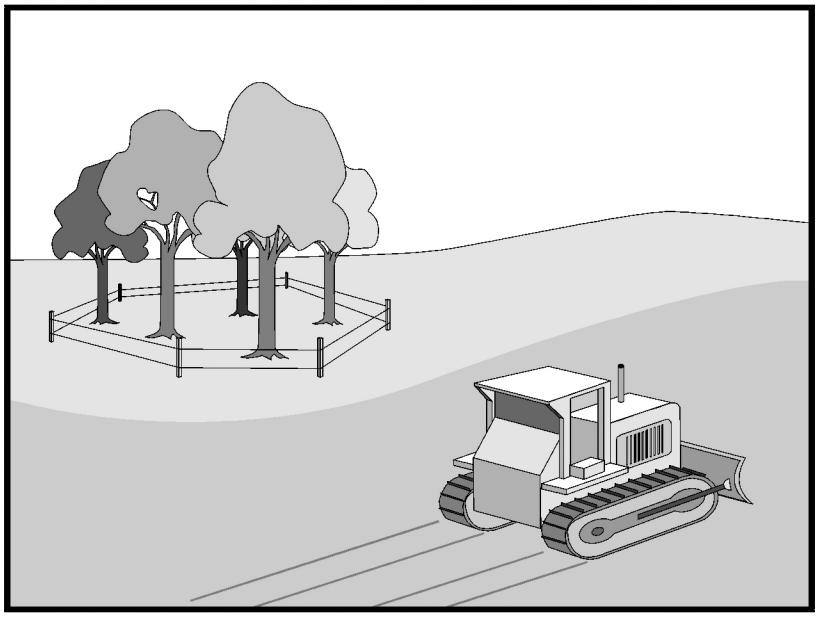
Preservation Of Existing Vegetation EC-2



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Suitable Applications

Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

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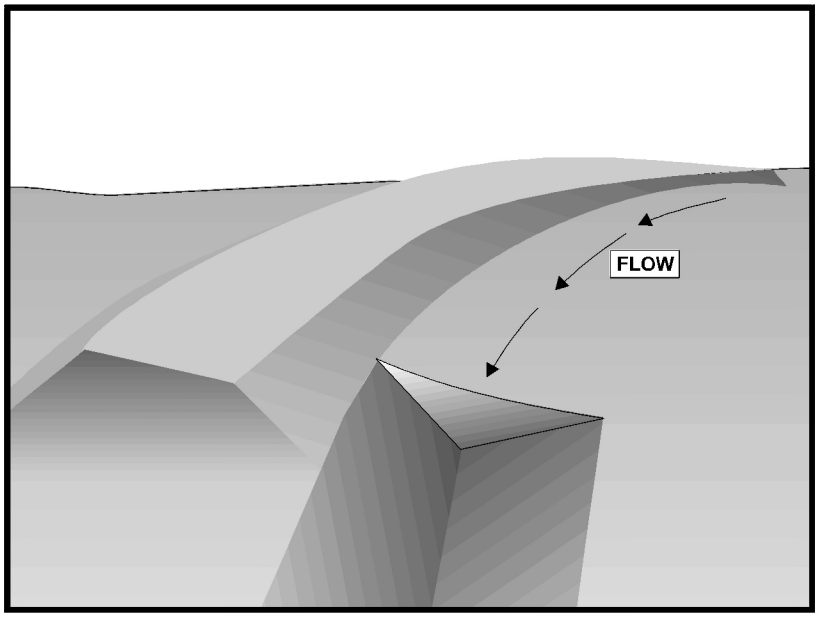
Earth Dikes and Drainage Swales EC-9



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

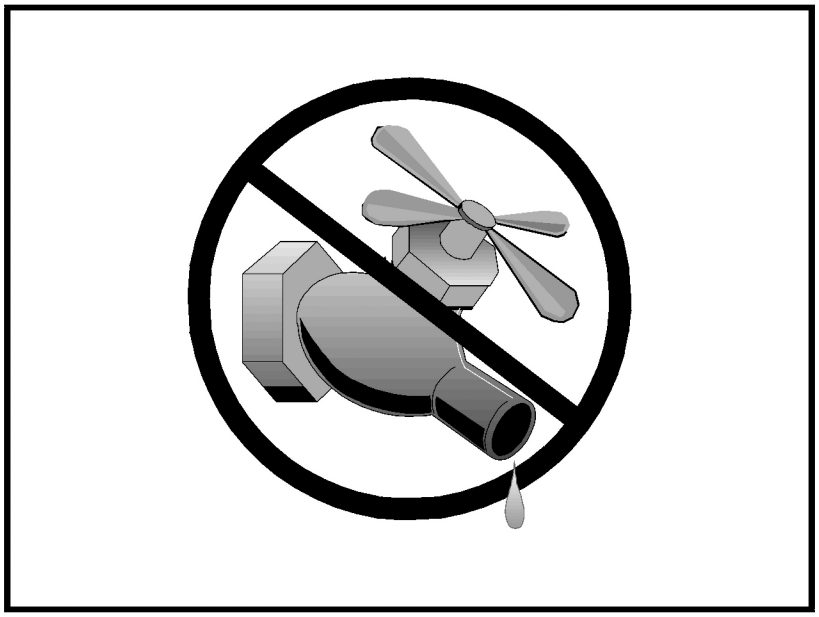
An earth dike is a temporary berm or ridge of compacted soil used to divert runoff or channel water to a desired location. A drainage swale is a shaped and sloped depression in the soil surface used to convey runoff to a desired location. Earth dikes and drainage swales are used to divert off site runoff around the construction site, divert runoff from stabilized areas and disturbed areas, and direct runoff into sediment basins or traps.

Suitable Applications

Earth dikes and drainage swales are suitable for use, individually or together, where runoff needs to be diverted from one area and conveyed to another.

- Earth dikes and drainage swales may be used:
  - To convey surface runoff down sloping land
  - To intercept and divert runoff to avoid sheet flow over sloped surfaces
  - To divert and direct runoff towards a stabilized watercourse, drainage pipe or channel
  - To intercept runoff from paved surfaces
  - Below steep grades where runoff begins to concentrate
  - Along roadways and facility improvements subject to flood drainage

Water Conservation Practices NS-1



Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

Water conservation practices are activities that use water during the construction of a project in a manner that avoids causing erosion and the transport of pollutants offsite. These practices can reduce or eliminate non-stormwater discharges.

Suitable Applications

Water conservation practices are suitable for all construction sites where water is used, including piped water, metered water, trucked water, and water from a reservoir.

Limitations

- None identified.

Implementation

- Keep water equipment in good working condition.
- Stabilize water truck filling area.
- Repair water leaks promptly.
- Washing of vehicles and equipment on the construction site is discouraged.
- Avoid using water to clean construction areas. If water must be used for cleaning or surface preparation, surface should be swept and vacuumed first to remove dirt. This will minimize amount of water required.

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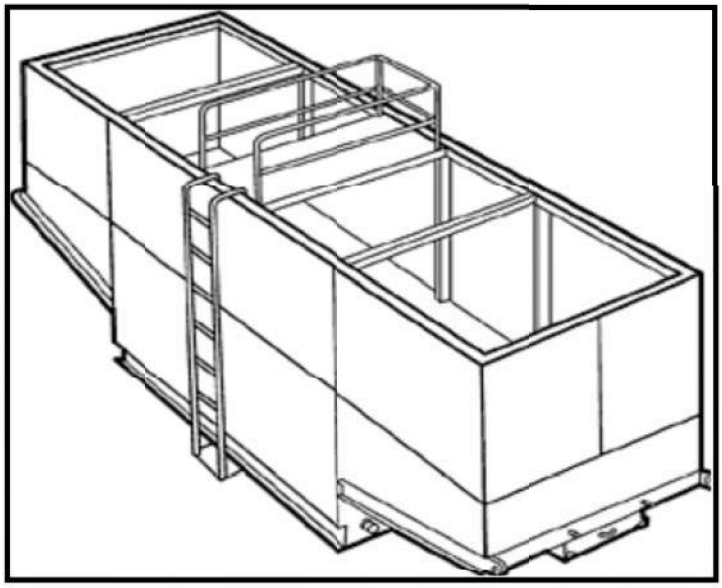
Dewatering Operations NS-2



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

SE-5: Fiber Roll

SE-6: Gravel Bag Berm

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Description and Purpose

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation (stormwater) must be removed from a work location to proceed with construction work or to provide vector control.

The General Permit incorporates Numeric Action Levels (NAL) for turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Discharges from dewatering operations can contain high levels of fine sediment that, if not properly treated, could lead to exceedances of the General Permit requirements or Basin Plan standards.

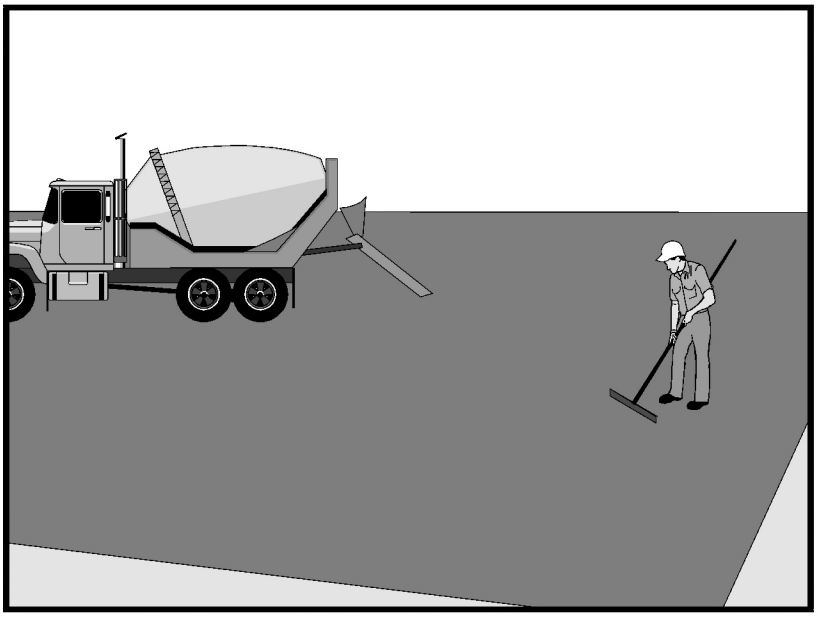
The dewatering operations described in this fact sheet are not Active Treatment Systems (ATS) and do not include the use of chemical coagulations, chemical flocculation or electrocoagulation.

Suitable Applications

These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area to facilitate construction.

Practices identified in this section are also appropriate for implementation when managing the removal of accumulated

Paving and Grinding Operations NS-3



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☒

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runon and runoff pollution, properly disposing of wastes, and training employees and subcontractors.

The General Permit incorporates Numeric Action Levels (NAL) for pH and turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials associated with paving and grinding operations, including mortar, concrete, and cement and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

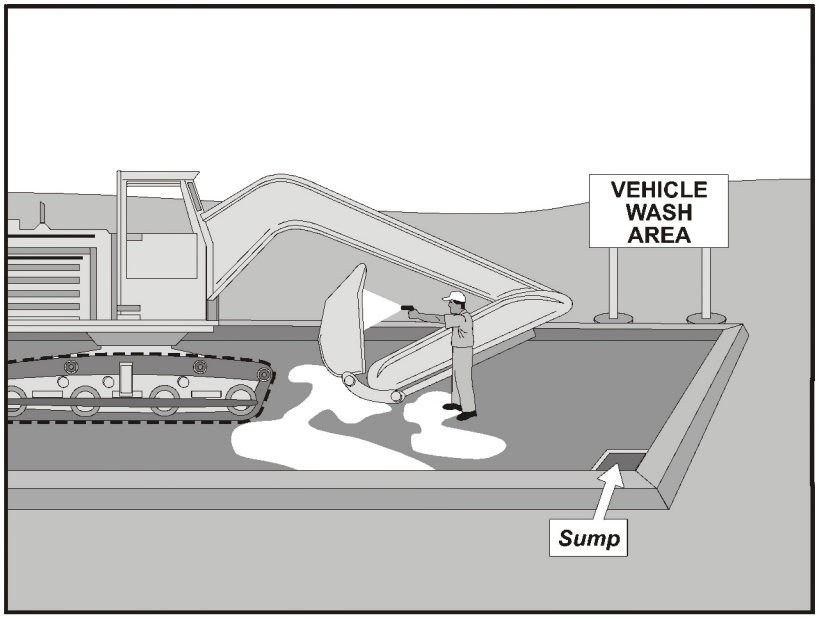
These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

Limitations

- Paving opportunities may be limited during wet weather.

  Discharges of freshly paved surfaces may raise pH to environmentally harmful levels and trigger permit violations.

Vehicle and Equipment Cleaning NS-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

If washing operations are to take place onsite, then:

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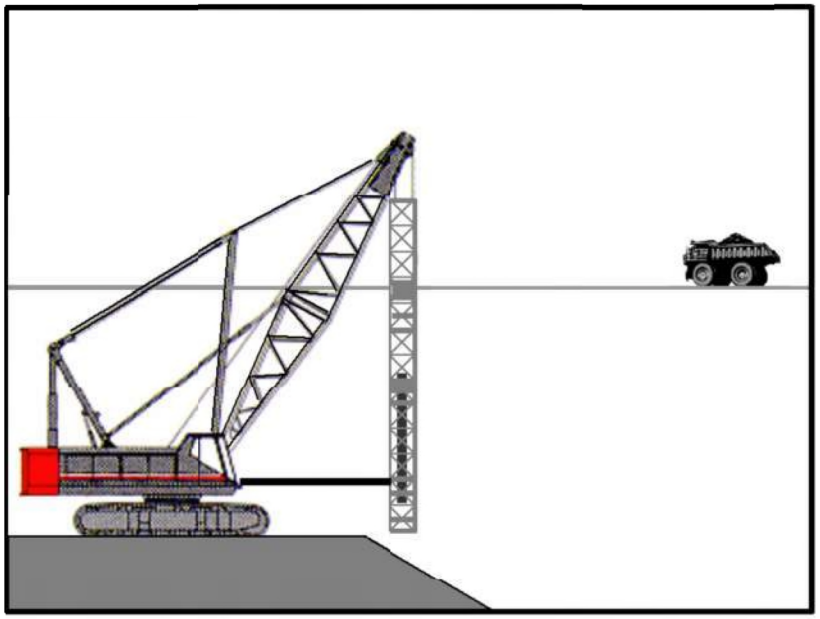
Pile Driving Operations NS-11



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

The construction and retrofit of bridges and retaining walls often include driving piles for foundation support and shoring operations. Driven piles are typically constructed of precast concrete, steel, or timber. Driven sheet piles are also used for shoring and cofferdam construction. Proper control and use of equipment, materials, and waste products from pile driving operations will reduce or eliminate the discharge of potential pollutants to the storm drain system, watercourses, and waters of the United States.

Suitable Applications

These procedures apply to all construction sites near or adjacent to a watercourse or groundwater where permanent and temporary pile driving (impact and vibratory) takes place, including operations using pile shells as well as construction of cast-in-steel-shell and cast-in-drilled-hole piles.

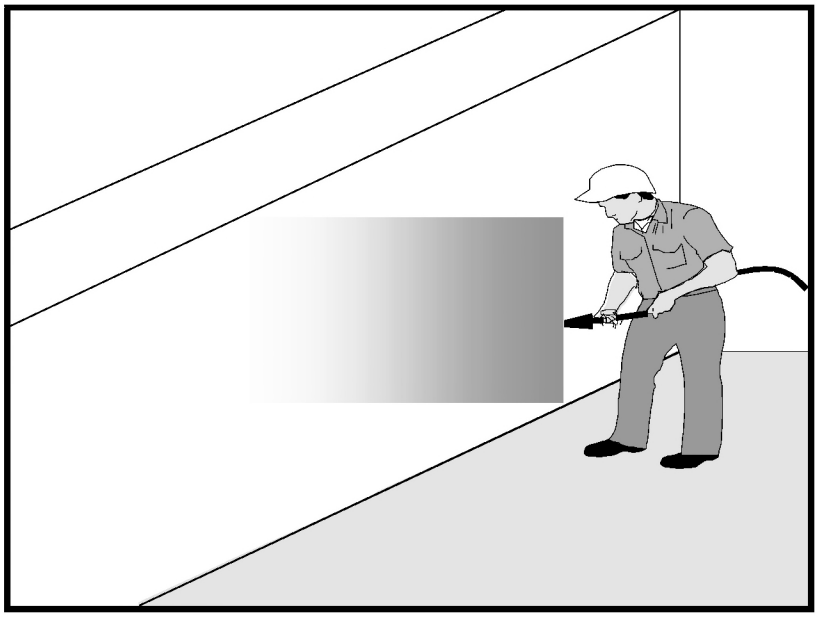
Limitations

None identified.

Implementation

- Use drip pans or absorbent pads during vehicle and equipment operation, maintenance, cleaning, fueling, and storage. Refer to NS-8, Vehicle and Equipment Cleaning, NS-9, Vehicle and Equipment Fueling, and NS-10, Vehicle and Equipment Maintenance.

Concrete Curing NS-12



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, pump houses, large slabs, and structured foundations. Concrete curing includes the use of both chemical and water methods.

Concrete and its associated curing materials have basic chemical properties that can raise the pH of water to levels outside of the permitted range. Discharges of stormwater and non-stormwater exposed to concrete during curing may have a high pH and may contain chemicals, metals, and fines. The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Proper procedures and care should be taken when managing concrete curing materials to prevent them from coming into contact with stormwater flows, which could result in a high pH discharge.

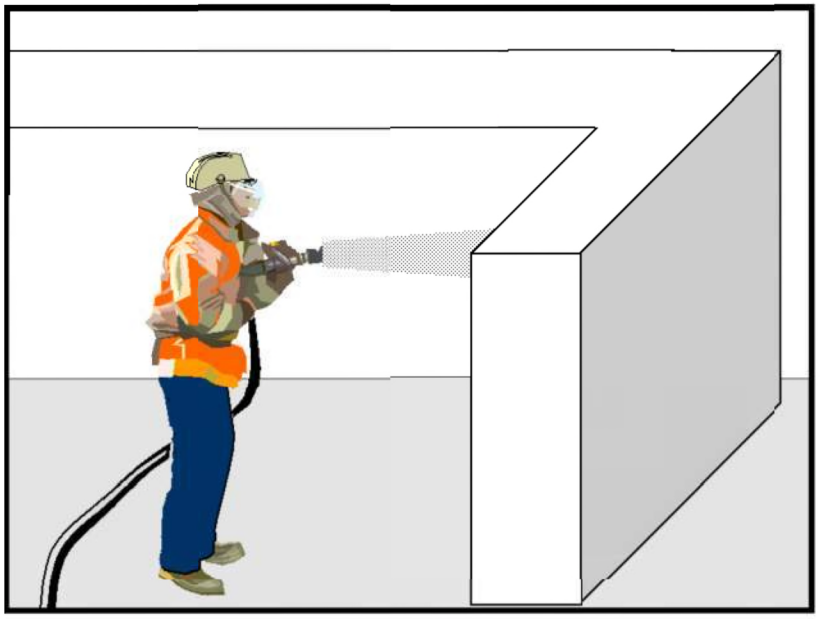
Suitable Applications

Suitable applications include all projects where Portland Cement Concrete (PCC) and concrete curing chemicals are placed where they can be exposed to rainfall, runoff from other areas, or where runoff from the PCC will leave the site.

Limitations

- Runoff contact with concrete waste can raise pH levels in the water to environmentally harmful levels and trigger permit violations.

Concrete Finishing NS-13



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	☑

Potential Alternatives

None

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Description and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high pressure water blasting. Stormwater and non-stormwater exposed to concrete finishing by-products may have a high pH and may contain chemicals, metals, and fines. Proper procedures and implementation of appropriate BMPs can minimize the impact that concrete-finishing methods may have on stormwater and non-stormwater discharges.

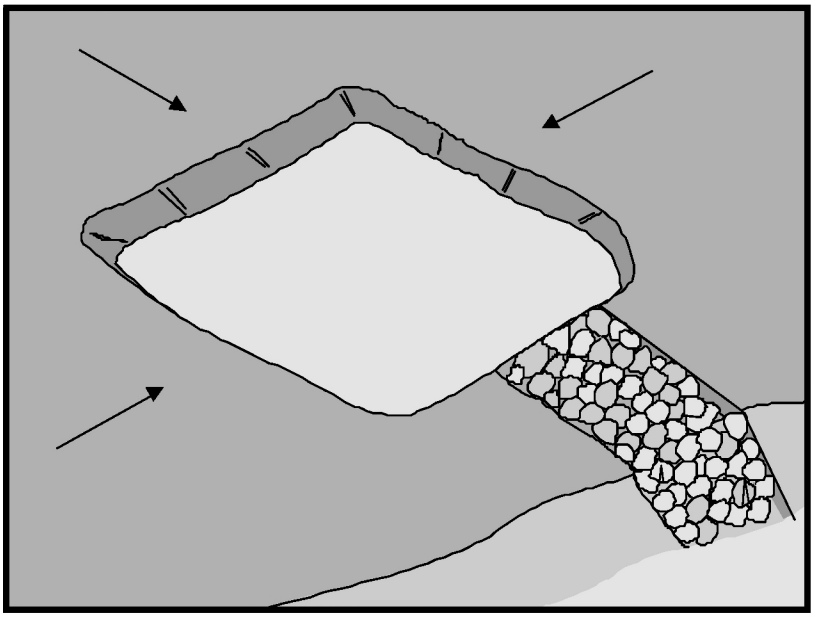
The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Concrete and its associated curing materials have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Sediment Trap SE-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-2 Sediment Basin (for larger areas)

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Description and Purpose

A sediment trap is a containment area where sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out or before the runoff is discharged by gravity flow. Sediment traps are formed by excavating or constructing an earthen embankment across a waterway or low drainage area.

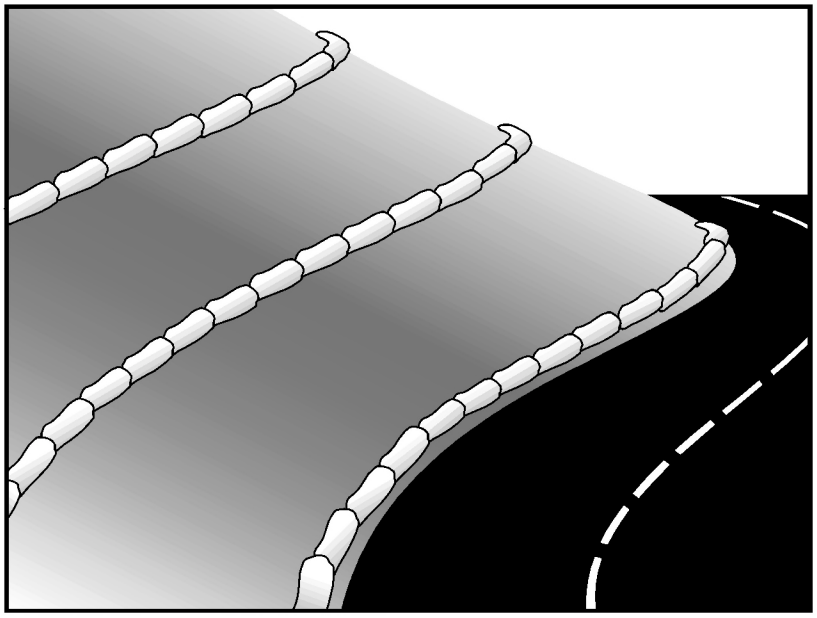
Trap design guidance provided in this fact sheet is not intended to guarantee compliance with numeric discharge limits (numeric action levels or numeric effluent limits for turbidity). Compliance with discharge limits requires a thoughtful approach to comprehensive BMP planning, implementation, and maintenance. Therefore, optimally designed and maintained sediment traps should be used in conjunction with a comprehensive system of BMPs.

Suitable Applications

Sediment traps should be considered for use:

- At the perimeter of the site at locations where sediment-laden runoff is discharged offsite.
- At multiple locations within the project site where sediment control is needed.
- Around or upslope from storm drain inlet protection measures.
- Sediment traps may be used on construction projects where the drainage area is less than 5 acres. Traps would be

Gravel Bag Berm SE-6



Description and Purpose

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

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Street Sweeping and Vacuuming SE-7



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

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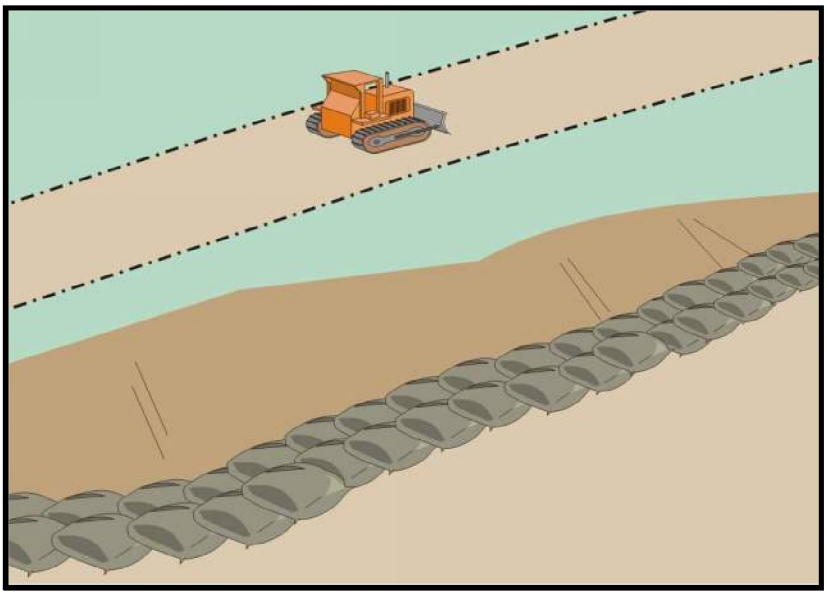
Sandbag Barrier SE-8



Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be a suitable control measure for the applications described below. It is important to consider that sand bags are less porous than gravel bags and ponding or flooding can occur behind the barrier. Also, sand is easily transported by runoff if bags are damaged or ruptured. The SWPPP Preparer should select the location of a sandbag barrier with respect to the potential for flooding, damage, and the ability to maintain the BMP.

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Rolls

SE-6 Gravel Bag Berm

SE-12 Manufactured Linear Sediment Controls

SE-14 Biofilter Bags

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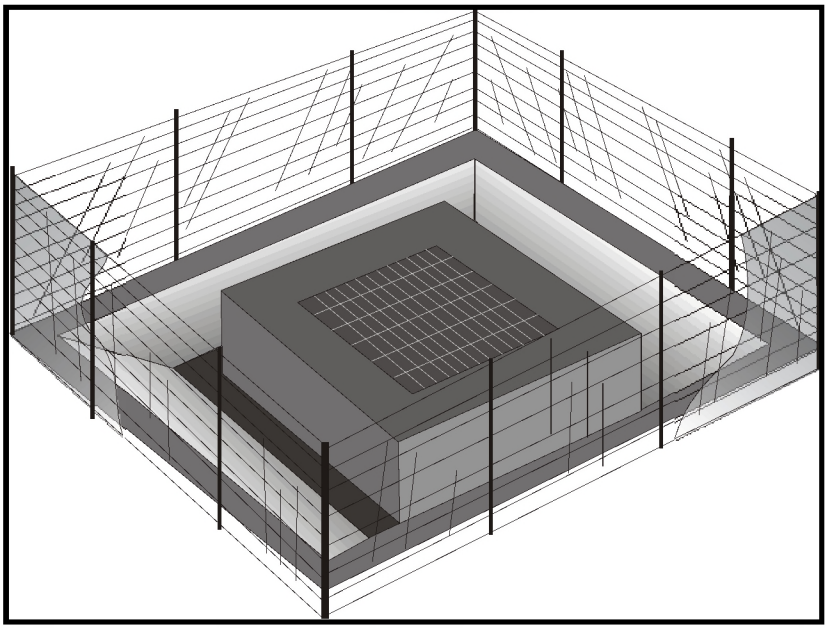
Storm Drain Inlet Protection SE-10



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Rolls

SE-6 Gravel Bag Berm

SE-8 Sandbag Barrier

SE-14 Biofilter Bags

SE-13 Compost Socks and Berms

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Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

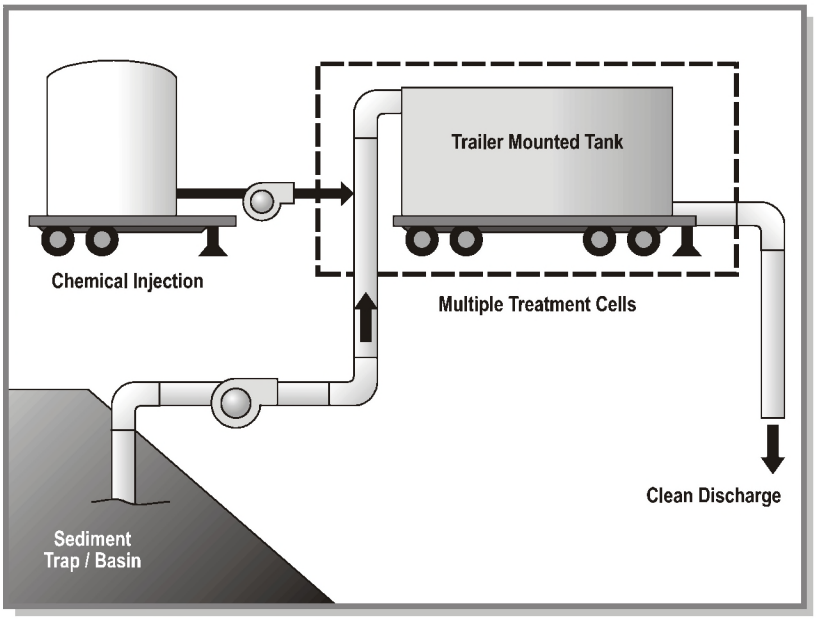
Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Active Treatment Systems SE-11



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Active Treatment Systems (ATS) reduce turbidity of construction site runoff by introducing chemicals to stormwater through direct dosing or an electrical current to enhance flocculation, coagulation, and settling of the suspended sediment. Coagulants and flocculants are used to enhance settling and removal of suspended sediments and generally include inorganic salts and polymers (USACE, 2001). The increased flocculation aids in sedimentation and ability to remove fine suspended sediments, thus reducing stormwater runoff turbidity and improving water quality.

Suitable Applications

ATS can reliably provide exceptional reductions of turbidity and associated pollutants and should be considered where turbid discharges to sediment and turbidity sensitive waters cannot be avoided using traditional BMPs. Additionally, it may be appropriate to use an ATS when site constraints inhibit the ability to construct a correctly sized sediment basin, when clay and/or highly erosive soils are present, or when the site has very steep or long slope lengths.

Limitations

Dischargers choosing to utilize chemical treatment in an ATS must follow all guidelines of the Construction General Permit Attachment F – Active Treatment System Requirements. General limitations are as follows:

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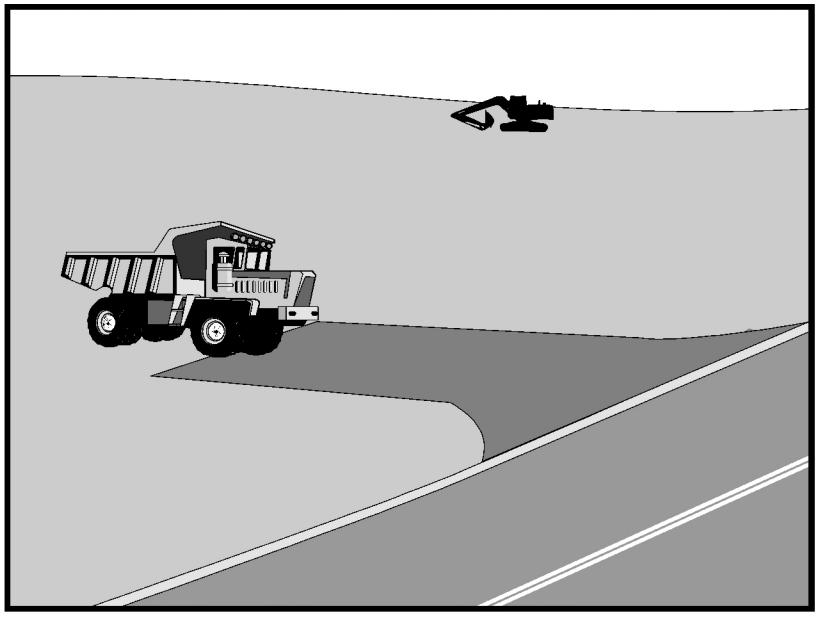
Stabilized Construction Entrance/Exit TC-1



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

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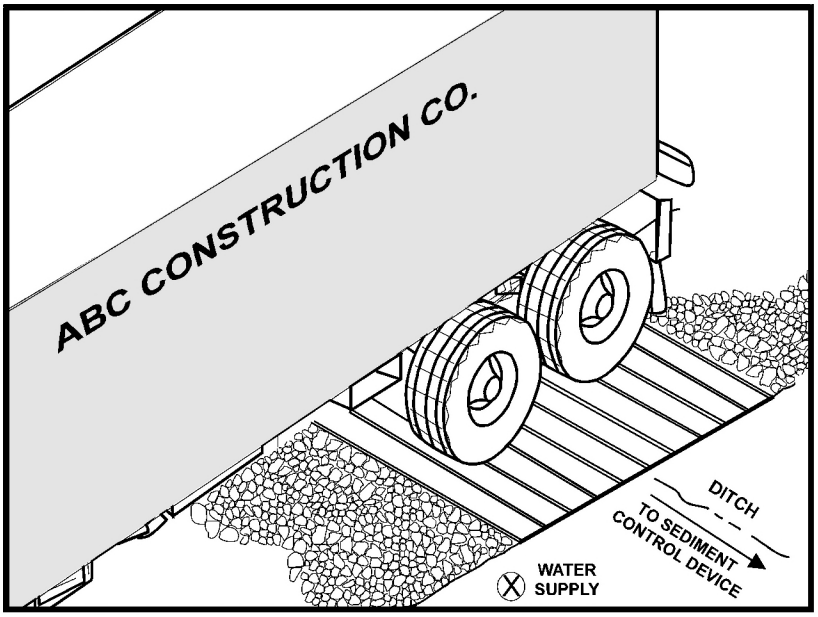
Entrance/Outlet Tire Wash TC-3



Description and Purpose

A tire wash is an area located at stabilized construction access points to remove sediment from tires and under carriages and to prevent sediment from being transported onto public roadways.

Suitable Applications

Tire washes may be used on construction sites where dirt and mud tracking onto public roads by construction vehicles may occur.

Limitations

- The tire wash requires a supply of wash water.
- A turnout or doublewide exit is required to avoid having entering vehicles drive through the wash area.
- Do not use where wet tire trucks leaving the site leave the road dangerously slick.

Implementation

- Incorporate with a stabilized construction entrance/exit. See TC-1, Stabilized Construction Entrance/Exit.
- Construct on level ground when possible, on a pad of coarse aggregate greater than 3 in. but smaller than 6 in. A geotextile fabric should be placed below the aggregate.
- Wash rack should be designed and constructed/manufactured for anticipated traffic loads.

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

TC-1 Stabilized Construction Entrance/Exit

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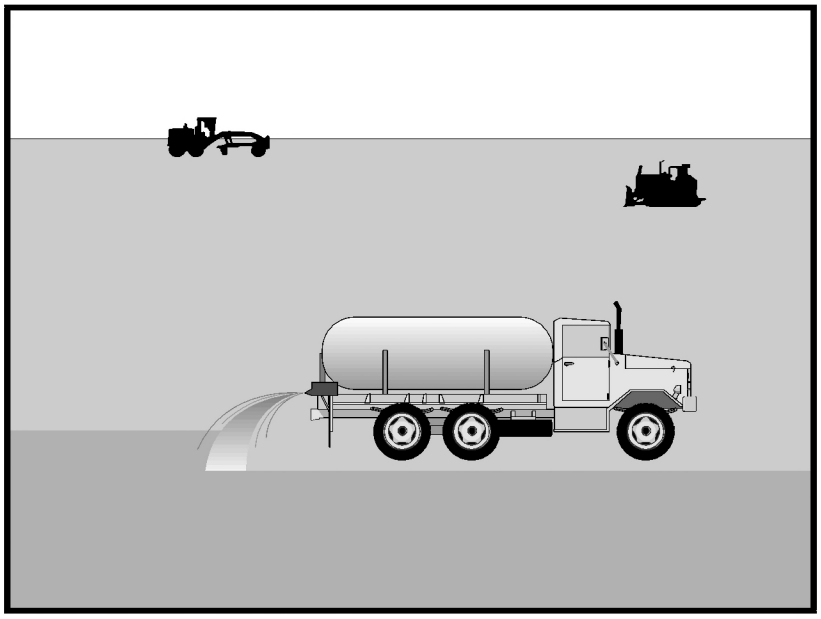
Wind Erosion Control WE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

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Description and Purpose

Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

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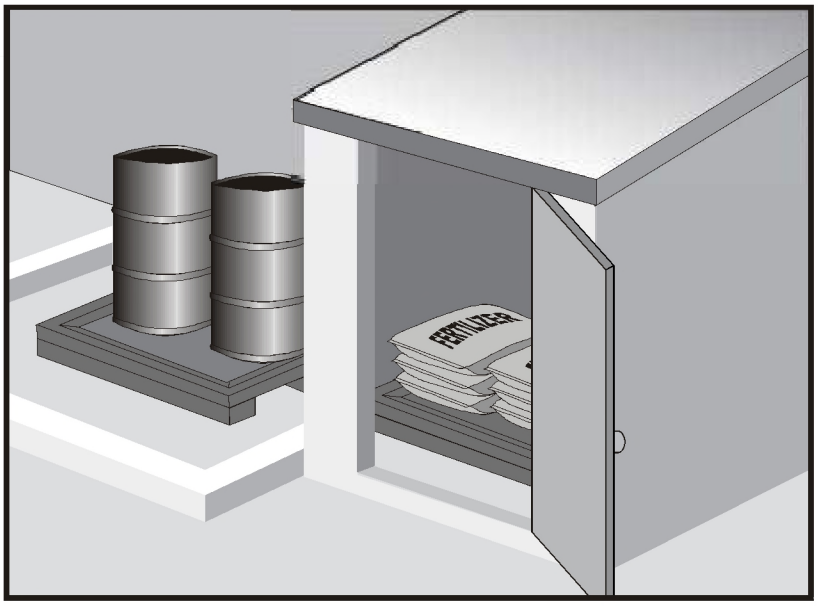
Material Delivery and Storage WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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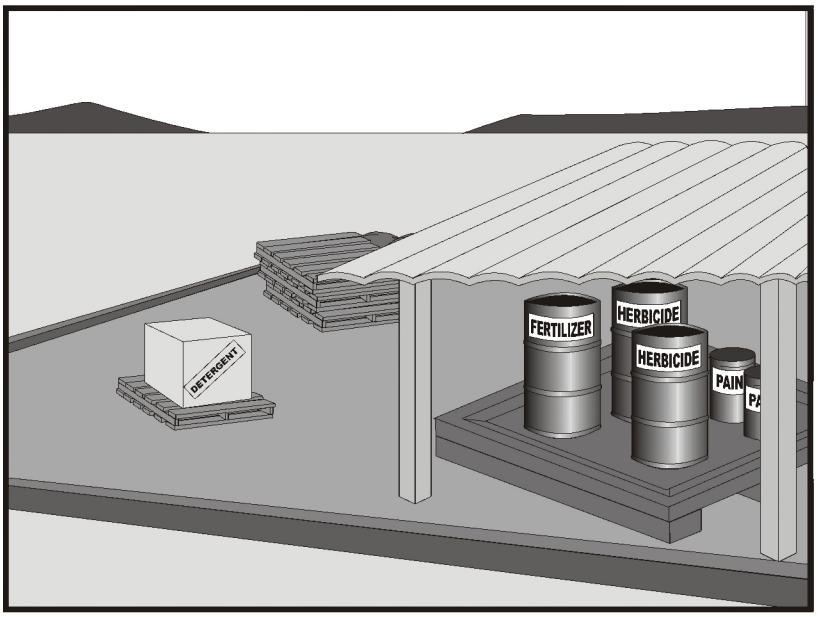
Material Use WM-2



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

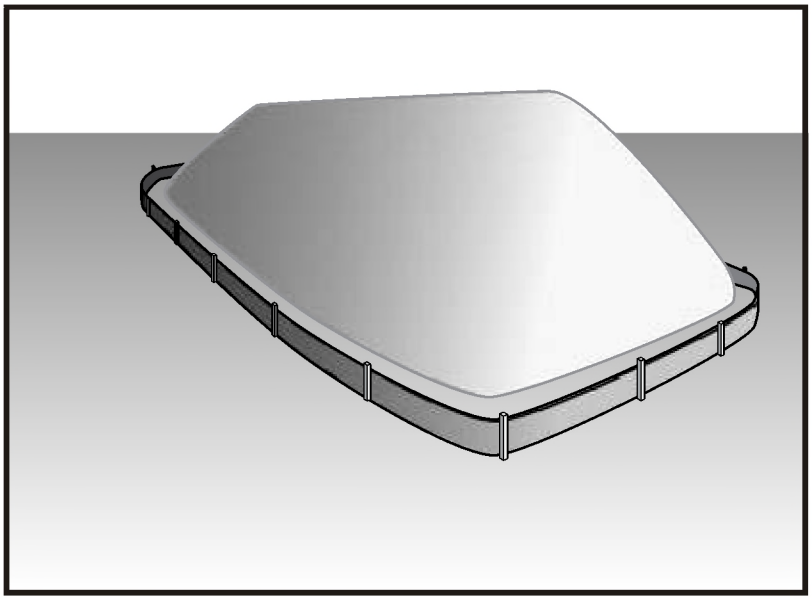
Prevent or reduce the discharge of pollutants to the storm drain system or watercourses from material use by using alternative products, minimizing hazardous material use onsite, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for use at all construction projects. These procedures apply when the following materials are used or prepared onsite:

- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease
- Asphalt and other concrete components
- Other hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
- Other materials that may be detrimental if released to the environment

Stockpile Management WM-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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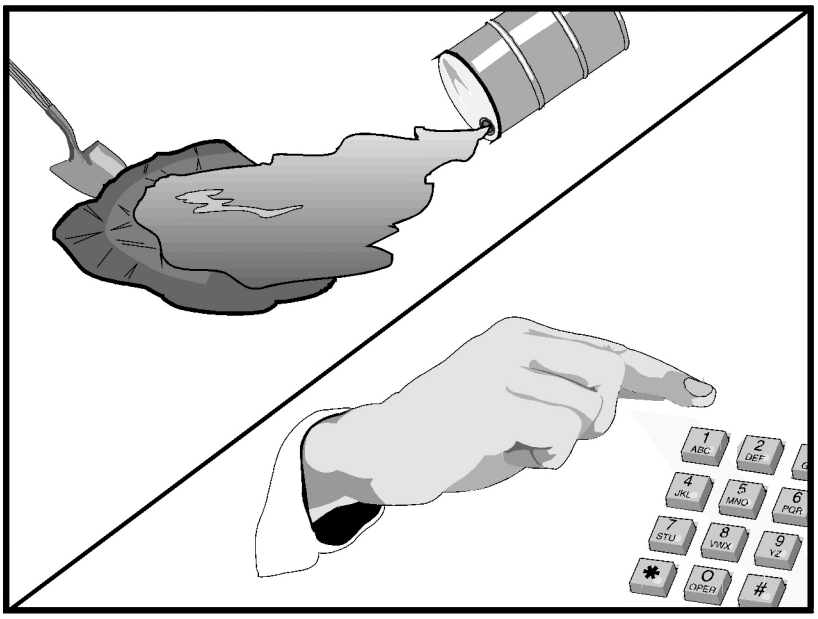
Spill Prevention and Control WM-4



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

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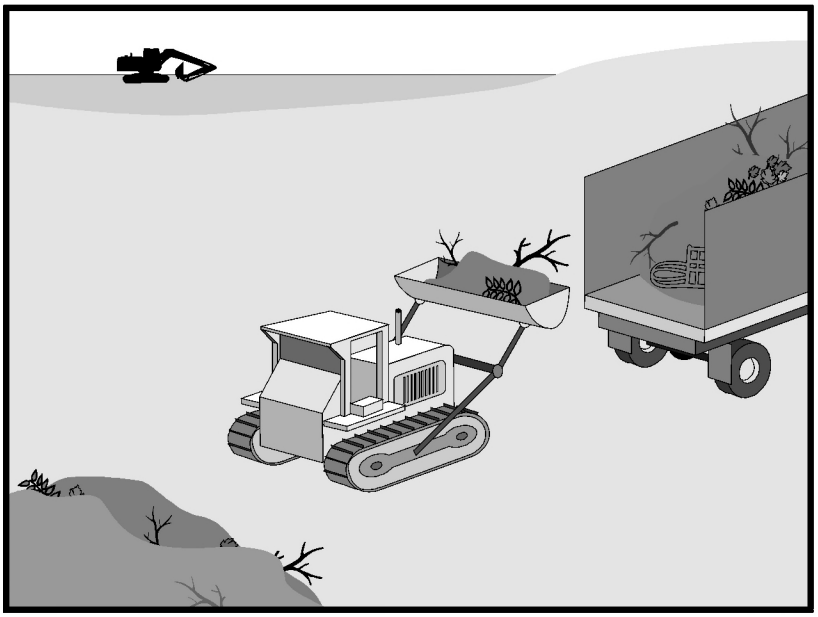
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Solid Waste Management WM-5



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

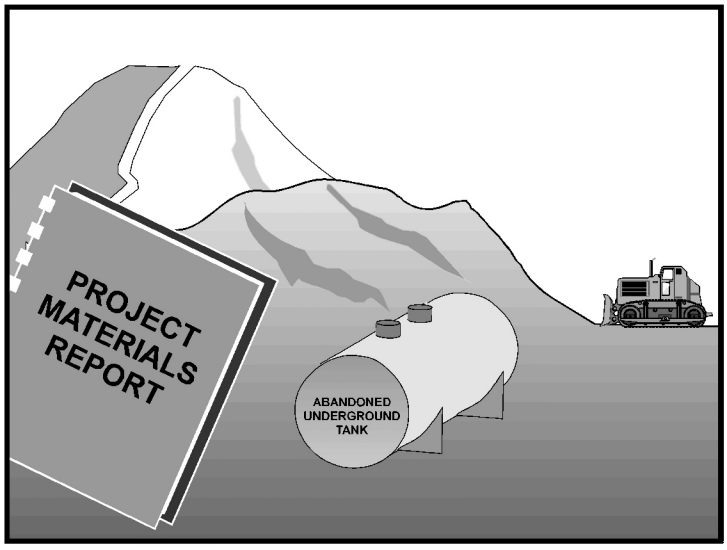
Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Contaminated Soil Management WM-7



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

Suitable Applications

Contaminated soil management is implemented on construction projects in highly urbanized or industrial areas where soil contamination may have occurred due to spills, illicit discharges, aerial deposition, past use and leaks from underground storage tanks.

Limitations

Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler. The presence of contaminated soil may indicate contaminated water as well. See NS-2, Dewatering Operations, for more information.

The procedures and practices presented in this BMP are general. The contractor should identify appropriate practices and procedures for the specific contaminants known to exist or discovered onsite.

Implementation

Most owners and developers conduct pre-construction environmental assessments as a matter of routine. Contaminated soils are often identified during project planning and development with known locations identified in the plans, specifications and in the SWPPP. The contractor should review applicable reports and investigate appropriate call-outs in the

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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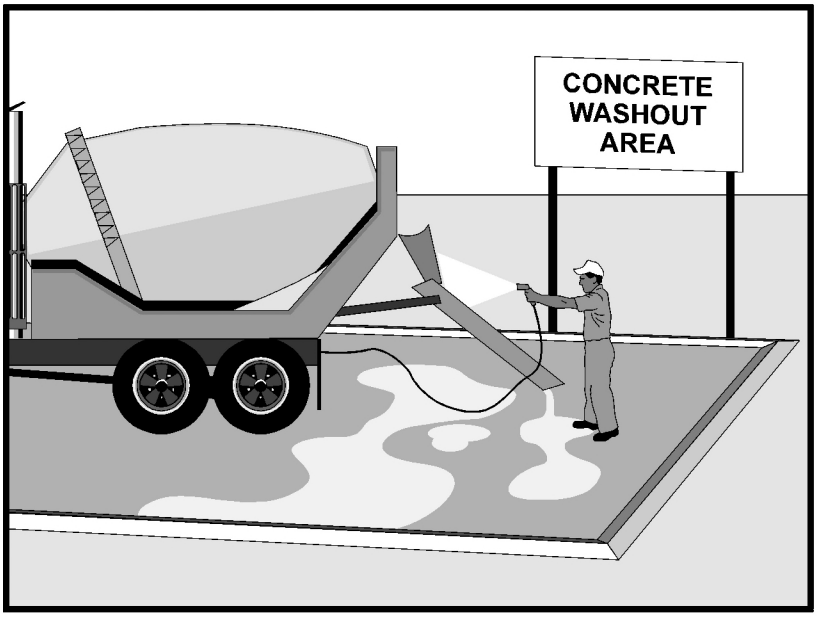
Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

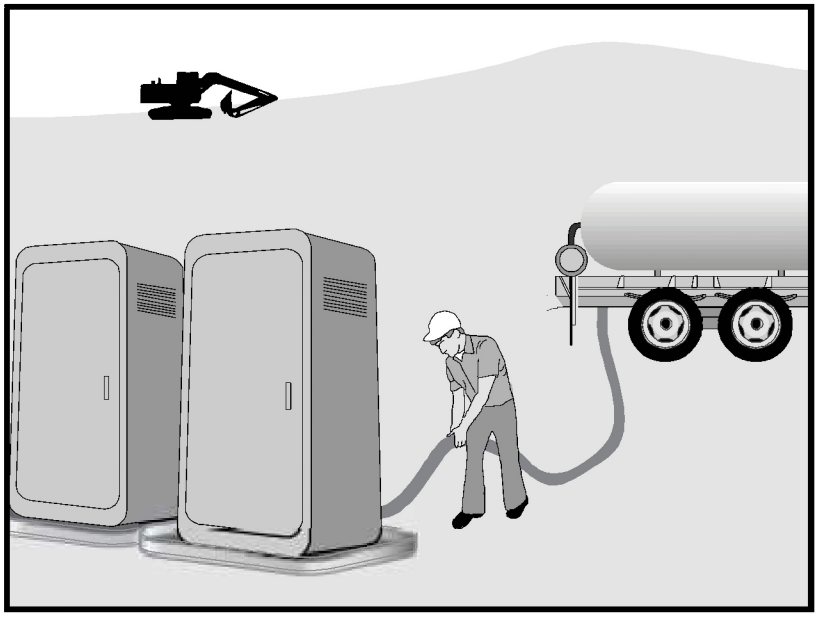
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Sanitary/Septic Waste Management WM-9



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

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Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

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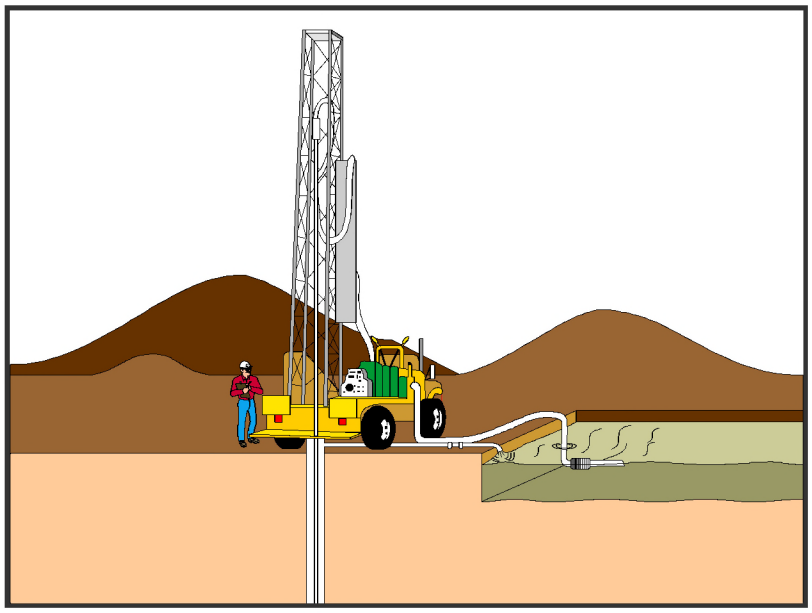
Liquid Waste Management WM-10



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

Liquid waste management includes procedures and practices to prevent discharge of pollutants to the storm drain system or to watercourses as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Suitable Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-stormwater liquid discharges not permitted by separate permits

Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Liquid waste management does not apply to dewatering operations (NS-2 Dewatering Operations), solid waste management (WM-5, Solid Waste Management), hazardous wastes (WM-6, Hazardous Waste Management), or

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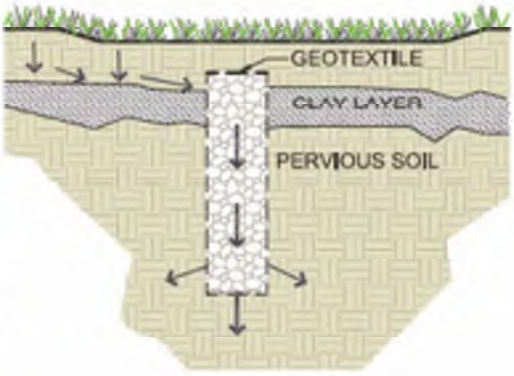
CALIFORNIA STORMWATER QUALITY ASSOCIATION

EXHIBIT 2

TYPICAL LID BMPs

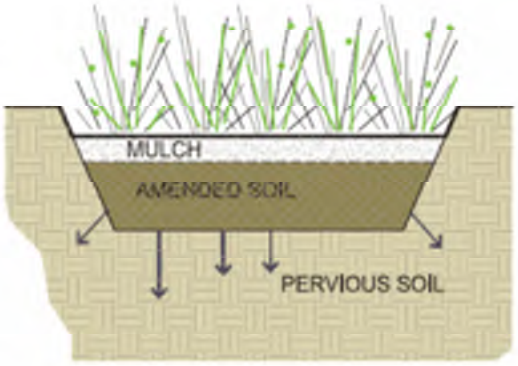
Dry Wells

A dry well is defined as an excavated, bored, drilled, or driven shaft or hole whose depth is greater than its width. Drywells are similar to infiltration trenches in their design and function, as they are designed to temporarily store and infiltrate runoff, primarily from rooftops or other impervious areas with low pollutant loading. A dry well may be either a drilled borehole filled with aggregate or a prefabricated storage chamber or pipe segment.



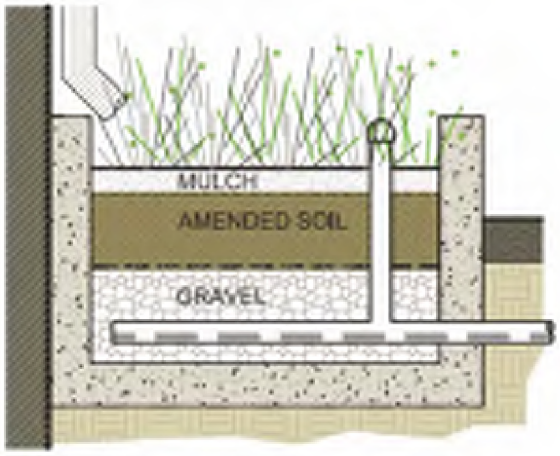
Bioretention

Bioretention stormwater treatment facilities are landscaped shallow depressions that capture and filter stormwater runoff. These facilities function as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. The facilities normally consist of a ponding area, mulch layer, planting soils, plantings, and, optionally, a subsurface gravel reservoir layer.



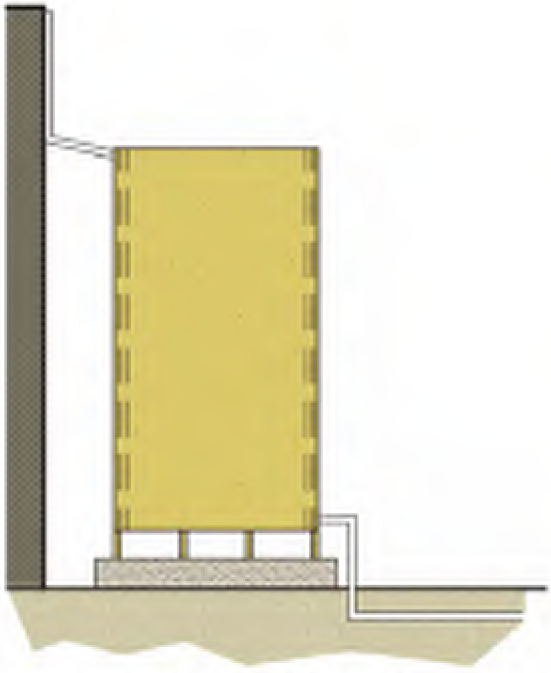
Planter Boxes

Planter boxes are bioretention treatment control measures that are completely contained within an impermeable structure with an underdrain (they do not infiltrate). They are similar to bioretention facilities with underdrains except they are situated at or above ground and are bound by impermeable walls. Planter boxes may be placed adjacent to or near buildings, other structures, or sidewalks.



4.5 CAPTURE AND USE BMPS

Capture and Use refers to a specific type of BMP that operates by capturing stormwater runoff and holding it for efficient use at a later time. On a commercial or industrial scale, capture and use BMPs are typically synonomous with cisterns, which can be implemented both above and below ground. Cisterns are sized to store a specified volume of water with no surface discharge until this volume is exceeded. The primary use of captured runoff is for subsurface drip irrigation purposes. The temporary storage of roof runoff reduces the runoff volume from a property and may reduce the peak runoff velocity for small, frequently occurring storms. In addition, by reducing the amount of stormwater runoff that flows overland into a stormwater conveyance system, less pollutants are transported through the conveyance system into local streams and the ocean. The onsite use of the harvested water for non-potable domestic purposes conserves City-supplied potable water and, where directed to unpaved surfaces, can recharge groundwater in local aquifers.



Cistern Example

INITIAL STUDY

APPENDIX I: NOISE DATA

Table A

Construction Noise by Phase Without PDFs- Receptors North of the Project Site (NM1)

A	B	C	D	E	F	G	H	I
Equipment Type	# of Equipment	Equipment Lmax at 50 feet, dBA[1, 2]	Distance to Receptor[3]	Equipment Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Noise Level Leq (dBA) at Receptor
Demolition								
Concrete/Industrial Saw	1	89.6	220	20	0.20	-12.9	-7.0	69.7
Rubber Tired Dozers	1	82	220	40	0.40	-12.9	-4.0	65.2
Excavator	3	81	220	40	1.20	-12.9	0.8	68.9
							Log Sum	73.1
Excavation								
Excavator	2	81	220	40	0.80	-12.9	-1.0	67.2
Rubber Tired Dozers	3	82	220	40	1.20	-12.9	0.8	69.9
Tractors/Loaders/Backhoes	4	79	220	25	1.00	-12.9	0.0	66.1
							Log Sum	71.8
Foundation								
Bore/Drill Rig	2	79	220	20	0.40	-12.9	-4.0	62.2
Aerial Lift	2	75	220	20	0.40	-12.9	-4.0	58.2
Forklifts	4	64	220	50	2.00	-12.9	3.0	54.1
Welders	1	73	220	40	0.40	-12.9	-4.0	56.2
Cranes	1	81	220	16	0.16	-12.9	-8.0	60.2
Concrete Pumps	4	81	220	20	0.80	-12.9	-1.0	67.2
							Log Sum	69.6
Building Construction								
Cranes	1	81	220	16	0.16	-12.9	-8.0	60.2
Forklifts	3	64	220	50	1.50	-12.9	1.8	52.9
Generator Sets	1	81	220	40	0.40	-12.9	-4.0	64.2
Welders	1	73	220	40	0.40	-12.9	-4.0	56.2
Tractors/Loaders/Backhoes	3	79	220	25	0.75	-12.9	-1.2	64.9
							Log Sum	68.6
Paving								
Pavers	1	77	220	50	0.50	-12.9	-3.0	61.1
Paving Equipment	1	85	220	20	0.20	-12.9	-7.0	65.1
Rollers	1	80	220	20	0.20	-12.9	-7.0	60.1
							Log Sum	67.5
Architectural Coating								
Aerial Lift	1	75	220	20	0.20	-12.9	-7.0	55.1
Air Compressors	1	78	220	40	0.40	-12.9	-4.0	61.2
							Log Sum	62.1

Notes:

(1) Source: Referenced noise levels from the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (September 2018).

(2) Source: https://www.google.com/url?q=http://www.noisetesting.info/blog/warehouse-forklift-workplace-noise-levels/&sa=D&source=hangouts&ust=1545259247311000&usg=AFQjCNHFcKKoEKUjv5VZMOtw_KO977Em1A

(3) Distance to receptor calculated from center of site. Construction noise projected from the center of the project site to the structural façade of the nearest sensitive use.

Table A

Construction Noise by Phase Without PDFs- Receptors South of the Project Site (NM2)

A	B	C	D	E	F	G	H	I
Equipment Type	# of Equipment	Equipment Lmax at 50 feet, dBA[1, 2]	Distance to Receptor[3]	Equipment Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Noise Level Leq (dBA) at Receptor
Demolition								
Concrete/Industrial Saw	1	89.6	220	20	0.20	-12.9	-7.0	69.7
Rubber Tired Dozers	1	82	220	40	0.40	-12.9	-4.0	65.2
Excavator	3	81	220	40	1.20	-12.9	0.8	68.9
							Log Sum	73.1
Excavation								
Excavator	2	81	220	40	0.80	-12.9	-1.0	67.2
Rubber Tired Dozers	3	82	220	40	1.20	-12.9	0.8	69.9
Tractors/Loaders/Backhoes	4	79	220	25	1.00	-12.9	0.0	66.1
							Log Sum	71.8
Foundation								
Bore/Drill Rig	2	79	220	20	0.40	-12.9	-4.0	62.2
Aerial Lift	2	75	220	20	0.40	-12.9	-4.0	58.2
Forklifts	4	64	220	50	2.00	-12.9	3.0	54.1
Welders	1	73	220	40	0.40	-12.9	-4.0	56.2
Cranes	1	81	220	16	0.16	-12.9	-8.0	60.2
Concrete Pumps	4	81	220	20	0.80	-12.9	-1.0	67.2
							Log Sum	69.6
Building Construction								
Cranes	1	81	220	16	0.16	-12.9	-8.0	60.2
Forklifts	3	64	220	50	1.50	-12.9	1.8	52.9
Generator Sets	1	81	220	40	0.40	-12.9	-4.0	64.2
Welders	1	73	220	40	0.40	-12.9	-4.0	56.2
Tractors/Loaders/Backhoes	3	79	220	25	0.75	-12.9	-1.2	64.9
							Log Sum	68.6
Paving								
Pavers	1	77	220	50	0.50	-12.9	-3.0	61.1
Paving Equipment	1	85	220	20	0.20	-12.9	-7.0	65.1
Rollers	1	80	220	20	0.20	-12.9	-7.0	60.1
							Log Sum	67.5
Architectural Coating								
Aerial Lift	1	75	220	20	0.20	-12.9	-7.0	55.1
Air Compressors	1	78	220	40	0.40	-12.9	-4.0	61.2
							Log Sum	62.1

Notes:

(1) Source: Referenced noise levels from the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (September 2018).

(2) Source: https://www.google.com/url?q=http://www.noisetesting.info/blog/warehouse-forklift-workplace-noise-levels/&sa=D&source=hangouts&ust=1545259247311000&usg=AFQjCNHFcKKoEKUjv5VZMOtw_KO977Em1A

(3) Distance to receptor calculated from center of site. Construction noise projected from the center of the project site to the structural façade of the nearest sensitive use.

Table C

Construction Noise by Phase Without PDFs - Residential Receptors West of the Project Site (NM3)

A	B	C	D	E	F	G	H	I
Equipment Type	# of Equipment	Equipment Lmax at 50 feet, dBA[1, 2]	Distance to Receptor[3]	Equipment Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Noise Level Leq (dBA) at Receptor
Demolition								
Concrete/Industrial Saw	1	89.6	435	20	0.20	-18.8	-7.0	63.8
Rubber Tired Dozers	1	82	435	40	0.40	-18.8	-4.0	59.2
Excavator	3	81	435	40	1.20	-18.8	0.8	63.0
							Log Sum	67.2
Excavation								
Excavator	2	81	435	40	0.80	-18.8	-1.0	61.2
Rubber Tired Dozers	3	82	435	40	1.20	-18.8	0.8	64.0
Tractors/Loaders/Backhoes	4	79	435	25	1.00	-18.8	0.0	60.2
							Log Sum	65.8
Foundation								
Bore/Drill Rig	2	79	435	20	0.40	-18.8	-4.0	56.2
Aerial Lift	2	75	435	20	0.40	-18.8	-4.0	52.2
Forklifts	4	64	435	50	2.00	-18.8	3.0	48.2
Welders	1	73	435	40	0.40	-18.8	-4.0	50.2
Cranes	1	81	435	16	0.16	-18.8	-8.0	54.3
Concrete Pumps	4	81	435	20	0.80	-18.8	-1.0	61.2
							Log Sum	63.7
Building Construction								
Cranes	1	81	435	16	0.16	-18.8	-8.0	54.3
Forklifts	3	64	435	50	1.50	-18.8	1.8	47.0
Generator Sets	1	81	435	40	0.40	-18.8	-4.0	58.2
Welders	1	73	435	40	0.40	-18.8	-4.0	50.2
Tractors/Loaders/Backhoes	3	79	435	25	0.75	-18.8	-1.2	59.0
							Log Sum	62.7
Paving								
Pavers	1	77	435	50	0.50	-18.8	-3.0	55.2
Paving Equipment	1	85	435	20	0.20	-18.8	-7.0	59.2
Rollers	1	80	435	20	0.20	-18.8	-7.0	54.2
							Log Sum	61.6
Architectural Coating								
Aerial Lift	1	75	435	20	0.20	-18.8	-7.0	49.2
Air Compressors	1	78	435	40	0.40	-18.8	-4.0	55.2
							Log Sum	56.2

Notes:

(1) Source: Referenced noise levels from the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (September 2018).

(2) Source: https://www.google.com/url?q=http://www.noisetesting.info/blog/warehouse-forklift-workplace-noise-levels/&sa=D&source=hangouts&ust=1545259247311000&usg=AFQjCNHFcKKoEKUjv5VZMOtw_KO977Em1A

(3) Distance to receptor calculated from center of site. Construction noise projected from the center of the project site to the structural façade of the nearest sensitive use.

Table D

Construction Noise by Phase Without PDFs- Receptors Northeast of the Project Site (NM4)

A	B	C	D	E	F	G	H	I
Equipment Type	# of Equipment	Equipment Lmax at 50 feet, dBA[1, 2]	Distance to Receptor[3]	Equipment Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Noise Level Leq (dBA) at Receptor
Demolition								
Concrete/Industrial Saw	1	89.6	635	20	0.20	-22.1	-7.0	60.5
Rubber Tired Dozers	1	82	635	40	0.40	-22.1	-4.0	55.9
Excavator	3	81	635	40	1.20	-22.1	0.8	59.7
							Log Sum	63.9
Excavation								
Excavator	2	81	635	40	0.80	-22.1	-1.0	58.0
Rubber Tired Dozers	3	82	635	40	1.20	-22.1	0.8	60.7
Tractors/Loaders/Backhoes	4	79	635	25	1.00	-22.1	0.0	56.9
							Log Sum	62.6
Foundation								
Bore/Drill Rig	2	79	635	20	0.40	-22.1	-4.0	52.9
Aerial Lift	2	75	635	20	0.40	-22.1	-4.0	48.9
Forklifts	4	64	635	50	2.00	-22.1	3.0	44.9
Welders	1	73	635	40	0.40	-22.1	-4.0	46.9
Cranes	1	81	635	16	0.16	-22.1	-8.0	51.0
Concrete Pumps	4	81	635	20	0.80	-22.1	-1.0	58.0
							Log Sum	60.4
Building Construction								
Cranes	1	81	635	16	0.16	-22.1	-8.0	51.0
Forklifts	3	64	635	50	1.50	-22.1	1.8	43.7
Generator Sets	1	81	635	40	0.40	-22.1	-4.0	54.9
Welders	1	73	635	40	0.40	-22.1	-4.0	46.9
Tractors/Loaders/Backhoes	3	79	635	25	0.75	-22.1	-1.2	55.7
							Log Sum	59.4
Paving								
Pavers	1	77	635	50	0.50	-22.1	-3.0	51.9
Paving Equipment	1	85	635	20	0.20	-22.1	-7.0	55.9
Rollers	1	80	635	20	0.20	-22.1	-7.0	50.9
							Log Sum	58.3
Architectural Coating								
Aerial Lift	1	75	635	20	0.20	-22.1	-7.0	45.9
Air Compressors	1	78	635	40	0.40	-22.1	-4.0	51.9
							Log Sum	52.9

Notes:

(1) Source: Referenced noise levels from the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (September 2018).

(2) Source: https://www.google.com/url?q=http://www.noisetesting.info/blog/warehouse-forklift-workplace-noise-levels/&sa=D&source=hangouts&ust=1545259247311000&usg=AFQjCNHFcKKoEKUjv5VZMOtw_KO977Em1A

(3) Distance to receptor calculated from center of site. Construction noise projected from the center of the project site to the structural façade of the nearest sensitive use.

Table E						
Noise Levels 50 feet from Roadway Centerline*						
Road Segments	**Existing**		**Existing Plus Project**			**Is the Increase Significant ?**
	ADT	**dB CNEL**	**ADT**	**Total**	**Project-Specific Increase**	
N. Wilton Place						
n/o La Mirada Ave	7,330	66.4	7,540	66.5	0.1	**No**
s/o La Mirada Ave	8,900	67.2	9,080	67.3	0.1	**No**
n/o Santa Monica Blvd	8,530	67.0	8,770	67.1	0.1	**No**
s/o Santa Monica Blvd	11,510	68.3	11,720	68.4	0.1	**No**
N. St. Andrews Place						
n/o Santa Monica Blvd	1,220	58.6	1,760	60.2	1.6	**No**
s/o Santa Monica Blvd	2,450	61.6	2,450	61.6	0.0	**No**
Western Avenue						
n/o Lexington Ave	14,590	69.3	15,410	69.6	0.3	**No**
s/o Lexington Ave	14,920	69.4	14,920	69.4	0.0	**No**
n/o Santa Monica Blvd	12,020	68.5	12,020	68.5	0.0	**No**
s/o Santa Monica Blvd	13,680	69.1	14,090	69.2	0.1	**No**
La Mirada Avenue						
w/o Wilton Pl	590	55.4	1,000	57.7	2.3	**No**
e/o Wilton Pl	520	54.9	520	54.9	0.0	**No**
Lexington Avenue						
w/o 101 fwy off ramps	2,780	62.1	3,020	62.5	0.4	**No**
e/o 101 fwy off ramps	8,110	66.8	8,930	67.2	0.4	**No**
w/o Western Ave	780	56.6	900	57.2	0.6	**No**
Santa Monica Boulevard						
w/o Wilton Pl	13,250	68.9	13,870	69.1	0.2	**No**
e/o Wilton Pl	10,360	67.9	10,360	67.9	0.0	**No**
w/o St. Andrews Pl	19,190	70.5	19,190	70.5	0.0	**No**
e/o St. Andrews Pl	17,330	70.1	19,180	70.5	0.4	**No**
w/o Western Ave	11,930	68.5	12,470	68.7	0.2	**No**
e/o Western Ave	12,130	68.5	13,570	69.0	0.5	**No**
*The uniform distance of 50 feet allows for direct comparisons of potential increases or decreases in noise levels based upon various traffic scenarios; however, at this distance, no specific noise standard necessarily applies						

Table F						
Noise Levels 50 feet from Roadway Centerline*						
Road Segments	**Future No Project**		**Future (2024) with Project**			**Is the Increase Significant ?**
	ADT	**dB CNEL**	**ADT**	**Total**	**Project-Specific Increase**	
N. Wilton Place						
n/o La Mirada Ave	7,910	66.7	8,120	66.8	0.1	**No**
s/o La Mirada Ave	9,510	67.5	9,690	67.6	0.1	**No**
n/o Santa Monica Blvd	9,220	67.3	9,460	67.5	0.2	**No**
s/o Santa Monica Blvd	12,430	68.6	12,640	68.7	0.1	**No**
N. St. Andrews Place						
n/o Santa Monica Blvd	1,290	58.8	1,830	60.3	1.5	**No**
s/o Santa Monica Blvd	2,580	61.8	2,580	61.8	0.0	**No**
Western Avenue						
n/o Lexington Ave	16,000	69.7	16,820	70.0	0.3	**No**
s/o Lexington Ave	16,300	69.8	16,300	69.8	0.0	**No**
n/o Santa Monica Blvd	13,440	69.0	13,440	69.0	0.0	**No**
s/o Santa Monica Blvd	15,260	69.5	15,670	69.7	0.2	**No**
La Mirada Avenue						
w/o Wilton Pl	610	55.6	1,020	57.8	2.2	**No**
e/o Wilton Pl	540	55.0	540	55.0	0.0	**No**
Lexington Avenue						
w/o 101 fwy off ramps	2,950	62.4	3,190	62.7	0.3	**No**

EcoTierra

CNEL NOISE IMPACT WORKSHEET

(calculations based on the FHWA-RD-77-108 Highway Noise Prediction Model)

PROJECT INFORMATION

Project:	Echelon Studios	**Project #:**	0
City/County:	LA	**Date Entered:**	10/13/2022
Comments:	- -	**Entered By:**	Katie

SITE INFORMATION

Building:	- -	**Land Use(s):**	Residential
Obs. Loc. Ext.:	exterior, adjacent to façade	**Scenario:**	Derived volumes from Virginia w/o Van Ness (2

ROADWAY SEGMENT, VEHICULAR AND OBSERVER CHARACTERISTICS

Roadway:	Virgina Avenue	**Roadway Class:**	Local Street - Standard
Segment:	Between Wilton Pl and St Andrews Pl	**Right of Way:**	60 feet
CL Dist. to Obs.:	32 feet	**Near/Far Lane:**	18 feet
CL Dist. to Wall:	0 feet		
ADT:	1,726	**Travel Speed:**	20 MPH
Pad Elev.:	0.0 feet	**Obs. Height:**	5.0 feet
Roadway Elev.:	0.0 feet	**Roadway Grade:**	0.1%

	Required	Type	Height
Ext. Mitigation:	No	- -	- -

	Autos	Med Trucks	Heavy Trucks
Noise Height: (above roadway)	0.00 feet	2.30 feet	8.01 feet

	Left	Right	Total
Exposure:	90º	90º	180º

	Autos	Med Trucks	Heavy Trucks
Hard/Soft Site:	hard	hard	hard

Veh. Distribution:	Daytime	Evening	Nighttime	Daily
Automobiles	75.50%	14.00%	10.50%	97.42%
Medium Trucks	48.90%	2.20%	48.90%	1.84%
Heavy Trucks	47.30%	5.40%	47.30%	0.74%

Notes: speed estimated, no posted limit

CALCULATED CNEL NOISE IMPACTS

Noise impact under various scenarios:

56.9

Exterior without Topo or Barrier Attenuation

EcoTierra

CNEL NOISE IMPACT WORKSHEET

(calculations based on the FHWA-RD-77-108 Highway Noise Prediction Model)

PROJECT INFORMATION

Project:	Echelon Studio	**Project #:**	0
City/County:	City of Los Angeles	**Date Entered:**	10/13/22
Comments:	- -	**Entered By:**	Katie

SITE INFORMATION

Building:	- -	**Land Use(s):**	Residential
Obs. Loc. Ext.:	exterior, adjacent to façade	**Scenario:**	Operational Delivery Trucks

ROADWAY SEGMENT, VEHICULAR AND OBSERVER CHARACTERISTICS

Roadway:	Virgina Avenue	**Roadway Class:**	Local Street - Standard
Segment:	Btwn Wilton Pl and St Andrews Pl	**Right of Way:**	60 feet
CL Dist. to Obs.:	32 feet	**Near/Far Lane:**	18 feet
CL Dist. to Wall:	0 feet		
ADT:	40	**Travel Speed:**	20 MPH
Pad Elev.:	0.0 feet	**Obs. Height:**	5.0 feet
Roadway Elev.:	0.0 feet	**Roadway Grade:**	0.1%

	Required	Type	Height
Ext. Mitigation:	No	- -	- -

	Autos	Med Trucks	Heavy Trucks
Noise Height: (above roadway)	0.00 feet	2.30 feet	8.01 feet

	Left	Right	Total
Exposure:	90º	90º	180º

	Autos	Med Trucks	Heavy Trucks
Hard/Soft Site:	hard	hard	hard

Veh. Distribution:	Daytime	Evening	Nighttime	Daily
Automobiles	75.50%	14.00%	10.50%	0.00%
Medium Trucks	48.90%	2.20%	48.90%	50.00%
Heavy Trucks	47.30%	5.40%	47.30%	50.00%

Notes:

CALCULATED CNEL NOISE IMPACTS

Noise impact: 56.4 Exterior without Topo or Barrier Attenuation

VdB Calculations
Based on reference equation 7-3 from Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, 2018, pg 185

Lv (distance) = *Lv (ref)* - *30*log (D/25)* **72 VdB threshold**

Unmitigated
large bulldozer or caisson drill rig @ 60 feet

Lv 75.59

vibratory roller @ 70 feet

Lv 80.59

Loaded trucks @ 90 feet

Lv 69.31

Loaded trucks @ 50 feet

Lv 76.97

Mitigated
large bulldozer or caisson drill rig @ 80 feet

Lv 71.85

Vibratory roller @ 136 feet No vibratory roller to be used for parking/loading area

Lv 71.93

GROUNDBORNE VIBRATION ANALYSIS

Project:	Echelon Studios		Date: 12/23/22
Source:	Large Bulldozer or Caisson Drill		
Scenario:	Unmitigated		
Location:	Project Site		
Address:	Historic Residential 70 feet to the south		

PPV = PPVref(25/D)^n (in/sec)

INPUT

Equipment = Type	2	Large Bulldozer	INPUT SECTION IN GREEN
PPVref =	0.089	Reference PPV (in/sec) at 25 ft.	
D =	70.00	Distance from Equipment to Façade of Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equation 7-2 from Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, 2018, pg 185.

RESULTS

PPV =	0.019	IN/SEC	OUTPUT IN BLUE

GROUNDBORNE VIBRATION ANALYSIS

Project:	Echelon Studios		Date: 12/23/22
Source:	Vibratory Roller		
Scenario:	Unmitigated		
Location:	Project Site		
Address:	Historic Residential 70 feet to the south		

PPV = PPVref(25/D)^n (in/sec)

INPUT

Equipment = Type	1	Vibratory Roller	INPUT SECTION IN GREEN
PPVref =	0.21	Reference PPV (in/sec) at 25 ft.	
D =	70.00	Distance from Equipment to Façade of Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equation 7-2 from Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, 2018, pg 185.

RESULTS

PPV =	0.045	IN/SEC	OUTPUT IN BLUE

GROUNDBORNE VIBRATION ANALYSIS			
Project:	Echelon Studios		Date: 12/23/22
Source:	Loaded trucks		
Scenario:	Unmitigated		
Location:	Project Site		
Address:	Adjacent land uses along haul route		
PPV = PPVref(25/D)^n (in/sec)			
INPUT			
Equipment = Type	4	Loaded Trucks	INPUT SECTION IN GREEN
PPVref =	0.076	Reference PPV (in/sec) at 25 ft.	
D =	50.00	Distance from Equipment to Façade of Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	
Note: Based on reference equation 7-2 from Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, 2018, pg 185.			
RESULTS			
PPV =	0.027	IN/SEC	OUTPUT IN BLUE

GROUNDBORNE VIBRATION ANALYSIS			
Project:	Echelon Studios		Date: 12/23/22
Source:	Large Bulldozer		
Scenario:	Unmitigated		
Location:	Project Site		
Address:	Fiesta Mexicana 5547 Santa Monica Blvd		
PPV = PPVref(25/D)^n (in/sec)			
INPUT			
Equipment = Type	2	Large Bulldozer	INPUT SECTION IN GREEN
PPVref =	0.089	Reference PPV (in/sec) at 25 ft.	
D =	60.00	Distance from Equipment to Façade of Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	
Note: Based on reference equation 7-2 from Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, 2018, pg 185.			
RESULTS			
PPV =	0.024	IN/SEC	OUTPUT IN BLUE

KWAQN

Office
7404 Kingsley Way,
Riverside, CA

15-Minute Noise Measurement Datasheet

Project: Echelon Studios

Site Address/Location: 5601-5673 W Santa Monica Blvd. Los Angeles, CA 90038

Date: 8/18/2022

Field Tech/Engineer: Ian Edward Gallagher

General Location: 5601-5673 W Santa Monica Blvd. Los Angeles, CA 90038

Sound Meter: Larson Davis Sound Track LxT1 **SN:** 3099

Settings: A-weighted, slow, 10-sec, 15-minute interval

Meteorological Con.: 81 deg F, 7 mph wind, 47% humidity, clear skies, sunshine.

Site ID: NM-1, 2, 3 & 4.

Site Observations:

Main noise sources are from vehicular traffic travelling along Virginia Ave, N Wilton Pl, Santa Monica Blvd, N St Andrews Pl & other surrounding roads . The local buildings reflect & refract much of the sound. Other noise sources include bird song, residential ambiance,wind chimes,music being played from various residences, businesses, pedestrians. Air traffic consisting of helicopters, light propeller aircraft and commercial jet liners. Leaf rustle from nearby palmtrees due to 7 mph breeze.

Site Topo: Urban. Mixture of various businesses with multifamily residences.

Ground Type: Hard (urban) site conditions, acoustically refractive, absorptive but mostly reflective.

NM locations, latitude , longitude :

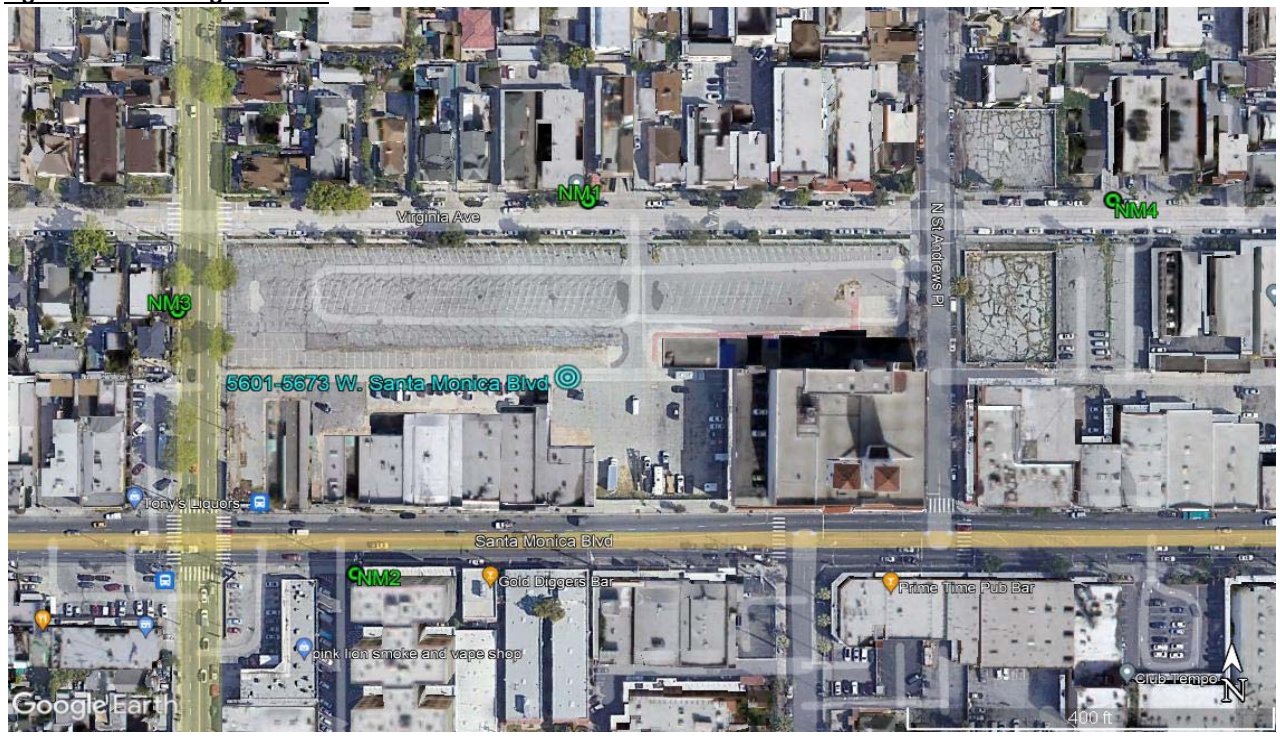
NM1 Meter: 34° 5'30.68"N 118°18'43.83"W

NM2 Meter: 34° 5'26.40"N 118°18'46.85"W

NM3 Meter: 34° 5'29.42"N 118°18'49.15"W

NM4 Meter: 34° 5'30.69"N 118°18'37.04"W

Figure 1: Monitoring Locations



KWAQN

Office
7404 Kingsley Way,
Riverside, CA

15-Minute Noise Measurement Datasheet - Cont.

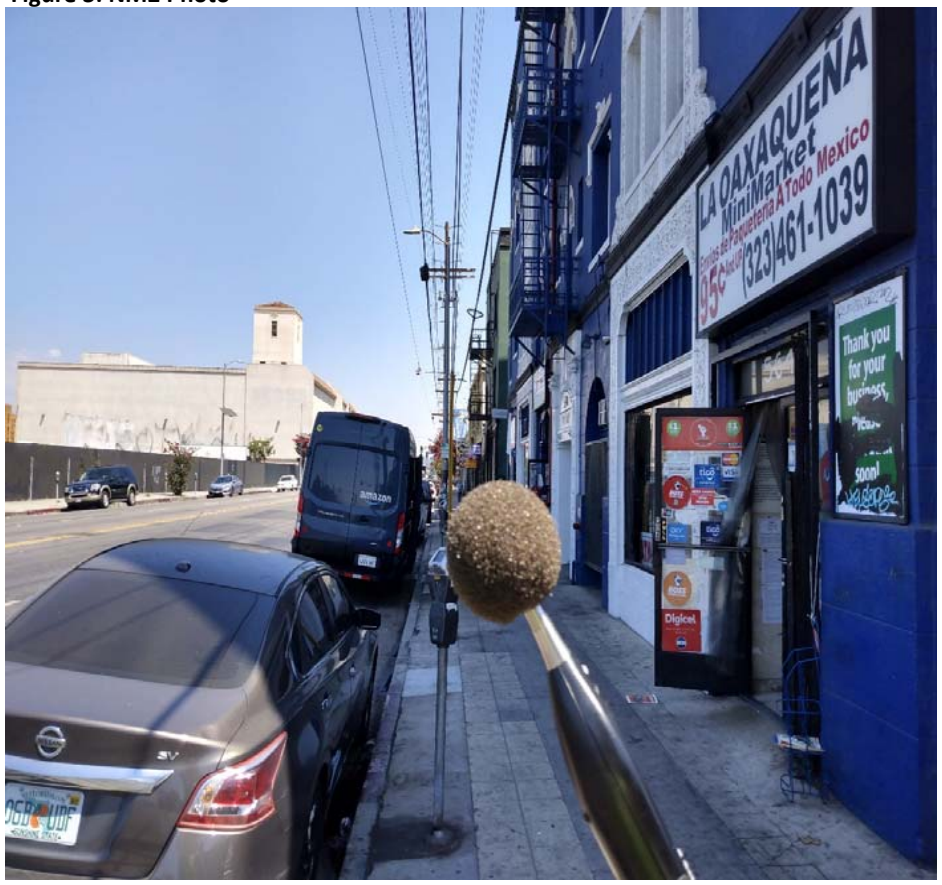
Project: Echelon Studios
Site Address/Location: 5601-5673 W Santa Monica Blvd. Los Angeles, CA 90038
Site ID: NM-1, 2, 3 & 4.

Figure 2: NM1 Photo



NM1 looking NW towards multifamily residence 5637 Virginia Avenue, Los Angeles.

Figure 3: NM2 Photo



NM2 looking SSE down Santa Monica Blvd (left), blue building 5642 Santa Monica Blvd, Los Angeles.

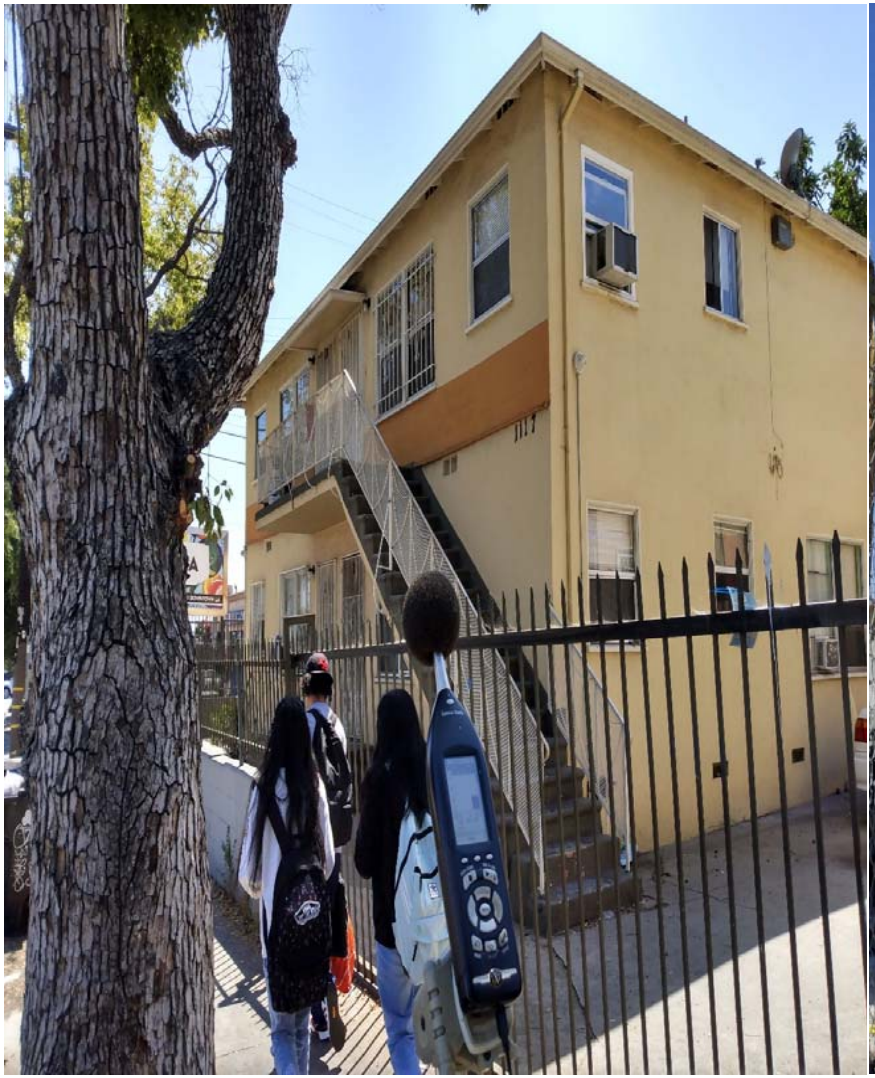
KWAQN

Office
7404 Kingsley Way,
Riverside, CA

15-Minute Noise Measurement Datasheet - Cont.

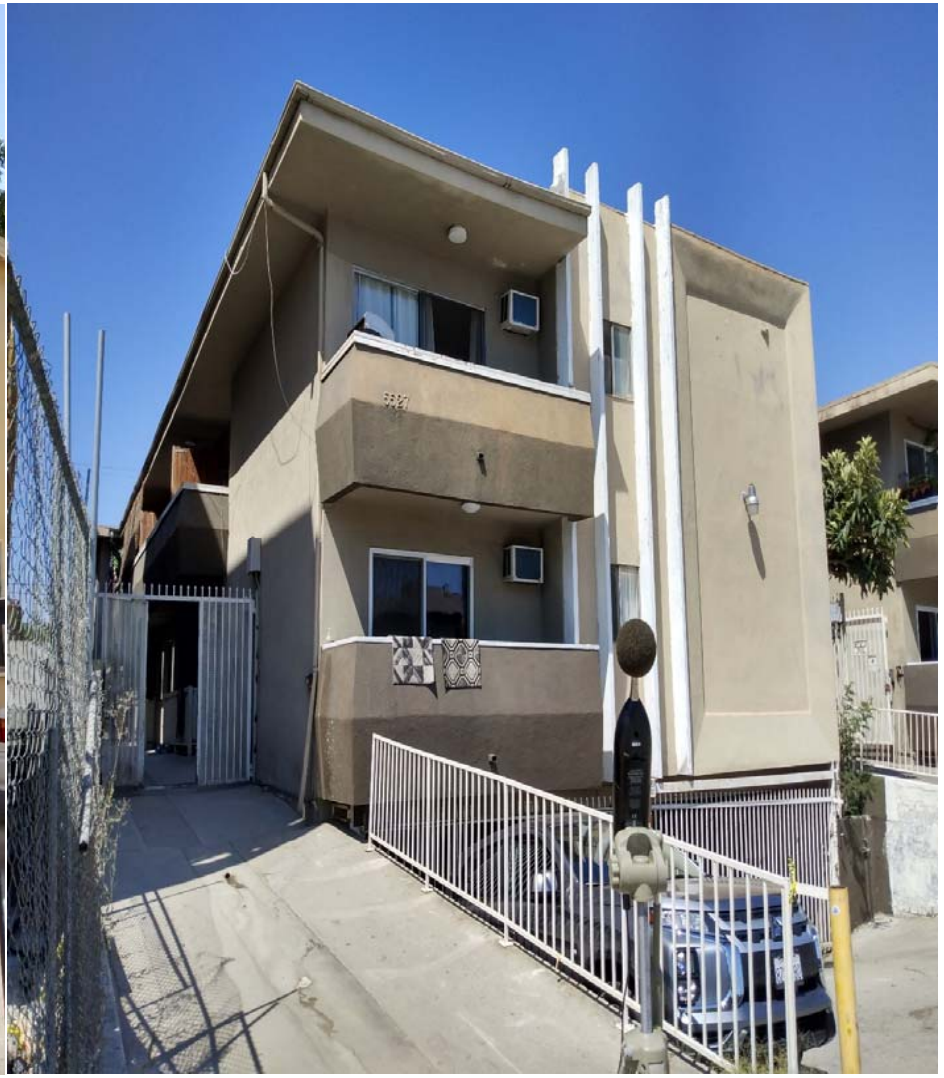
Project: Echelon Studios
Site Address/Location: 5601-5673 W Santa Monica Blvd. Los Angeles, CA 90038
Site ID: NM-1, 2, 3 & 4.

Figure 4: NM3 Photo



NM3 looking SSW towards multifamily residence 1117 N Wilton Pl, Los Angeles.

Figure 5: NM4 Photo



NM4 looking NNE towards multifamily residence 5527 Virginia Ave, Los Angeles.

KWAQN

Office
7404 Kingsley Way,
Riverside, CA

15-Minute Noise Measurement Datasheet - Cont.

Project: Echelon Studios
Site Address/Location: 5601-5673 W Santa Monica Blvd. Los Angeles, CA 90038
Site ID: NM-1, 2, 3 & 4.

Table 1: Noise Measurement Summary

Location	Start	Stop	Leq/ dB	Lmax/ dB	Lmin/ dB	L2/ dB	L8/ dB	L25/ dB	L50/ dB	L90/ dB
NM 1	1:20 PM	1:35 PM	59.6	71.6	49.7	68.7	64.6	58.6	54.3	51.0
NM 2	1:53 PM	2:08 PM	71.4	82.1	55.3	78.6	75.6	72.8	68.9	60.0
NM 3	2:20 PM	2:35 PM	66.8	84.2	55.2	72.5	69.8	67.4	64.6	58.5
NM 4	2:48 PM	3:03 PM	57.7	72.3	48.6	66.5	61.3	56.8	53.8	50.7

Measurement Report

Report Summary

Meter's File Name	LxT_Data.042.s	Computer's File Name	LxT_0003099-20220818 132028-LxT_Data.042.ldbin
Meter	LxT1 0003099		
Firmware	2.404		
User	Ian Edward Gallagher	Location	NM1 34° 5'30.68"N 118°18'43.83"W
Job Description	15 minute noise measurement (1 x 15 minutes)		
Note	KWAQN Project: Echelon Studios, 5601-5673 W Santa Monica Blvd		
Start Time	2022-08-18 13:20:28	Duration	0:15:00.0
End Time	2022-08-18 13:35:28	Run Time	0:15:00.0
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	59.6 dB		
LAE	89.1 dB	SEA	--- dB
EA	91.2 µPa²h	LAFTM5	64.2 dB
EA8	2.9 mPa²h		
EA40	14.6 mPa²h		
LA_{peak}	91.3 dB	2022-08-18 13:26:07	
LAS_{max}	71.6 dB	2022-08-18 13:26:07	
LAS_{min}	49.7 dB	2022-08-18 13:25:15	
LA_{eq}	59.6 dB		
LC_{eq}	71.9 dB	LC_{eq} - LA_{eq}	12.3 dB
LAI_{eq}	62.0 dB	LAI_{eq} - LA_{eq}	2.4 dB

Exceedances	Count	Duration
LAS > 65.0 dB	12	0:01:21.10
LAS > 85.0 dB	0	0:00:00.0
LApeak > 135.0 dB	0	0:00:00.0
LApeak > 137.0 dB	0	0:00:00.0
LApeak > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight
	--- dB	--- dB	0.0 dB

	LDEN	LDay	LEve	LNight
	--- dB	--- dB	--- dB	--- dB

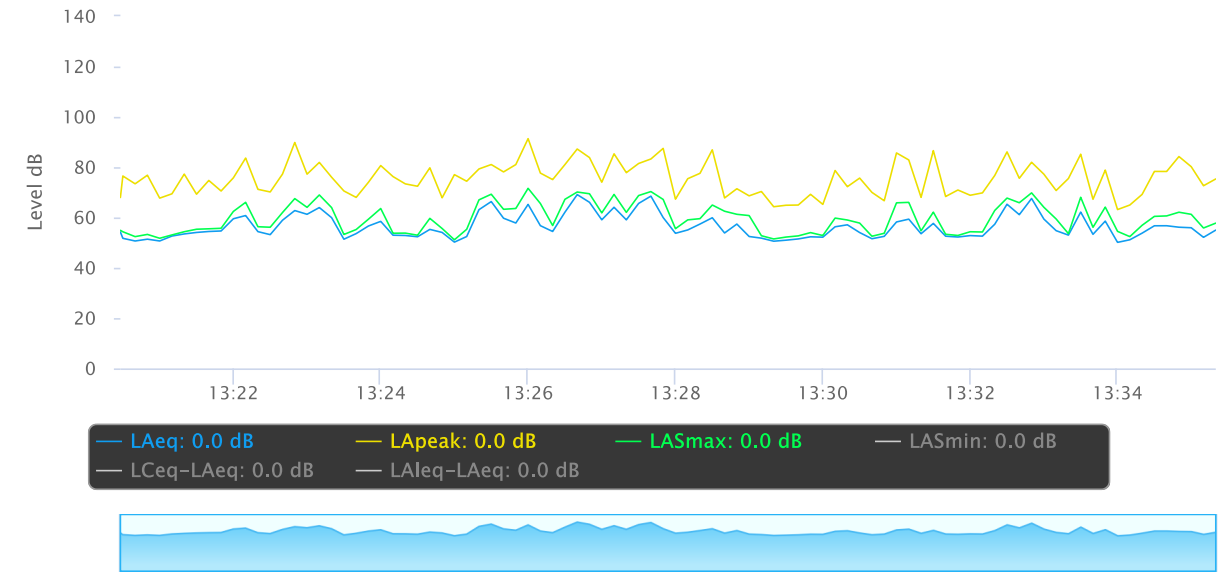
Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	59.6 dB		71.9 dB		--- dB	
$L_{S(max)}$	71.6 dB	2022-08-18 13:26:07	--- dB		--- dB	
$L_{S(min)}$	49.7 dB	2022-08-18 13:25:15	--- dB		--- dB	
$L_{Peak(max)}$	91.3 dB	2022-08-18 13:26:07	--- dB		--- dB	

Overloads	Count	Duration	OBA Count	OBA Duration
	0	0:00:00.0	0	0:00:00.0

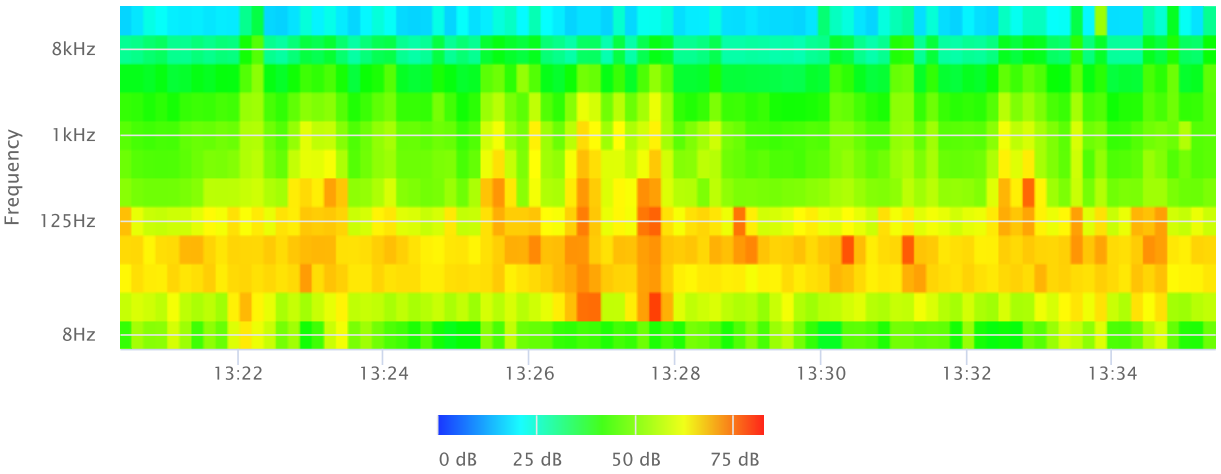
Statistics

LAS 2.0	68.7 dB
LAS 8.0	64.6 dB
LAS 25.0	58.6 dB
LAS 50.0	54.3 dB
LAS 66.6	52.9 dB
LAS 90.0	51.0 dB

Time History



OBA 1/1 Leq



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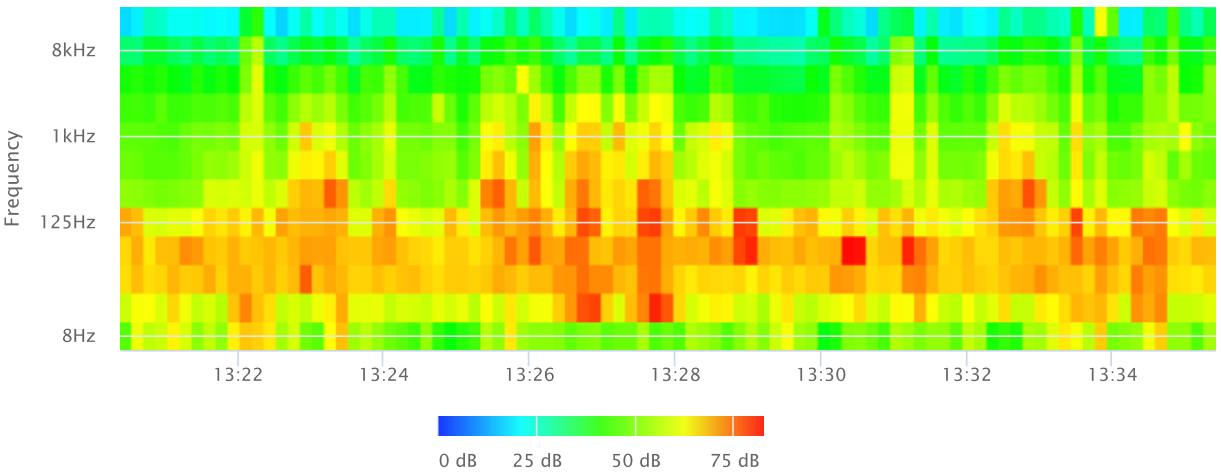
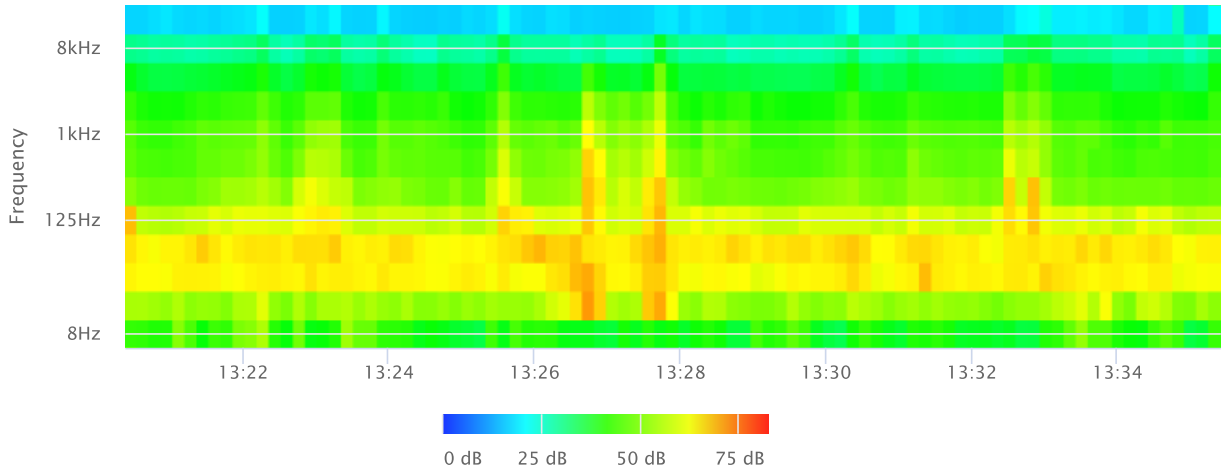
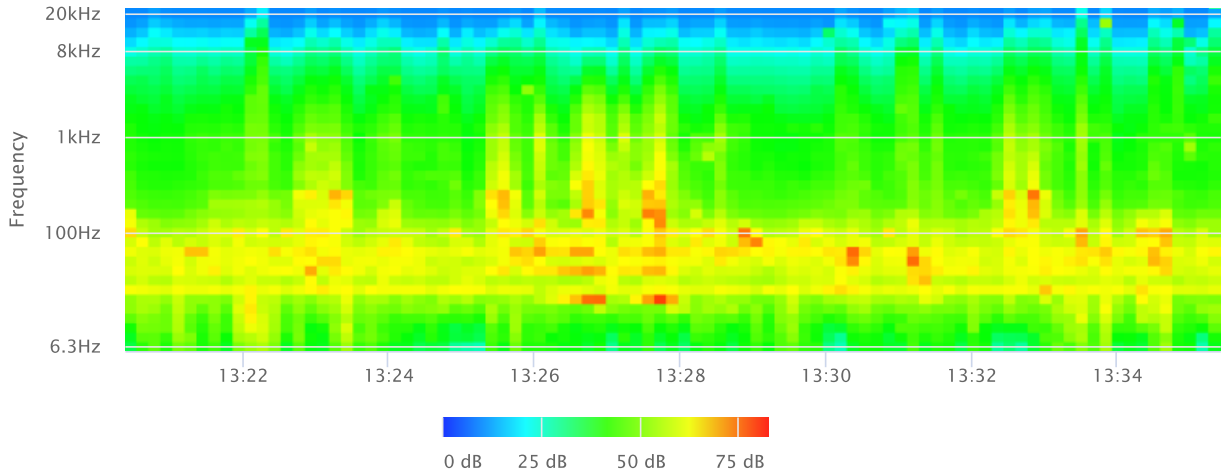


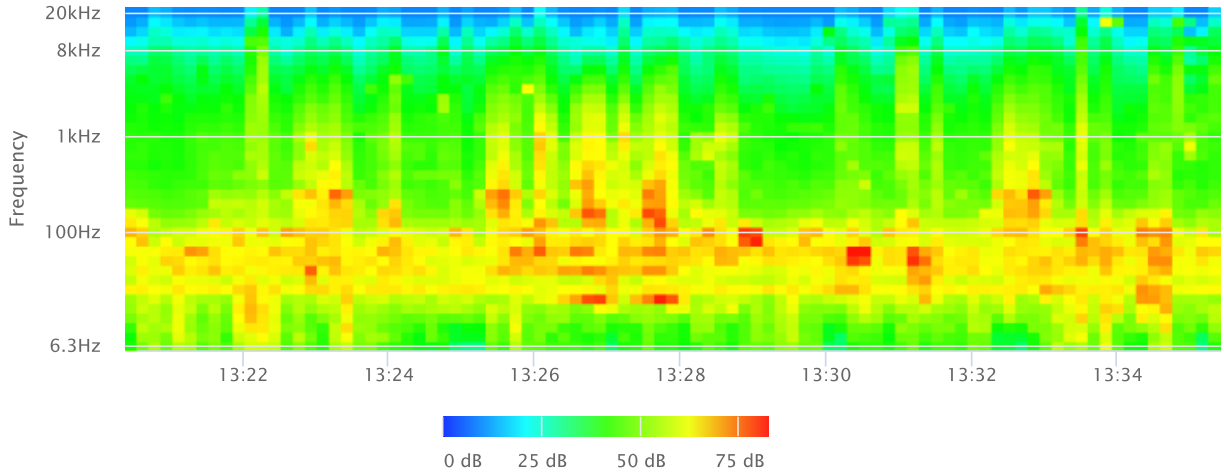
OBA 1/1 Lmin



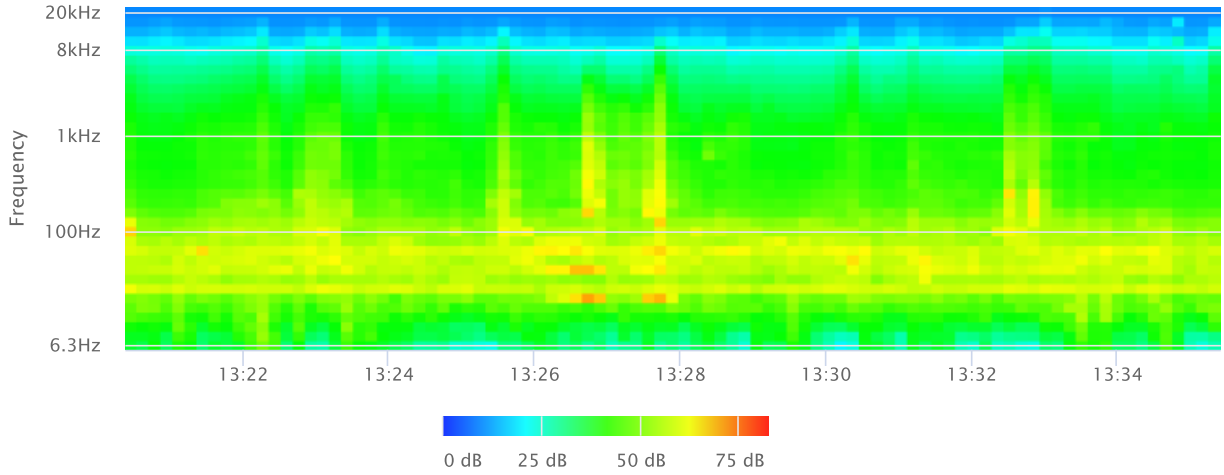
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin


20kHz
8kHz
1kHz
100Hz
6.3Hz
Frequency
13:22
13:24
13:26
13:28
13:30
13:32
13:34

0 dB
25 dB
50 dB
75 dB

Measurement Report

Report Summary

Meter's File Name	LxT_Data.043.s	Computer's File Name	LxT_0003099-20220818 135311-LxT_Data.043.ldbin
Meter	LxT1 0003099		
Firmware	2.404		
User	Ian Edward Gallagher	Location	NM2 34° 5'26.40"N 118°18'46.85"W
Job Description	15 minute noise measurement (1 x 15 minutes)		
Note	KWAQN Project: Echelon Studios, 5601-5673 W Santa Monica Blvd		
Start Time	2022-08-18 13:53:11	Duration	0:15:00.0
End Time	2022-08-18 14:08:11	Run Time	0:15:00.0
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	71.4 dB		
LAE	101.0 dB	SEA	--- dB
EA	1.4 mPa²h	LAFTM5	75.9 dB
EA8	44.6 mPa²h		
EA40	222.8 mPa²h		
LA_{peak}	100.5 dB	2022-08-18 13:57:16	
LAS_{max}	82.1 dB	2022-08-18 14:03:23	
LAS_{min}	55.3 dB	2022-08-18 13:56:37	
LA_{eq}	71.4 dB		
LC_{eq}	79.4 dB	LC_{eq} - LA_{eq}	7.9 dB
LAI_{eq}	73.5 dB	LAI_{eq} - LA_{eq}	2.1 dB

Exceedances

	Count	Duration
LAS > 65.0 dB	22	0:10:45.1
LAS > 85.0 dB	0	0:00:00.0
LApeak > 135.0 dB	0	0:00:00.0
LApeak > 137.0 dB	0	0:00:00.0
LApeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
--- dB	--- dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	71.4 dB		79.4 dB		--- dB	
$L_{S(max)}$	82.1 dB	2022-08-18 14:03:23	--- dB		--- dB	
$L_{S(min)}$	55.3 dB	2022-08-18 13:56:37	--- dB		--- dB	
$L_{Peak(max)}$	100.5 dB	2022-08-18 13:57:16	--- dB		--- dB	

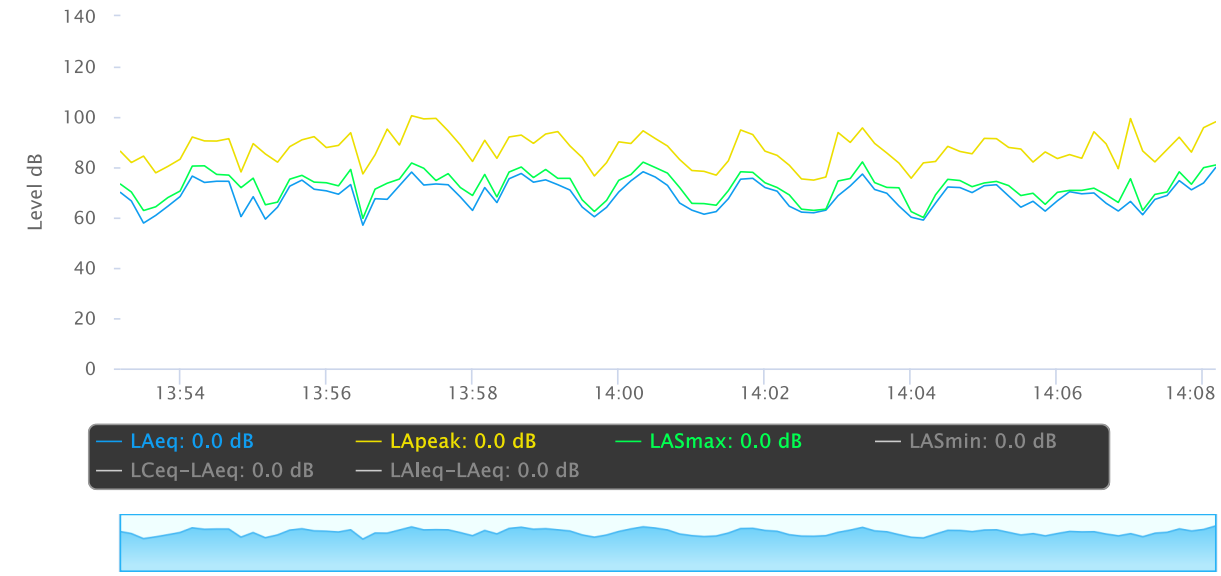
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

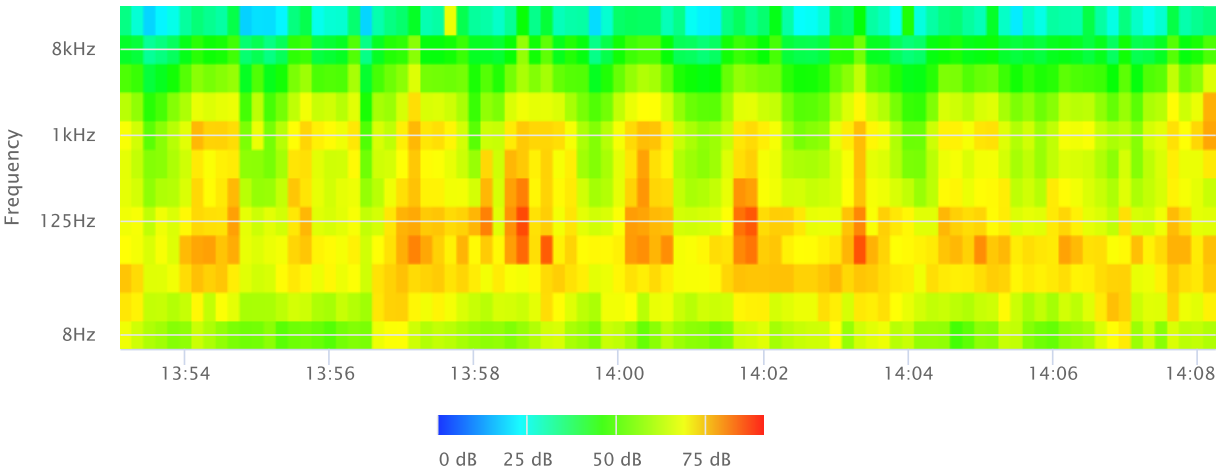
Statistics

LAS 2.0	78.6 dB
LAS 8.0	75.6 dB
LAS 25.0	72.8 dB
LAS 50.0	68.9 dB
LAS 66.6	65.0 dB
LAS 90.0	60.0 dB

Time History



OBA 1/1 Leq



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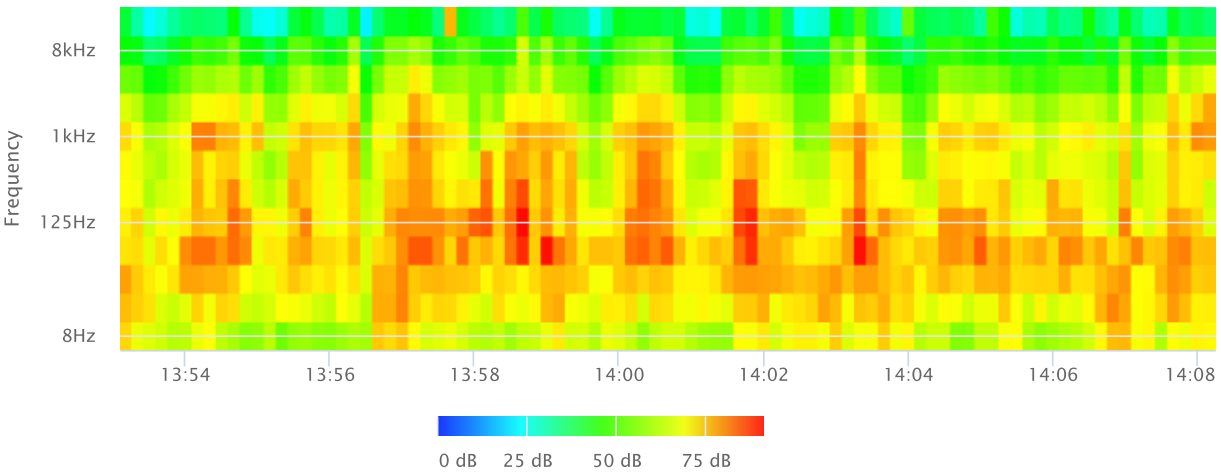

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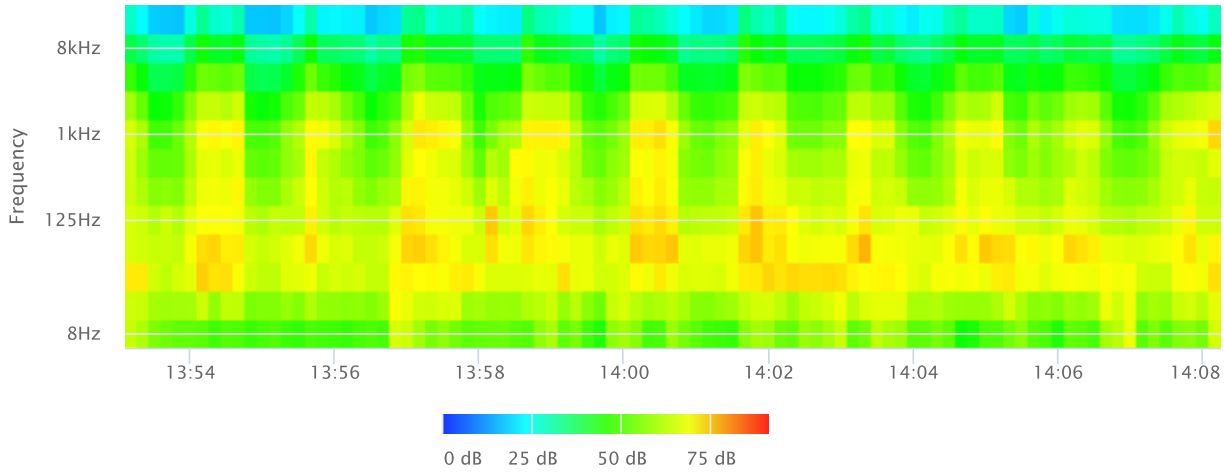
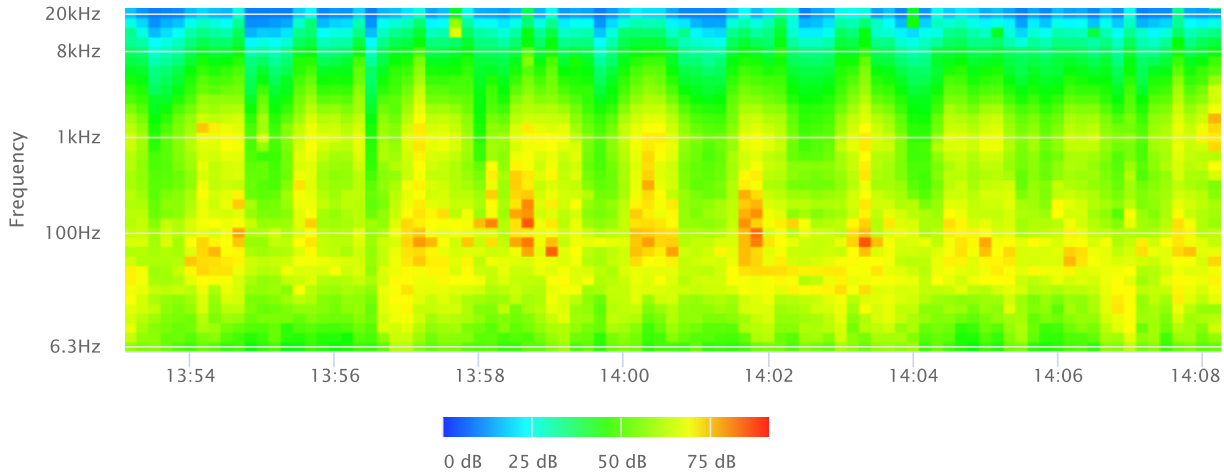


OBA 1/3 Leq



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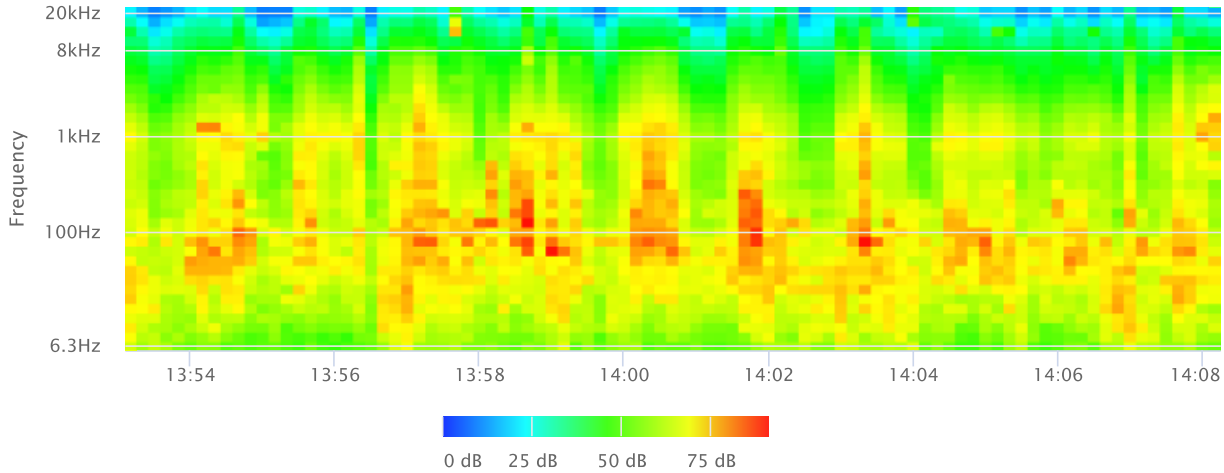

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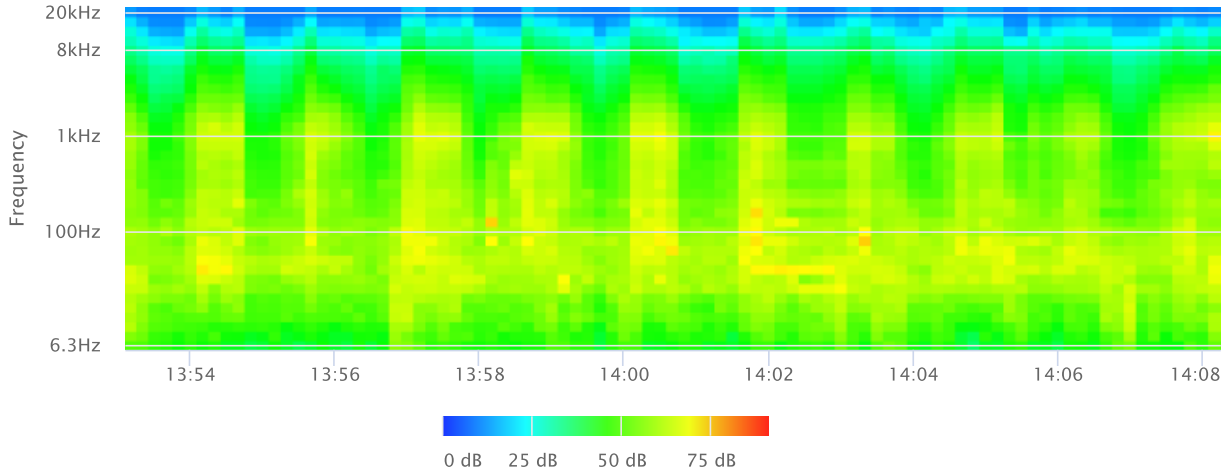
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8kHz
1kHz
100Hz
6.3Hz
Frequency
13:54
13:56
13:58
14:00
14:02
14:04
14:06
14:08

0 dB
25 dB
50 dB
75 dB

Measurement Report

Report Summary

Meter's File Name	LxT_Data.044.s	Computer's File Name	LxT_0003099-20220818 142033-LxT_Data.044.ldbin
Meter	LxT1 0003099		
Firmware	2.404		
User	Ian Edward Gallagher	Location	NM3 34° 5'29.42"N 118°18'49.15"W
Job Description	15 minute noise measurement (1 x 15 minutes)		
Note	KWAQN Project: Echelon Studios, 5601-5673 W Santa Monica Blvd		
Start Time	2022-08-18 14:20:33	Duration	0:15:00.0
End Time	2022-08-18 14:35:33	Run Time	0:15:00.0
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	66.8 dB		
LAE	96.3 dB	SEA	--- dB
EA	474.0 µPa²h	LAFTM5	71.3 dB
EA8	15.2 mPa²h		
EA40	75.8 mPa²h		
LA_{peak}	101.9 dB	2022-08-18 14:24:58	
LAS_{max}	84.2 dB	2022-08-18 14:24:59	
LAS_{min}	55.2 dB	2022-08-18 14:33:42	
LA_{eq}	66.8 dB		
LC_{eq}	78.8 dB	LC_{eq} - LA_{eq}	12.1 dB
LAI_{eq}	68.5 dB	LAI_{eq} - LA_{eq}	1.8 dB

Exceedances

	Count	Duration
LAS > 65.0 dB	36	0:08:29.8
LAS > 85.0 dB	0	0:00:00.0
LApeak > 135.0 dB	0	0:00:00.0
LApeak > 137.0 dB	0	0:00:00.0
LApeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
--- dB	--- dB	0.0 dB

LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	66.8 dB		78.8 dB		--- dB	
$L_{S(max)}$	84.2 dB	2022-08-18 14:24:59	--- dB		--- dB	
$L_{S(min)}$	55.2 dB	2022-08-18 14:33:42	--- dB		--- dB	
$L_{Peak(max)}$	101.9 dB	2022-08-18 14:24:58	--- dB		--- dB	

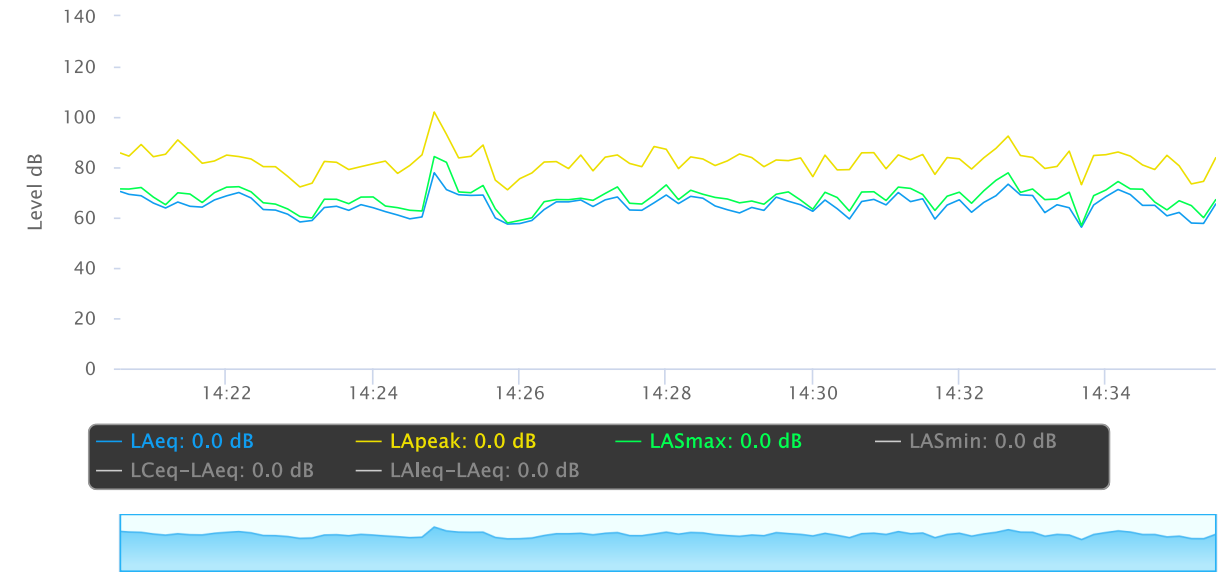
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

Statistics

LAS 2.0	72.5 dB
LAS 8.0	69.8 dB
LAS 25.0	67.4 dB
LAS 50.0	64.6 dB
LAS 66.6	62.4 dB
LAS 90.0	58.5 dB

Time History



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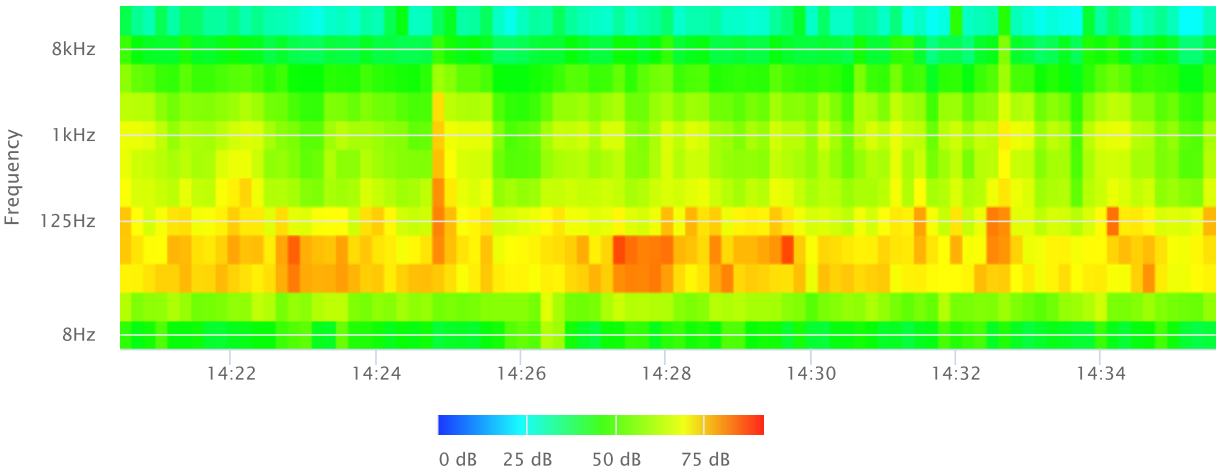
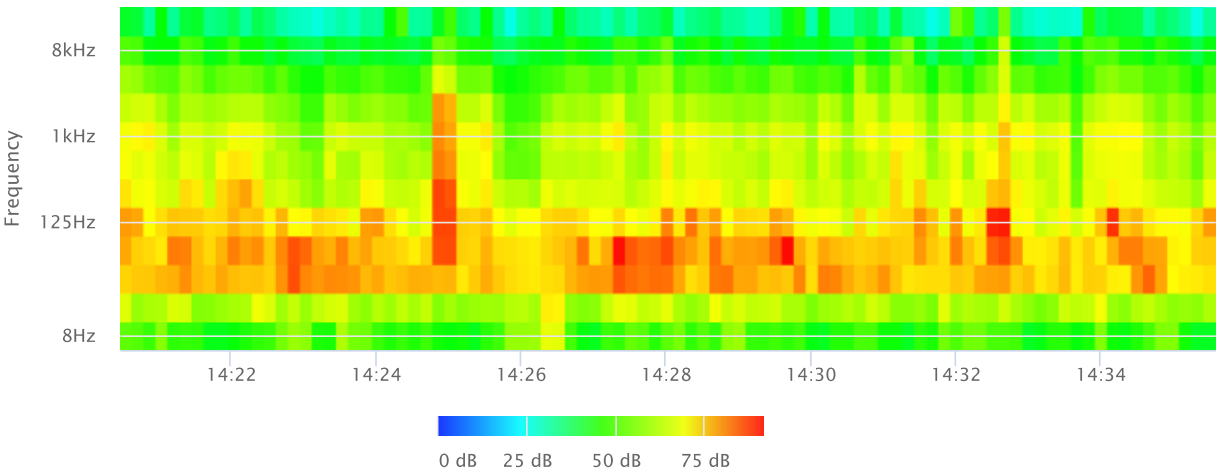
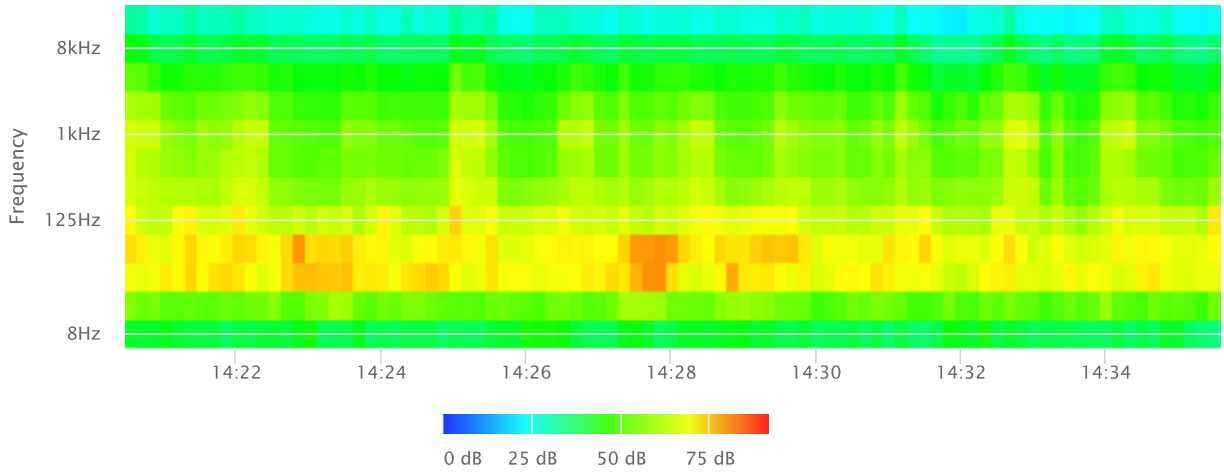


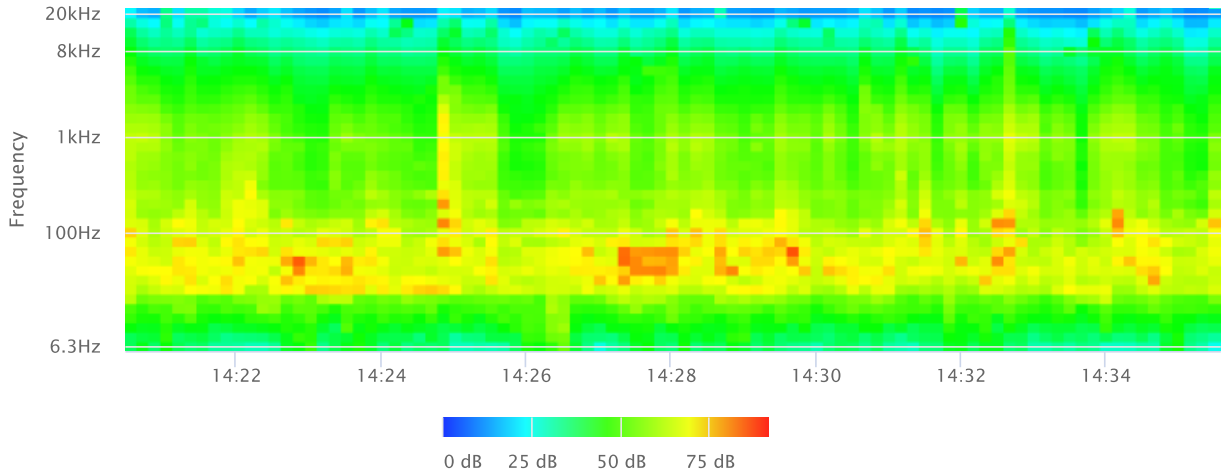
OBA 1/1 Lmax



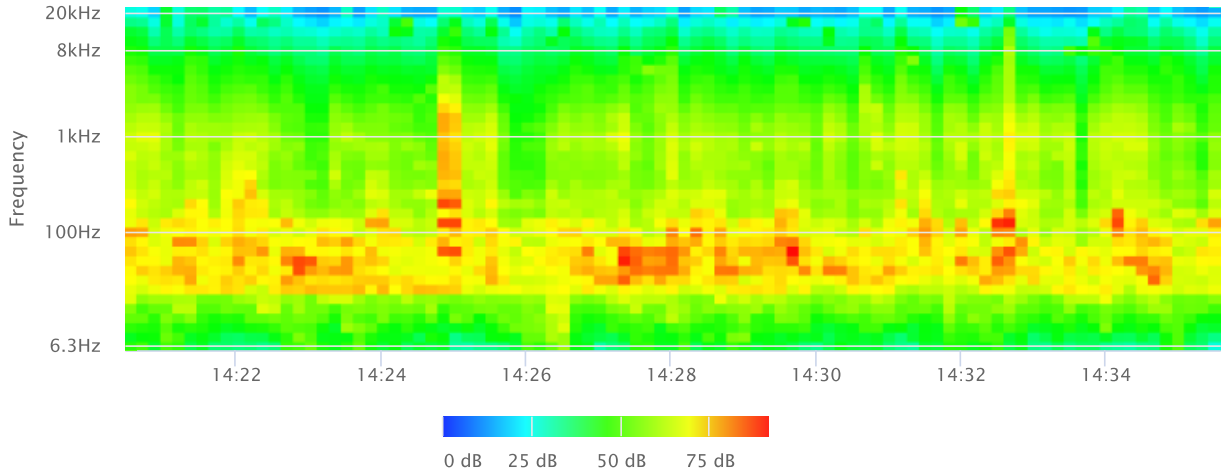
OBA 1/1 Lmin



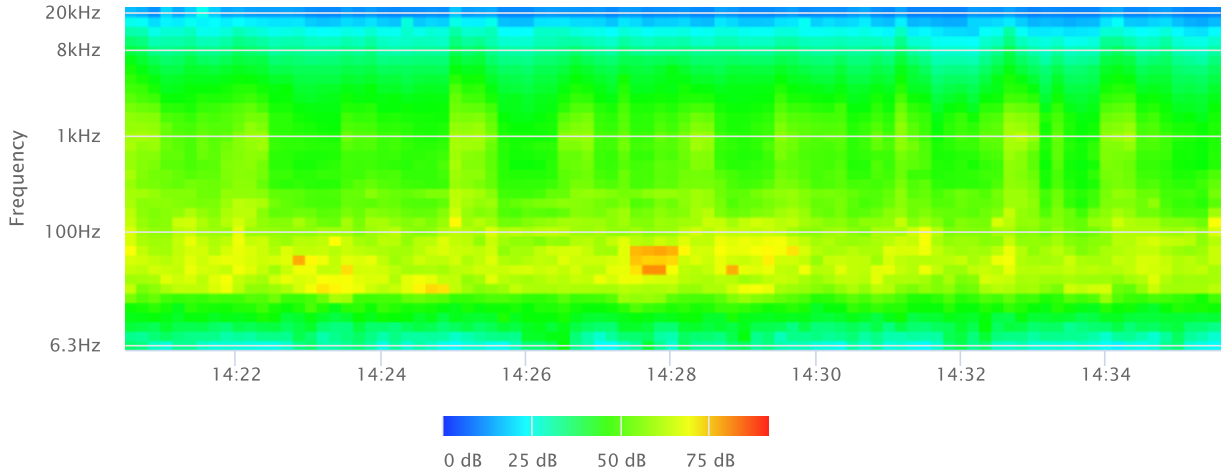
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin


20kHz
8kHz
1kHz
100Hz
6.3Hz
Frequency
14:22
14:24
14:26
14:28
14:30
14:32
14:34

0 dB
25 dB
50 dB
75 dB

Measurement Report

Report Summary

Meter's File Name	LxT_Data.045.s	Computer's File Name	LxT_0003099-20220818 144823-LxT_Data.045.ldbin
Meter	LxT1 0003099		
Firmware	2.404		
User	Ian Edward Gallagher	Location	NM4 34° 5'30.69"N 118°18'37.04"W
Job Description	15 minute noise measurement (1 x 15 minutes)		
Note	KWAQN Project: Echelon Studios, 5601-5673 W Santa Monica Blvd		
Start Time	2022-08-18 14:48:23	Duration	0:15:00.0
End Time	2022-08-18 15:03:23	Run Time	0:15:00.0
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	57.7 dB		
LAE	87.2 dB	SEA	--- dB
EA	58.4 µPa²h	LAFTM5	63.0 dB
EA8	1.9 mPa²h		
EA40	9.3 mPa²h		
LA_{peak}	92.5 dB	2022-08-18 14:58:31	
LAS_{max}	72.3 dB	2022-08-18 14:58:31	
LAS_{min}	48.6 dB	2022-08-18 14:50:29	
LA_{eq}	57.7 dB		
LC_{eq}	70.8 dB	LC_{eq} - LA_{eq}	13.1 dB
LAI_{eq}	61.6 dB	LAI_{eq} - LA_{eq}	3.9 dB

Exceedances	Count	Duration
LAS > 65.0 dB	8	0:00:33.3
LAS > 85.0 dB	0	0:00:00.0
LApeak > 135.0 dB	0	0:00:00.0
LApeak > 137.0 dB	0	0:00:00.0
LApeak > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight
	--- dB	--- dB	0.0 dB

	LDEN	LDay	LEve	LNight
	--- dB	--- dB	--- dB	--- dB

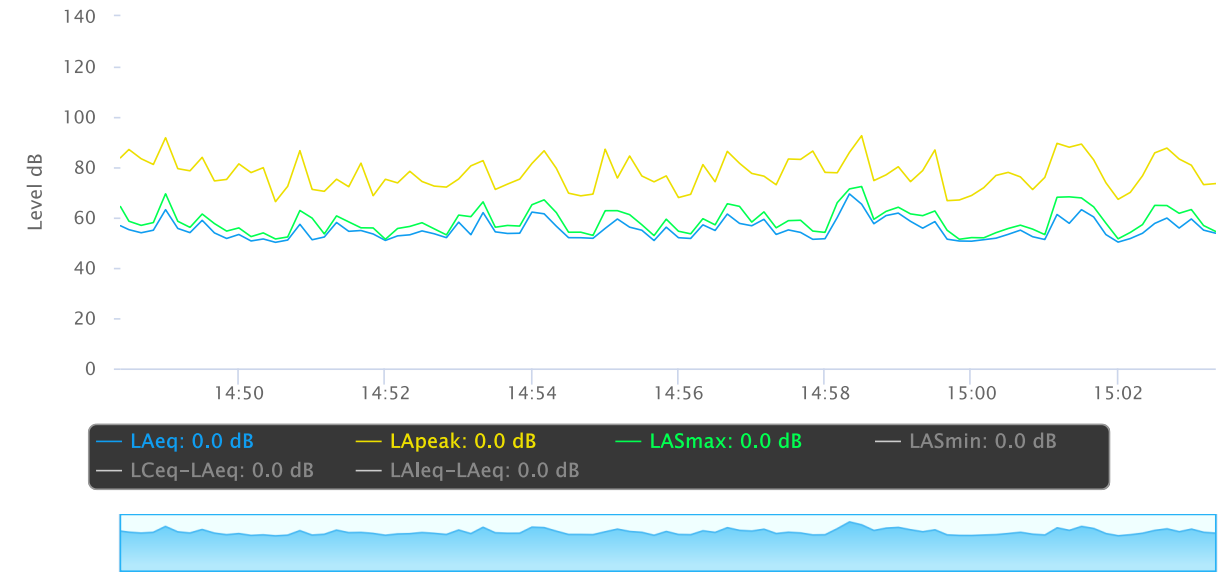
Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	57.7 dB		70.8 dB		--- dB	
$L_{S(max)}$	72.3 dB	2022-08-18 14:58:31	--- dB		--- dB	
$L_{S(min)}$	48.6 dB	2022-08-18 14:50:29	--- dB		--- dB	
$L_{Peak(max)}$	92.5 dB	2022-08-18 14:58:31	--- dB		--- dB	

Overloads	Count	Duration	OBA Count	OBA Duration
	0	0:00:00.0	0	0:00:00.0

Statistics

LAS 2.0	66.5 dB
LAS 8.0	61.3 dB
LAS 25.0	56.8 dB
LAS 50.0	53.8 dB
LAS 66.6	52.4 dB
LAS 90.0	50.7 dB

Time History



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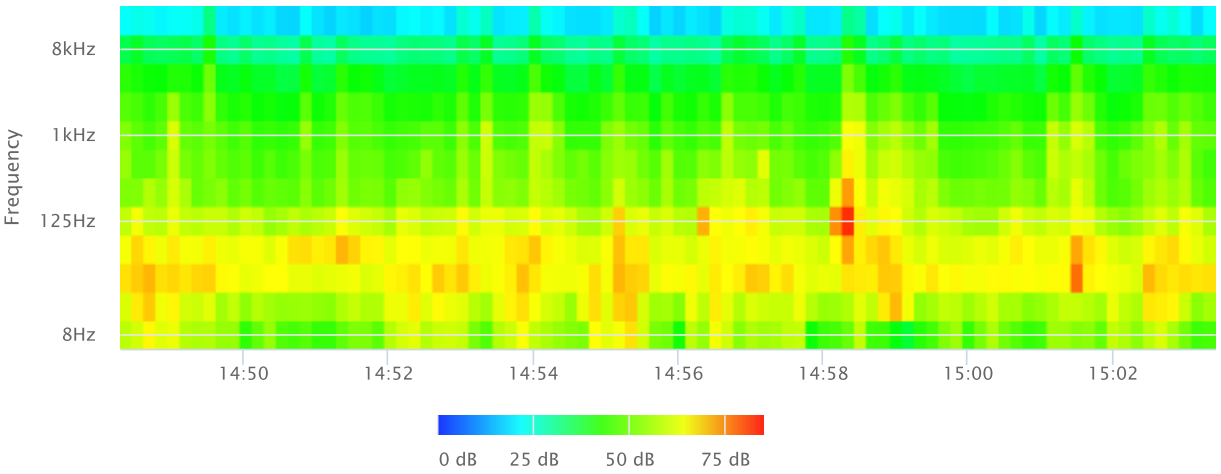
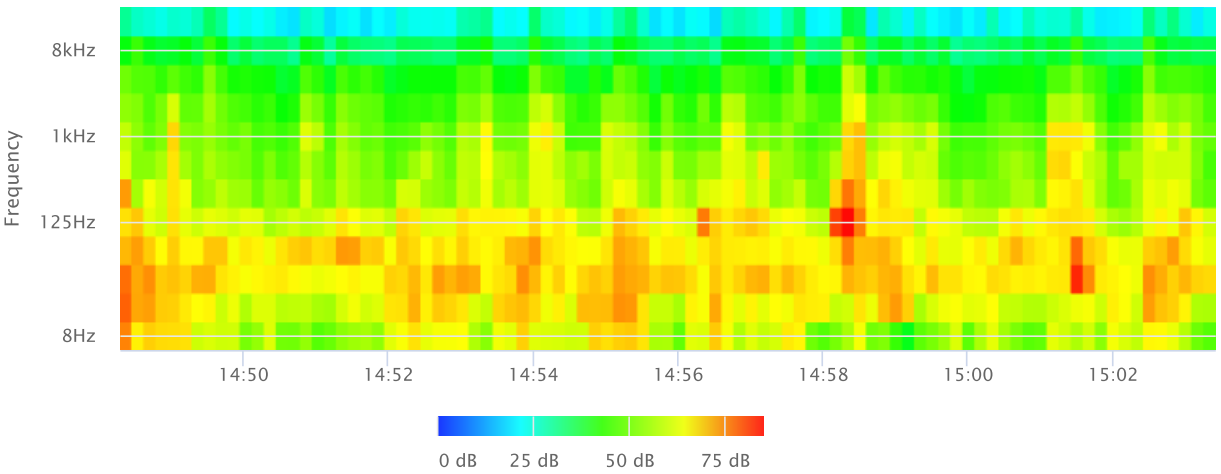
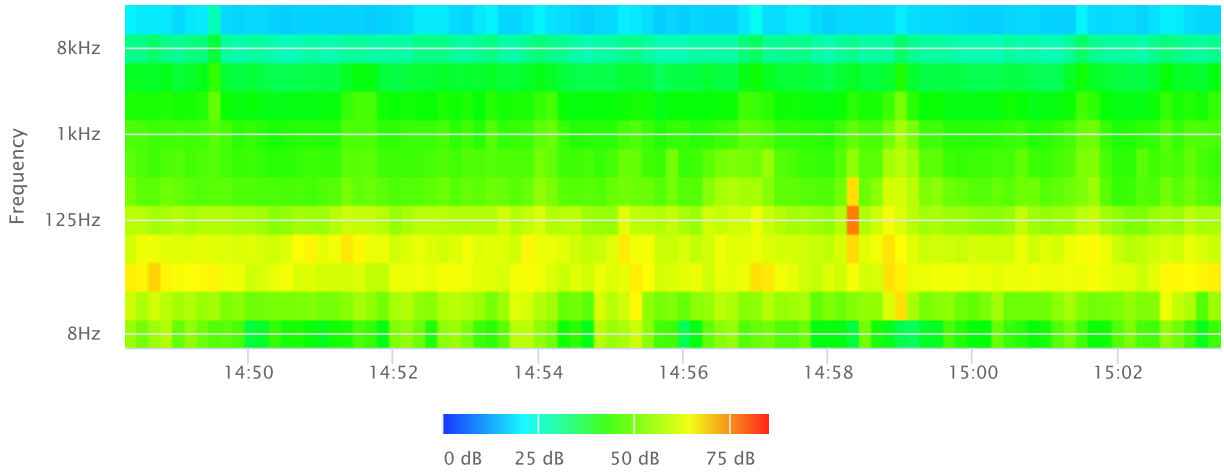


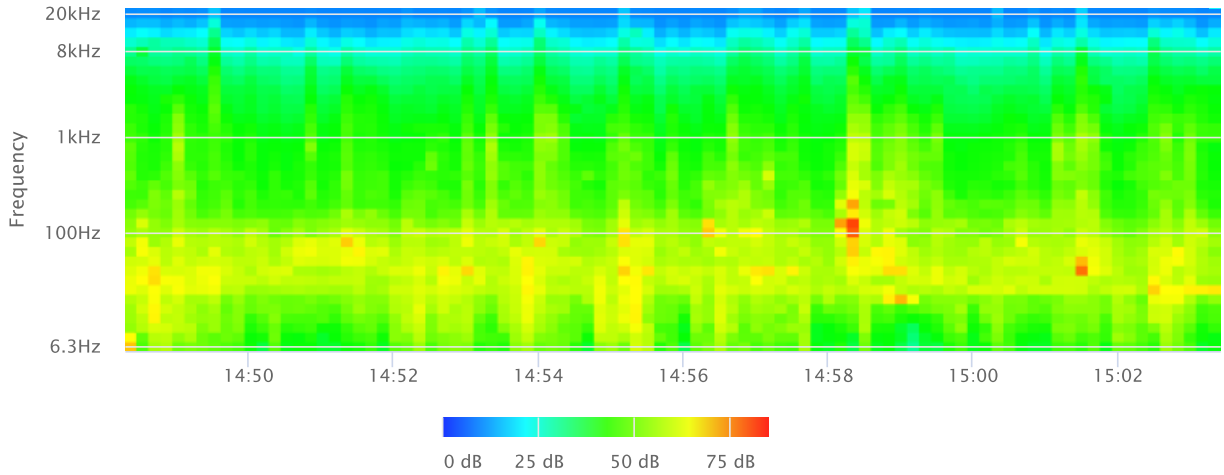
OBA 1/1 Lmax



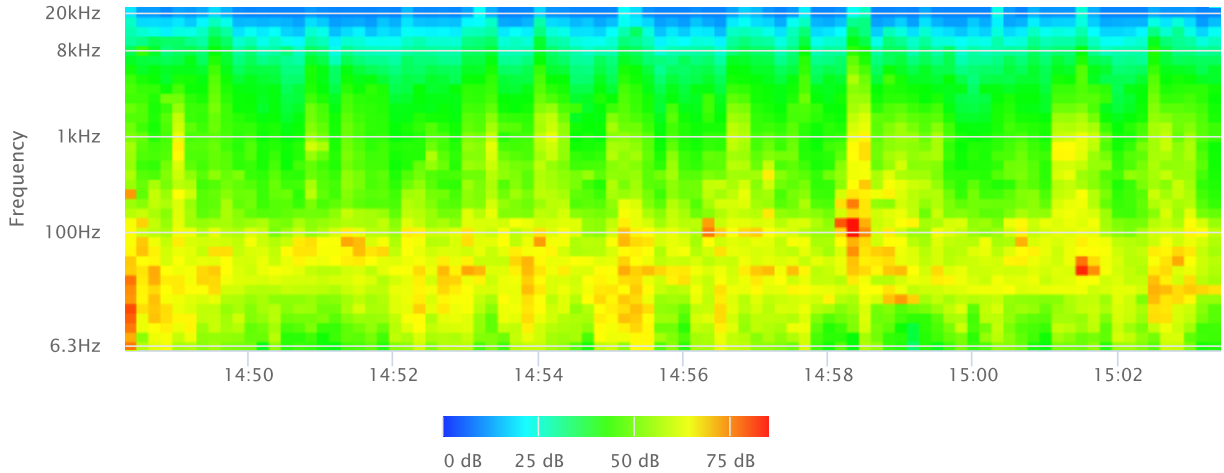
OBA 1/1 Lmin



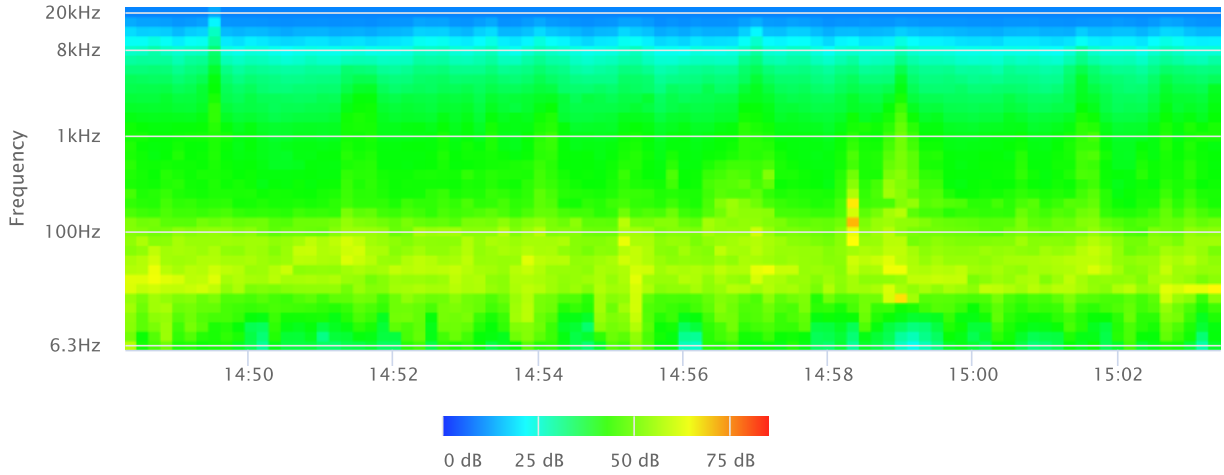
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin


20kHz
8kHz
1kHz
100Hz
6.3Hz
Frequency
14:50
14:52
14:54
14:56
14:58
15:00
15:02

0 dB
25 dB
50 dB
75 dB

GROUNDBORNE VIBRATION ANALYSIS

Project:	Echelon Studios		Date: 12/23/22
Source:	Large Bulldozer		
Scenario:	Unmitigated		
Location:	Project Site		
Address:	Residential uses on west side of N. Wilton Pl		

PPV = PPVref(25/D)^n (in/sec)

INPUT

Equipment = Type	2	Large Bulldozer	INPUT SECTION IN GREEN
PPVref =	0.089	Reference PPV (in/sec) at 25 ft.	
D =	55.00	Distance from Equipment to Façade of Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equation 7-2 from Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, 2018, pg 185.

RESULTS

PPV =	0.027	IN/SEC	OUTPUT IN BLUE

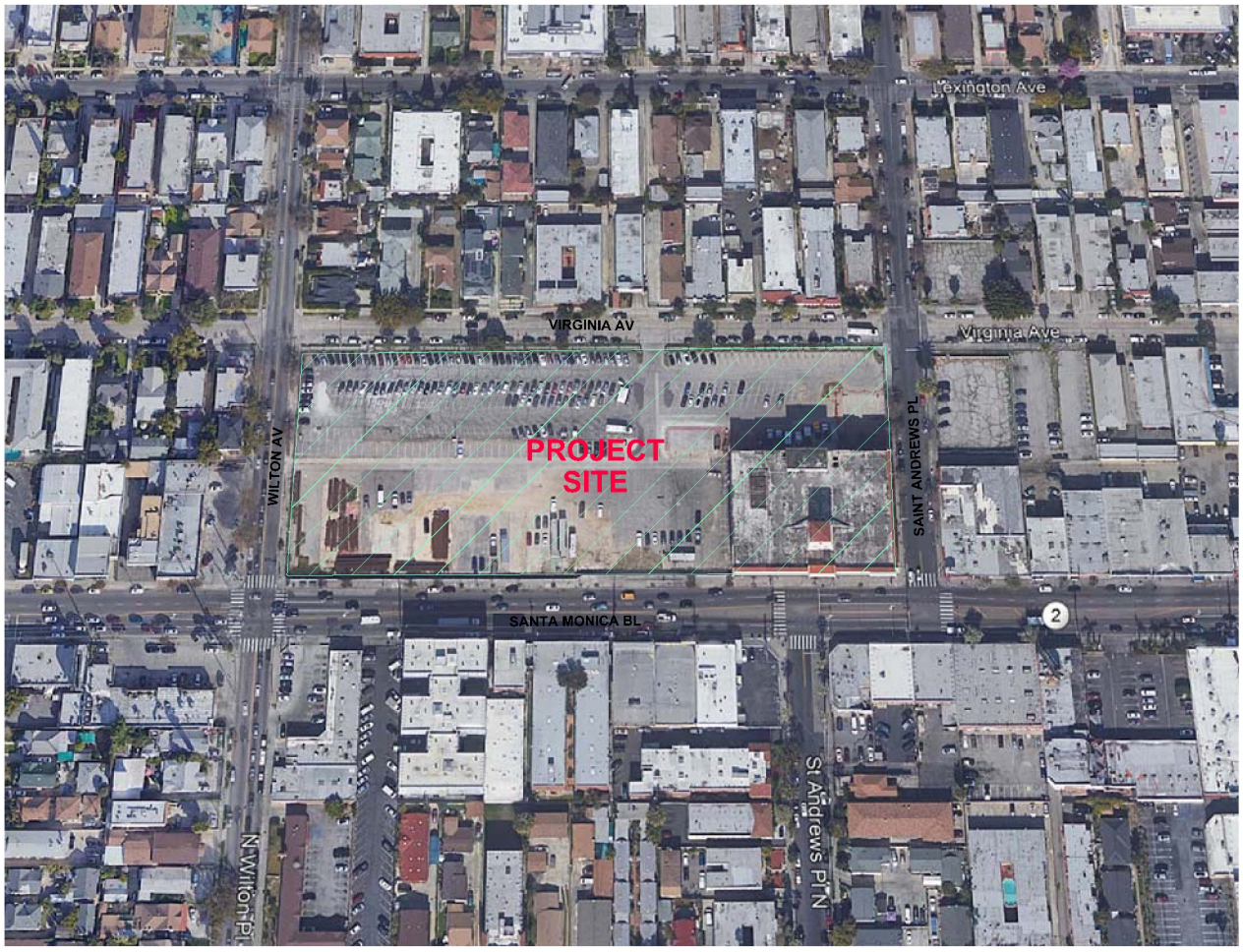
INITIAL STUDY

APPENDIX J: TRAFFIC ASSESSMENT

Overland Traffic Consultants, Inc.

TRAFFIC ASSESSMENT FOR ECHELON STUDIOS

Located at
5601 - 5673 W. Santa Monica Boulevard,
5612 - 5672 W. Virgina Avenue, &
1110 - 1118 N. Wilton Place
in the Hollywood
Community Plan Area
of the City of Los Angeles



Prepared by:
Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100
Manhattan Beach, California 90266
(310) 545-1235

August 2022
(corrections 1-17-23)

TRANSPORTATION ASSESSMENT
ECHELON STUDIOS

Located at 5601-5673 West Santa Monica Boulevard,
5612-5672 West Virginia Avenue,
and 1110-1118 North Wilton Place
in the Hollywood Community Plan Area
of the City of Los Angeles

Prepared by:

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl., Suite 100
Manhattan Beach, California 90266
(310) 545-1235

August 2022
(corrections 1-17-23)

EXECUTIVE SUMMARY

Introduction

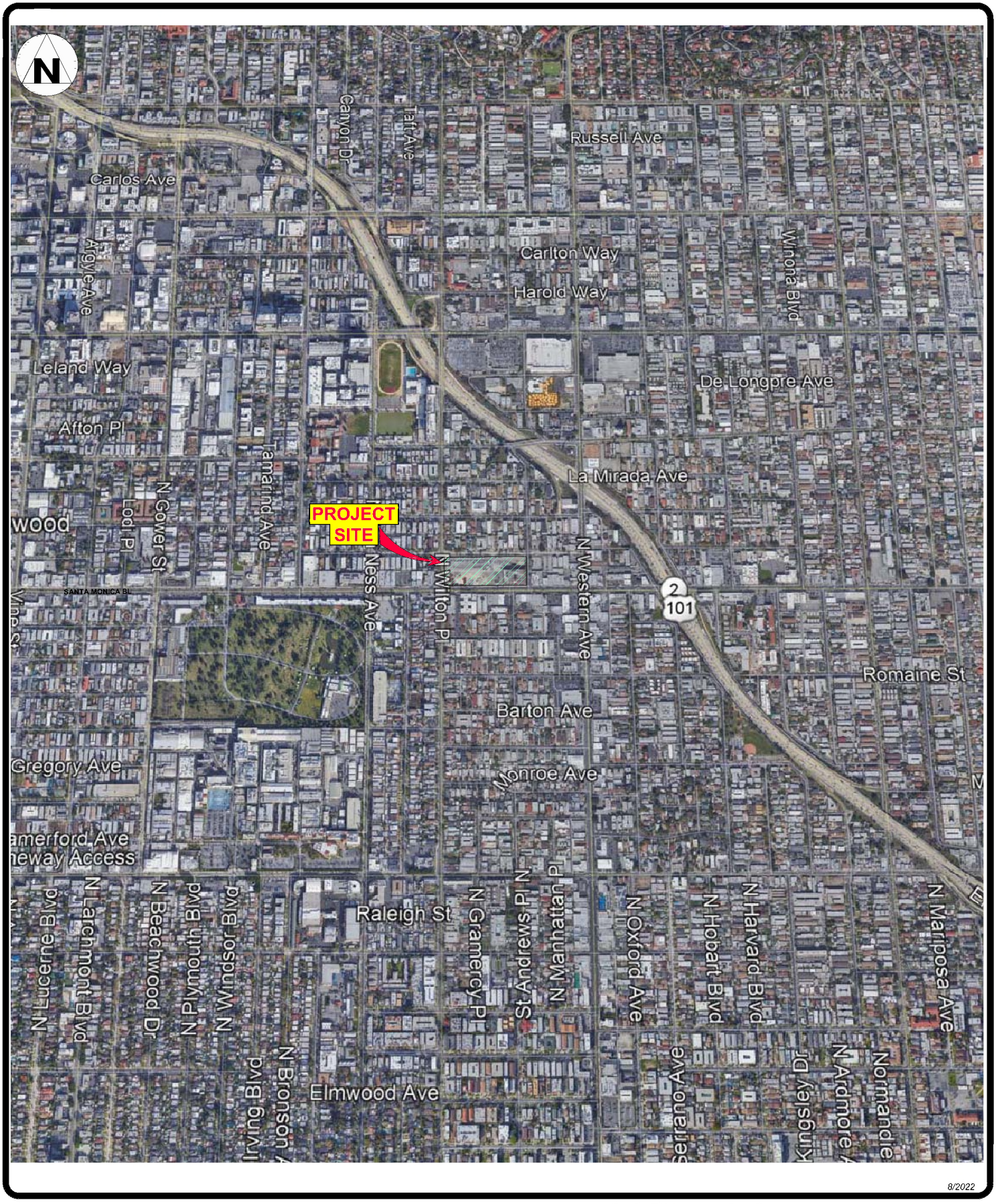
Overland Traffic Consultants has prepared this assessment of the potential CEQA transportation impacts for a proposed mixed-use project located at 5601-5673 West Santa Monica Boulevard, 5612-5672 West Virginia Avenue, and 1110-1118 North Wilton Place (Project) in the Hollywood Community Area of the City of Los Angeles. The Project Site spans from Santa Monica Boulevard to Virginia Avenue and from Wilton Place to Saint Andrews Place. The aerial view of the Project Site's location is provided on the following page.

Project Description

The Project includes the removal of the existing 98,352 square foot building which was previously was used by Sears. New construction includes 91,870 square feet of production stages/studios, 18,087 square feet of stage support area (which includes 11,468 square feet of mill area and 6,619 square feet of production office), 12,378 square feet of restaurant, and 388,286 square feet of creative office.

Project Parking and Access

The Project proposes a total of 981 vehicle parking spaces in two subterranean levels. A total of 99 vehicle parking spaces would be provided with electric vehicle (EV) charging stations (approximately 10% of parking) and an additional 196 spaces (approximately 20% of the parking) would be EV ready. Vehicle access would be provided from 6 driveways. There would be no driveways on West Santa Monica Boulevard. Two driveways would be provided on the east side of North Wilton Place. The southern driveway would be a circular drop off area for the creative office and restaurant uses. The northern driveway would provide access down to the P1 level for the creative office and restaurant uses. Due to the Avenue III roadway designation, mirrors, visual and audio alerts of exiting vehicles is proposed along North Wilton Place. Two driveways would be provided on the south side of West Virginia Avenue. Both driveways would provide access to studio vehicle parking and loading. Vehicle parking



PROJECT SETTING

Overland Traffic Consultants, Inc.
952 Manhattan Bl, #100, Manhattan Beach, CA 90266
(310) 545-1235 phone, liz@overlandtraffic.com

would also be provided from the west side of North Saint Andrews Place with two driveways. The north driveway would provide access to the P1 level for the creative office and restaurant uses. The south driveway would provide access to a second drop-off/pick-up area. The Project would be required to provide, and would provide, a minimum of 162 bicycle parking spaces (56 short term and 106 long term). In addition, 10 showers (5 per gender) and 162 lockers would be provided.

Transportation Assessment CEQA and NON – CEQA Review

On July 30, 2019, the City of Los Angeles adopted vehicle miles traveled (VMT) as its criterion for determining transportation impacts under the California Environmental Quality Act (CEQA). These changes are mandated by requirements of the State of California Senate Bill 743 (SB 743) and the State's CEQA Guidelines.

The new CEQA Guidelines for evaluating transportation impacts no longer focus on measuring automobile delay and level of service (LOS). Instead, SB 743 directed lead agencies to revise transportation assessment guidelines to include a transportation performance metric that promotes: the reduction of greenhouse gas emissions, the development of multimodal networks, and access to diverse land uses.

The July 2020 Los Angeles Department of Transportation (LADOT) Traffic Assessment Guidelines (TAG) is the city document providing guidance for conducting both CEQA and non-CEQA transportation analyses for land development projects. The TAG identifies three CEQA thresholds for identifying significant transportation impacts that are applicable to the Project.

- Threshold T-1: Conflicting with Plans, Programs, Ordinances, or Policies
- Threshold T-2.1: Causing Substantial Vehicle Miles Traveled (VMT)
- Threshold T-3: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use

The City's adopted process also requires additional non-CEQA analysis and review for land development projects. The purpose of this review is to evaluate how projects

affect vehicular access, circulation, and safety for all users of the transportation system. A Memorandum of Understanding (MOU) was prepared and approved by LADOT establishing the traffic assessment parameters for the study. A copy of the MOU is provided in Appendix A.

Transportation Demand Management (TDM) Program

The proposed Project is a commercial project without any residences. Therefore, no significant Household impact per Capita would be created. This commercial Project would include reduced parking, bike parking, secure bike lockers and shower amenities as a part of the Project's design features. The proposed Project with inclusion of these Project Design Features would create no significant Work VMT impacts. These strategies, as described by LADOT'S TAG, are listed below:

PROJECT DESIGN FEATURES

- REDUCED PARKING SUPPLY – This strategy changes the Project's parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC requirements without consideration of parking reduction permitted in the code. Per direct application of the LAMC, the Project would be required to provide 1,012 parking spaces. The Project will apply reductions through replacement of each vehicle space with 4 bicycle spaces for a total of 981 vehicle parking spaces.
- BICYCLE INFRASTRUCTURE – Include Bike Parking per Los Angeles Municipal Code (LAMC) - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project is required to, and will provide, a minimum of 162 (106 long term and 56 short term) bicycle parking spaces.
- BICYCLE INFRASTRUCTURE – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project will

provide up to 10 showers (5 per gender) along with 162 lockers.

The proposed Project, with inclusion of these Project Design Features, creates no significant Work VMT impacts. No CEQA mitigation is required for the Project.

Findings

Based on the following review discussed in Chapters 2 and 3, no significant CEQA impacts were identified. No safety deficiencies were identified. However, potential circulation and access deficiencies (non-CEQA) were identified at study intersections without and with the Project. These include high level of service (LOS E or F) and/or overflow of traffic in turning lanes.

- La Mirada Avenue & Wilton Place – High LOS
- St. Andrews Place & Santa Monica Boulevard - Overflow of traffic in westbound left turn lane and overflow of traffic in eastbound left turn lane
- Lexington Avenue & Southbound 101 Freeway Off ramp – High LOS
- Santa Monica Boulevard & Western Avenue – High LOS, overflow of traffic in the northbound left turn lane, and overflow of traffic in the westbound left turn lane

These deficiencies occur both without and with the Project.

The Bureau of Engineering (BOE)/ Department of City Planning (DCP) Planning Case Referral Form (PCRF) details street classifications per the Mobility Plan 2035, current street dedications and widths and the street dedication and improvement requests of the Project. Pursuant to LAMC Section 12.37-I.4, the Project is seeking waiver of required dedications and improvements along the following Project frontages:

- Santa Monica Boulevard – 12-foot dedication and 7-foot widening;
- Wilton Place – 8-foot dedication and 5-foot widening;
- Alley – 2-foot dedication and widening on each side of the alley;
- Santa Monica Boulevard/Wilton Place – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut;

- Wilton Place/Virginia Avenue – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut;
- Virginia Avenue/St. Andrews Place – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut;
- Santa Monica Boulevard/St. Andrews Place – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut.

However, the dedications and widening are not currently necessary to meet the City's mobility needs and would disrupt street frontages and potentially create hazardous situations. The Project requests to maintain the current dedications and roadways to provide a cohesive pedestrian experience. Additionally, the BOE PCRF required a 2-foot dedication on each side of the alley that runs east-west and north-south through the Project Site. However, the Project is requesting to vacate the entire alley as a part of the Project so that the Project can be constructed on the entire city block. The BOE PCRF required widening and dedications are unlikely on neighboring properties. Discontinues improvements does not yield practical benefits to the City's mobility needs and may hinder movement with street frontages that are not uniform. The Developer proposes to cover the entire City block and is applying to merge the alley, so the Project is a unified campus setting project.

Potential conflicts with other proposed land development projects have been reviewed to assess cumulative impacts that may result from the proposed Project in combination with other development projects in the Study Area. No cumulative development project impacts have been identified that would preclude the City's ability to provide transportation mobility in the area.

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CHAPTER 1 PROJECT DESCRIPTION

The Project Site is located on the city block of Santa Monica to the south, Wilton Place to the west, Virginia Avenue to the north and St. Andrews Place to the east. The location of the Project Site is provided on Figure 1.

The Project would include the removal of the existing 98,352 square foot building which was previously was used by Sears. New construction would provide 510,621 square feet of production studios, offices, restaurants, and related accessory uses. The Project would provide. 91,870 square feet of production stages/studios with 4 stages/studios and one flex space, 18,087 square feet of stage support area(which includes 11,468 square feet of mill area and 6,619 square feet of production office)12,378 square feet of restaurant and 388,286 square feet of creative office. These uses would be provided in two 6 story towers, 1 story sound stages and 2 story bungalows over parking.

Project Vehicle Parking and Access

Vehicle Parking - Los Angeles Municipal Code (LAMC) Section 12.21-A.4(x)(3) requires 2 vehicle parking spaces per 1,000 square feet for a total of 1,021 parking spaces. LAMC 12.21-A4 allows for permissible reductions in vehicle parking spaces to be replaced with bicycle parking at a ratio of four bicycle spaces per vehicle parking space, The Project proposes to reduce vehicle parking by 40 spaces (approximately 4%) through this permissible reduction. The Project would provide 981 parking spaces on two subterranean levels. The P1 level would provide 355 parking spaces and the P2 level will provide 626 spaces. The Project would provide for electric vehicle parking by providing 99 EV charging stations and 196 EV ready parking spaces. Vehicle access would be provided via two driveways on the east side of Wilton Place. The southern driveway would be a circular drop off area for the creative office and restaurant uses. The northern driveway would provide access down to the P1 level for the creative office and restaurant uses. Due to the Avenue III roadway designation, mirrors, visual and audio alerts of exiting vehicles is proposed along North Wilton Place. Two driveways would be provided on the south side of Virginia Avenue. Both driveways would provide

for studio vehicle parking and loading. Vehicle parking would also be provided from the west side of North Saint Andrews Place with two driveways. The north driveway would provide access to the P1 level for the creative office and restaurant uses. There would be no driveways on Santa Monica Boulevard.

Bike Parking - The Project would be required to provide a total of 162 bicycle parking spaces (56 short term and 106 long term) with 1 long term per 5,000 square feet and 1 short term space per 10,000 square feet for the studios and creative office construction. The restaurant requires 1 long term and 1 short term bicycle parking space per 2,000 square feet. The Project would provide, at a minimum, 162 commercial bicycle parking spaces with 56 short term bicycle parking spaces and 106 long term bicycle parking places. In addition, 162 lockers and up to 10 showers with 5 per gender would be provided.

Figure 2 illustrates the Project Site plan.

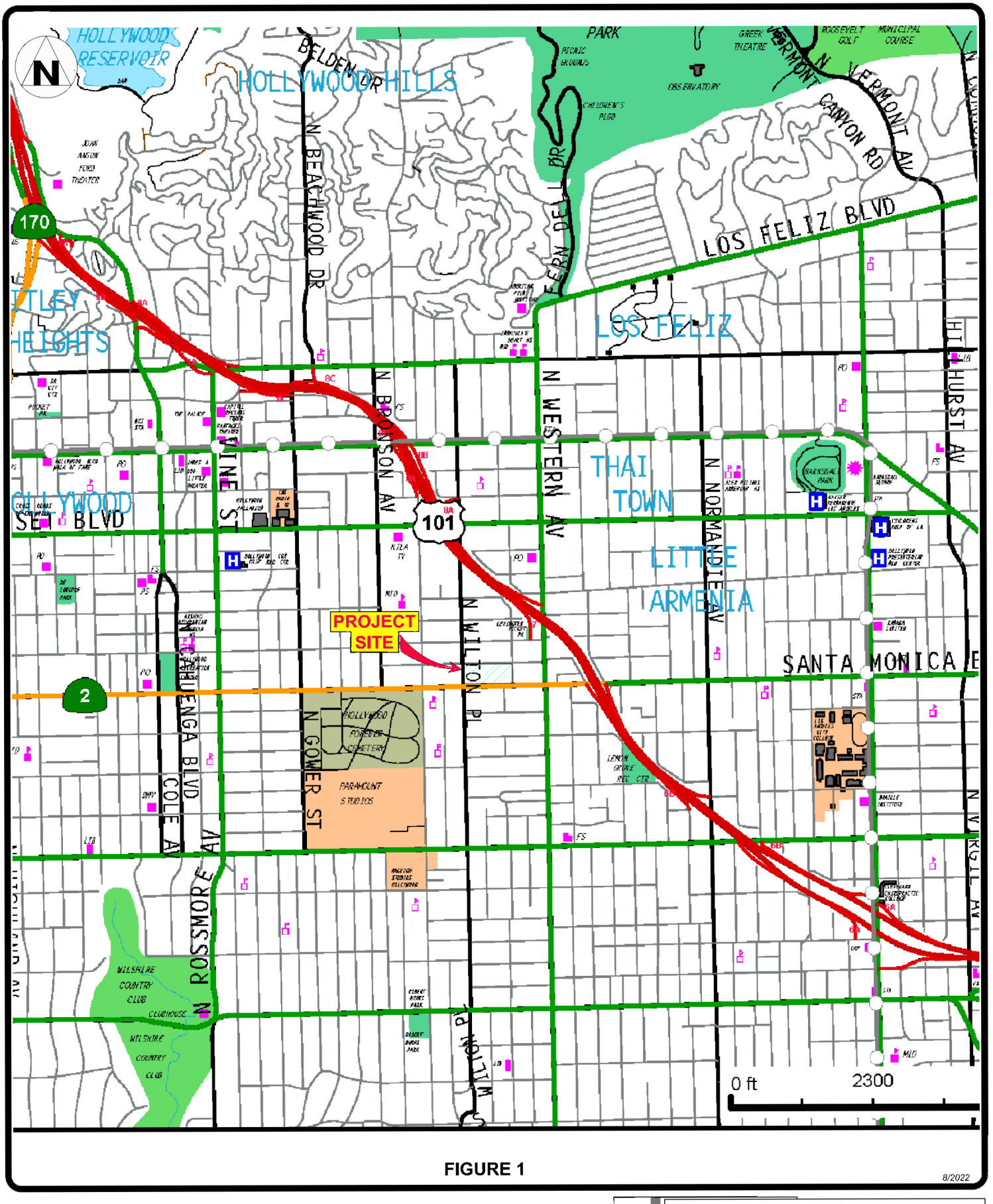

FIGURE 1

8/2022

PROJECT LOCATION

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266
(310) 545-1235 phone, liz@overlandtraffic.com



FIGURE 2

8/2022

PROJECT SITE PLAN

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266
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CHAPTER 2 CEQA TRANSPORTATION ASSESSMENT

The scope for this study was reviewed and approved by LADOT in accordance with the City CEQA requirements as contained in the LADOT TAG, adopted in July 2020. A copy of the LADOT approved MOU is provided in Appendix A.

The TAG is the City document that establishes procedures and methods for conducting CEQA transportation analyses for land development projects. The TAG identifies three CEQA thresholds for identifying significant transportation impacts.

- Threshold T-1: Conflicting with Plans, Programs, Ordinances, or Policies;
- Threshold T-2.1: Causing Substantial Vehicle Miles Traveled (VMT);
- Threshold T-3: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use.

Project Initial VMT Screening

This is the first step in evaluating whether conditions exist that might indicate an environmental impact. A project is reviewed through a series of screening criteria to determine whether further CEQA analysis is required to address the threshold questions.

If the development project requires a discretionary action, and the answer is yes to any of the following threshold questions, further analysis is required to assess whether the proposed project would negatively affect the transportation system for all travel modes including pedestrian, bicycle, or transit facilities

1. Does the Project involve a discretionary action that would be under review by the Department of Planning?

Yes, the Project is requesting a General Plan Amendment and Zone Change approval.

2. Would the Project generate a net increase of 250 or more daily vehicle trips?

Yes, using the LADOT VMT calculator (version 1.3) for screening purposes, the Project

would generate an increase of 3,938 daily vehicle trips. TDM strategies are not considered in the screening criteria.

3. Is the Project proposing to, or required to, make any voluntary or required, modifications to the public right-of-way (i.e., street dedications, reconfigurations of curb lines, etc.)?

Yes, according to the BOE PCRF and Mobility Element, Santa Monica Boulevard, which is designated in the Mobility Plan 2035 as a Modified Avenue I (requiring a 104-foot right-of-way and 74-foot roadway) would require a 12-foot dedication and 7-foot widening. Wilton Place which is designated in the Mobility Plan 2035 as a Modified Avenue III (requiring a 76-foot right-of-way and 50-foot roadway) would require an 8-foot dedication and 5-foot widening. A 15-foot by 15-foot corner cut or 20-foot radius cut would be required on the corners of Santa Monica Boulevard/Wilton Place, Wilton Place/Virginia Avenue, Virginia Avenue/St. Andrews Place, and St. Andrews Place/Santa Monica Boulevard. In addition, the east-west alley intersecting Wilton place and north-south alley intersecting Virginia Avenue between the boundaries of the site require a 2-foot dedication on each side of the alley.

However, the dedications and widening are not currently necessary to meet the City's mobility needs and would disrupt street frontages and potentially create hazardous situations. The Project requests to maintain the current dedications and roadways to provide a cohesive pedestrian experience. The BOE PCRF required widening and dedications are unlikely on neighboring properties. Discontinuous improvements do not yield practical benefits to the City's mobility needs and may hinder movement with street frontages that are not uniform. The Developer proposes to cover the entire City block and is applying to merge the alley, so the Project is a unified campus setting project. A waiver under LAMC 12.37 from noted dedication and improvements will be requested.

4. Is the Project's frontage along a street classified as an Avenue, Boulevard or Collector (as designated in the City's General Plan) 250 linear feet or more, or is

the Project's frontage encompassing an entire block along an Avenue or Boulevard (as designated in the City's General Plan)?

Yes, the frontage along Santa Monica Boulevard, which is designated as an Avenue I, is approximately 742 feet in length and the frontage along Wilton Place, which is designated as an Avenue III is approximately 289 feet in length.

5. Would the Project generate a net increase in daily VMT?

Yes, using the LADOT VMT calculator screening sheet, the Project would generate 27,585 daily VMT. TDM strategies are not considered in the screening criteria. Appendix D contains the VMT reports.

6. Would the Project be located within a one-half mile of a fixed-rail or fixed-guideway transit station and replace an existing number of residential units with a smaller number of residential units?

No, the location of the Project Site is not within a half mile of a fixed-rail or fixed-guideway transit station. There are not any existing residential units existing or proposed.

7. Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way?

Yes, the site currently has 2 driveways on Wilton Place and one alley access, 1 alley access on Virginia Avenue and 1 driveway on St. Andrews Place. The Project proposes closure of the existing driveways and vacation of the two alleys. A new driveway is proposed on both Wilton Place and St. Andrews Place to on-site drop-off/pick up area parking. A second driveway from both Wilton Place and St. Andrews Place is proposed to the subterranean parking. Two driveways are proposed from Virginia Avenue for the studios. Currently there are five accesses to the site. In the future, with the proposed Project, there will be six.

8. Does the land use project include the construction of 50 dwelling units or guest rooms or combination thereof or 50,000 square feet of non-residential space?

Yes. The Project does not include any residential space but would remove the existing 98,352 square foot building which was previously was used by Sears and would construct 510,621 of production studios, offices, restaurants, and related accessory uses.

The TAG also provides screening criteria for consistency in accordance with CEQA Section 15064.3 subdivision (b)(2) on VMT impacts from Transportation Projects. The screening criteria for Transportation Projects is determined from the following question below.

Criteria for Transportation Projects - Would the Transportation Project include the addition of through traffic lanes on existing or new highways, including general purpose lanes, high-occupancy vehicle (HOV) lanes, peak period lanes, auxiliary lanes, and lanes through grade-separated interchanges (except managed lanes, transit lanes, and auxiliary lanes of less than one mile in length designed to improve roadway safety)?

Not Applicable - This analysis for Transportation Projects is not applicable to land development projects and the Project is not a transportation project because the Project is a land development project. Therefore, the transportation project analysis is not part of the Project's CEQA review.

Based on the Project VMT Initial Screening Criteria on pages 5 through 8 for land development projects, further analysis is required to assess whether the Project would negatively affect the transportation system. Screening criteria presented in the TAG document specific to each area of analysis is contained in Appendix B.

I. Conflicts with Plans, Programs, Ordinances or Policies (Threshold T-1)

To guide the City's Mobility Plan 2035, the City adopted programs, plans, ordinances, and policies that establish the transportation planning framework for all travel modes, including vehicular, transit, bicycle, and pedestrian facilities. Land development projects shall be evaluated for conformance with these City adopted transportation plans, programs, and policies.

Per the TAG guidelines, a project would not be shown to result in an impact merely based on whether a project would not implement a program, policy, or plan. Rather, it is the intention of this threshold test to ensure that proposed development does not conflict with nor preclude the City from implementing adopted programs, plans, and policies. Although the Project will not be providing roadway designated dedication and improvements, the improvements would not increase the number of lanes on the adjacent roadways. Instead, the Project proposes to maintain the current roadways and surrounding street character.

The TAG provides a list of key City plans, policies, programs, and ordinances for consistency review, see Table 1. Projects that generally conform with and do not conflict with the City's development policies and standards addressing the circulation system, will generally be considered consistent.

Table 1
Consistency Check with Key City Plans, Programs, Ordinances or Policies

TAG Table 2.1-1: City Documents that Establish the Regulatory Framework				
	Plan or Policy	Consistent?	Notes	Preclude City Implementation?
1.	LA Mobility Plan 2035	No	Santa Monica Bl. - Modified Avenue I (requiring a 104-foot right-of-way and 74-foot roadway) would require a 12-foot dedication and 7-foot widening. Wilton Pl - Modified Avenue III (requiring a 76-foot right-of-way and 50-foot roadway) would require an 8-foot dedication and 5-foot widening. A 15-foot by 15-foot corner cut or 20-foot radius cut would be required on the corners of Santa Monica Boulevard/Wilton Place, Wilton Place/Virginia Avenue, Virginia Avenue/St. Andrews Place, and St. Andrews Place/Santa Monica Boulevard. In addition, the east-west alley intersecting Wilton place and north-south alley intersecting Virginia Avenue between the boundaries of the site require a 2-foot dedication on each side of the alley.	Yes
2.	Plan for Healthy LA	Yes	The Project would support Policy 5.7, Land Use Planning for Public Health and Greenhouse Gas (GHG) Emission Reduction, by reducing single-occupant vehicle trips by its proximity to transit service and on-site amenities for the employees. The Project would not conflict with other policies in the Plan for Healthy LA.	No
3.	Land Use Element of the General Plan (35 Community Plans)	Yes	The Project is in the Hollywood Community Plan area. The Project would be in substantial conformance with the purposes, intent, and provisions of the General Plan and the Community Plan.	No
4.	Specific Plans	Not Applicable	The Project is not within a Specific Plan area.	No
5.	LAMC Section 12.21A.16 (Bicycle Parking)	Yes	The Project would, at a minimum, comply with the required short- and long-term bicycle parking pursuant to LAMC Section 12.21. A.16.	No
6.	LAMC Section 12.26J (TDM Ordinance)	Yes	LAMC Section 12.26J for Transportation Demand Management and Trip Reduction Measures applies to the construction of new non-residential floor area greater than 25,000 sf. The Project would comply with this requirement.	No
7.	LAMC Section 12.37 (Waivers of Dedications and Improvement)	Yes	A waiver of dedication and improvements is requested for all dedications and improvements.	Yes

	Plan or Policy	Consistent?	Notes	Preclude City Implementation?
8.	Vision Zero Action Plan	Yes	The Project would not preclude or conflict with the implementation of future Vision Zero projects in the public right-of-way.	No
9.	Vision Zero Corridor Plan	Yes	The Project would not preclude or conflict with the implementation of future Vision Zero projects in the public right-of-way	No
10.	Citywide Design guidelines	Yes	Per Guideline 1-3 below.	No
	Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all	Yes	The Project would create a continuous and straight sidewalk clear of obstructions for pedestrian travel. The Project would provide adequate sidewalk width and right-of-way that accommodates pedestrian flow and activity. Pedestrian access would be provided at street level with direct access to the surrounding neighborhood and amenities.	No
	Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.	Yes	The Project would comply with the Citywide Design Guidelines incorporating vehicle access locations that do not discourage and/or inhibit the pedestrian experience. Vehicular access and parking are located on two local streets (Virginia Av. & Saint Andrews Pl.) and a Modified Avenue III (Wilton Place). Visual and audio alerts of exiting vehicles will be provided to pedestrians and cyclists along Wilton Place. The Project vehicular access would comply with driveway location standards. No vehicular access would be provided on Santa Monica Boulevard.	No
	Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.	Yes	The building design would use attractive architectural elements. The Project would not preclude or conflict with the implementation of future streetscape projects in the public right-of-way.	No

As summarized above in Table 1, the Project would not conflict with most key City planning documents. The Bureau of Engineering (BOE)/ Department of City Planning (DCP Planning Case Referral Form (PCRF) details street classifications per the Mobility Plan 2035, current street dedications and widths and the street dedication and improvement requests of the Project. Pursuant to LAMC Section 12.37, the Project is seeking a waiver to dedicate and improve the following along the Project frontages:

- Santa Monica Boulevard – 12-foot dedication and 7-foot widening;
- Wilton Place – 8-foot dedication and 5-foot widening;
- Alley – 2-foot dedication and widening on each side of the alley;
- Santa Monica Boulevard/Wilton Place – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut;
- Wilton Place/Virginia Avenue – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut;
- Virginia Avenue/St. Andrews Place – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut;
- Santa Monica Boulevard/St. Andrews Place – dedication for 15-foot by 15-foot corner cut or 20-foot radius cut.

The waiver is requested as the dedications and widening are not currently necessary to meet the City's mobility needs and would disrupt street frontages and potentially create hazardous situations. The Project requests to maintain the current dedications and roadways.

The BOE PCRF-required widening and dedications are unlikely to be achieved on neighboring properties and the improvements would not extend the entire block. Discontinuous improvements do not yield practical benefits to the City's mobility needs and may hinder movement with street frontages that are not uniform. As the widening and dedication required along Santa Monica Boulevard and Wilton Place are unnecessary, would disrupt uniform street frontages and potentially create hazardous situations, the requirement to construct the 15-feet by 15-feet corner cut or a 20-foot

radius cut on the corners of Santa Monica Boulevard/Wilton Place, Wilton Place/Virginia Avenue, Virginia Avenue/St. Andrews Place, and St. Andrews Place/Santa Monica Boulevard Place would be unnecessary. Instead, the Project requests to maintain the current corner cuts.

The TAG also provides a list of questions to guide the Project's consistency review. These questions and answers relative to the Project are provided in Appendix C of this report (D-1 of the LADOT TAG). As demonstrated in Appendix C, with approval of the requested waiver, the potential impacts would be less than significant. Improvements along these connecting segments of Santa Monica Boulevard and Wilton Place have not been made at this time and are not likely to be made in the near future.

Cumulative Consistency Check

Pursuant to the TAG, each of the plans, programs, ordinances, and policies to assess potential conflicts with proposed projects should be reviewed to assess cumulative impacts that may result from the Project in combination with other nearby development projects.

A cumulative impact could occur if the Project, with other future development projects located on the same block were to cumulatively preclude the City's ability to serve transportation user needs as defined by the City's transportation policy framework[1]. The results of the Project's VMT calculation (as shown in Appendix D) would not exceed the City's APC VMT impact thresholds and as such, the Project's contribution to the cumulative VMT impact is adequate to demonstrate there is no cumulative VMT impact. No cumulative impact has been identified with this Project that would preclude the City's implementation of any transportation related policies, programs, or standards.

[1] *Framework includes LA Mobility Plan 2035, Plan for Healthy LA, Specific Plans, LAMC Section 12.21.a.16. LAMC Section 12.26J, Vision Zero Action Plan, Vision Zero Corridor Plans, Streetscape Plans, Citywide Design guidelines as noted in the LADOT July 2020 TAG page 2-3.*

Therefore, the Project would not have a significant transportation impact under CEQA Threshold T-1 (Conflicting with Plans, Programs, Ordinances, or Policies).

II. Causing Substantial Vehicle Miles Traveled (Threshold T - 2.1)

The intent of this threshold question is to assess whether a land development project causes a substantial VMT impact. CEQA Guidelines Section 15064.3(b) relates to use of VMT as the methodology for analyzing transportation impacts.

To address this question, LADOT's TAG identified significant VMT impact thresholds for each of seven Area Planning Commission (APC) sub-areas in the City. A project's VMT is compared against the City's APC threshold goals for household VMT per capita and work VMT per employee to evaluate the significance of the project's VMT.

A development project would have a potential impact if the development project would generate VMT exceeding 15% below the existing average VMT for the Area Planning Commission (APC) area in which the project is located per TAG Table 2.2-1.

The Project is in the Central APC sub-area which limits daily household VMT per capita to a threshold value of above 6.0 and a daily work VMT per employee to a threshold value of above 7.6 (15% below the existing VMT for the Central APC).

As a Project design feature, the Project proposes to apply permissible reductions to the vehicle parking supply below what is required per LAMC, to provide a sufficient number of bicycle parking spaces to meet City of Los Angeles bicycle parking requirements per LAMC Section 12.21.A.16 with 56 short term bicycle parking spaces, 106 long term bicycles spaces, and to provide 10 showers and a total of 162 secure lockers.

Results of the Project's VMT calculation (as shown in Appendix D) provides an estimate based on the Project's land uses, size and TDM program strategies that are included as Project design features (i.e., reduced parking, bike parking per LAMC, showers and secure lockers). There would be no Project household VMT per capita impact because no housing is proposed. The Project's work VMT per employee is estimated as 6.6.

Thus, in summary, the Project does not propose any housing and therefore would not create a household VMT impact. The Project would not have a significant work VMT impact in the Central APC because the Project's daily work VMT per employee is calculated to be 6.6, which is below the CEQA Threshold T-2.1 (Causing Substantial Vehicle Miles Traveled)

of above 7.6. There would be no remaining significant traffic impacts.

The Project's VMT analysis worksheets are provided in Appendix D.

TDM Program Project Design Features

Project Design Feature: The Project would include two TDM measures that reduce trips and VMT through TDM strategies and are included in the VMT analysis for the Project. These TDM project features, as described by LADOT'S TAG, are listed below:

- REDUCED PARKING SUPPLY – This strategy changes the Project's parking supply to provide less than the amount of vehicle parking required by direct application of the LAMC requirements without consideration of parking reduction permitted in the code. Per direct application of the LAMC for the Project would be required to provide 1,012 parking spaces. The Project would apply reductions through replacement of each vehicle space with 4 bicycle spaces for a total of 981 vehicle parking spaces.
- BICYCLE INFRASTRUCTURE – Include Bike Parking per LAMC - This strategy involves implementation of short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations under existing LAMC regulations applicable to the Project. The Project would be required to, and would provide, a minimum of 162 bicycle parking spaces.
- BICYCLE INFRASTRUCTURE – Include Bike Parking and Showers - This strategy involves implementation of additional end of trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the Project. This Project would provide 10 showers and 162 secure lockers.

As stated in the City of Los Angeles VMT Calculator Documentation, May 2020 (Chapter 4, page 17), the effectiveness (reduction in Project VMT) of each TDM strategy/Project Design Feature included in the VMT Calculator is based primarily on research documented in the 2010 California Air Pollution Control Officers Association (CAPCOA) publication, Quantifying Greenhouse Gas Mitigation Measures (CAPCOA, 2010). No significant household or work impact is identified, and no mitigation is required of the Project.

Summary:

- Household VMT per Capita Threshold is above 6.0
- There would be NO residential component to the Project.
- NO HOUSEHOLD VMT IMPACT

- Work VMT per Employee Threshold is above 7.6
- Work VMT per Employee is 6.6 with Project Features
- NO WORK VMT IMPACT

Cumulative VMT Consistency Check

Cumulative VMT impacts are evaluated through a consistency check with the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS) plan. The RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and greenhouse gas (GHG) reduction targets.

Per the City's TAG, projects that are consistent with the RTP/SCS plan in terms of development location and density are part of the regional solution for meeting air pollution and GHG goals. Projects that have less than a significant VMT impact are deemed to be consistent with the SCAG's 2016-2040 RTP/SCS and would have a less-than-significant cumulative impact on VMT.

As shown, the Project VMT impact would not exceed the City's Central APC VMT impact thresholds with mitigation and as such, the Project's contribution to the cumulative VMT impact is adequate to demonstrate there is no cumulative VMT impact.

III. Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use (Threshold T- 3.1)

Impacts regarding the potential increase of hazards due to a geometric design feature generally relate to the design of access points to and from the project site, and may include safety, operational, or capacity impacts. Impacts can be related to vehicle conflicts as well as to operational delays caused by vehicles slowing and/or queuing to access a project site.

No deficiencies are apparent in the site access plans which would be considered significant. This determination considers the following factors:

1. No vehicular access is proposed on Santa Monica Boulevard, a designated Modified Avenue I roadway.
2. Vehicle access to the parking would be from the adjacent Local Streets of Virginia Avenue and St. Andrews Place and from the Modified Avenue III roadway of Wilton Place.
3. The Project would reduce the number of driveways on to the higher designated, and used roadway, of Wilton Place. By providing one fewer access on the more trafficked roadway, the Project would reduce the number of potential hazard points with pedestrians, cyclists, and other vehicles.
4. Due to the Avenue III roadway designation; mirrors, visual and audio alerts of exiting vehicles is proposed along North Wilton Place.
5. The Project street access would be consistent with LADOT driveway placement and location per LADOT Manual of Policies and Procedures, Section 321, Driveway Design.

The Project Site plans do not present any hazardous geometric design features. Therefore, the Project would not have a significant transportation impact under CEQA Threshold T-3.1 (Substantially Increasing Hazards Due to a Geometric Design Feature).

Cumulative Access Evaluation

According to the TAG, an evaluation of site access plans for related projects with access points proposed along the same blocks as the proposed project must be reviewed for potential cumulative access impacts.

The proposed Project would have vehicle access from Wilton Place, Virginia Avenue, and St. Andrews Place. No other related projects were identified along the same block in the Project area. No cumulative impacts were identified.

In addition to conducting a CEQA review of development projects pursuant to SB743, LAMC Section 16.05 (Site Plan Review) authorizes a non-CEQA transportation analysis of development projects to identify deficiencies that may occur in the area due to the project. Additional authority is sited in other discretionary processes (e.g. conditional use permits) where the City is required to make findings to support approval of development projects. LADOT retains the ability to impose development conditions to improve operational safety and access around a project site and to better assess how proposed projects may affect the City's transportation system under the non-CEQA assessment.

Pursuant to the TAG, a delay-based analysis has been used to evaluate if the Project would contribute to potential circulation and access deficiencies that require specific operational improvements to the circulation system. The Project Study Area is the area surrounding the Project Site where there is a potential to create a deficient operating condition or excessive queues that extend beyond the turning lane. Specifically, this Transportation Assessment evaluates conditions along Wilton Place, Saint Andrews Place, Western Avenue, La Mirada Avenue, Lexington Avenue, Virginia Avenue, and Santa Monica Boulevard.

To assist in the non-CEQA evaluation, the following information provides the environmental conditions in which the Project is located.

ENVIRONMENTAL SETTING

Land Use

The Project Site is in the Hollywood Community Plan area and located approximately 5 miles northwest of downtown Los Angeles. The Community Plan area is located predominately north of Melrose Avenue west of the City of West Hollywood, south of Mulholland Drive, Barham Boulevard and Forest Lawn Drive and west of the Silver Lake-Echo Park – Elysian Valley and the Northeast Los Angeles Community Plan areas. Appendix E contains the Hollywood Community Plan land use map.

Transportation Facilities

The City of Los Angeles has adopted the Mobility Plan 2035 as an update to the City's General Plan Transportation Element to incorporate the complete streets principles for integrating multi-mode transportation networks. The Mobility Plan 2035 dictates the street standards and designations for all users. Appendix F provides a map of the area roadway designations, roadway design standards and aerials of nearby signalized locations.

Pursuant to the City of Los Angeles Mobility Element, arterial roadways are designated as Boulevards and Avenues. Avenues may vary in their land use context, with some streets passing through both residential and commercial areas. The roadway standard for a Modified Avenue I is a right-of-way width of 104 feet and a roadway width of 74 feet. Non-arterial roadways connect arterial roadways to local residential neighborhoods or industrial areas. Non-arterial roadways are designated collector or local streets. The standard for a Local Street is a right-of-way width of 60 feet and a roadway width of 36 feet.

Regional access to the Project Site area is provided by the Hollywood Freeway (US-101). The north-south Hollywood Freeway is located approximately 1,600 feet east of the Project Site. The Hollywood Freeway is accessible via Lexington Avenue with a southbound off ramp, a northbound on ramp on Western Avenue north of Lexington Avenue, and a southbound on ramp and northbound off ramp on Santa Monica Boulevard.

The Hollywood Freeway carries approximately 258,000 vehicles per day (VPD) with 15,300 vehicles per hour (VPH) at Santa Monica Boulevard. Freeway traffic volumes are provided by Caltrans in the 2017 Traffic Volumes Book[2]. The Hollywood Freeway is typically congested during the morning and afternoon commute hours.

Major roadways in this area of Hollywood generally follow an overall grid pattern with some curves. Key east - west streets providing access to the immediate Project Site Area

[2] Caltrans Traffic Volumes: https://dot.ca.gov/programs/traffic-operations/census/traffic-volumes

include Fountain Avenue and Lexington Avenue. Key north - south streets serving the Project Study A include North Cahuenga Avenue and Vine Street.

Lexington Avenue is an east - west roadway designated approximately 500 feet north of the Project. Lexington Avenue is a Local Street in the Mobility Plan 2035 in the Project Study Area. One lane in each direction is provided and parking is generally permitted in the Project Study Area. There is a southbound 101 freeway off ramp at Lexington Avenue east of Western Avenue.

Santa Monica Boulevard (State Highway 2) is an east - west roadway designated a Modified Avenue I in the Mobility Plan 2035. Santa Monica Boulevard provides the southern boundary of the Project Site. Santa Monica Boulevard, in the Project Study Area, is identified as part of the City of Los Angeles High Injury Network, Bicycle Lane Network, and Pedestrian Enhanced District. In the Project Study Area, two traffic lanes in each direction are provided. Parking is generally provided on both sides of the street with metered 2-hour 8AM to 8PM weekday parking restrictions.

Saint Andrews Place is a north-south roadway designated a Local Street in the Mobility Plan 2035. Saint Andrews Place is the eastern boundary of the Project Site. Saint Andrews Place is a jogged intersection at Santa Monica Boulevard. One lane in each direction is provided. One hour metered parking is provided between Santa Monica Boulevard and Virginia Avenue. North of Virginia Avenue, parking is permitted with the exception of street cleaning on Monday between 10 AM and 1PM.

Virginia Avenue is an east-west roadway designated a Local Street in the Mobility Plan 2035. Virginia Avenue provides the northern boundary of the Project Site. In the Project Study Area, Virginia Avenue is one lane in each direction. There are two speed bumps on Virginia Avenue between Wilton Place and St. Andrews Place. Parking is generally permitted on Virginia Avenue with the exception of street cleaning on Monday between 10 AM and 1PM.

Western Avenue is a north-south roadway designated a Modified Avenue I in the Mobility Plan 2035. Western Avenue is approximately 535 feet east of the Project Site. In the Project Study Area, two traffic lanes in each direction are provided. Parking is

generally provided on both sides of the street with metered 1-hour 8AM to 8PM weekday parking restrictions.

Wilton Place is a north-south roadway designated a Modified Avenue III roadway in the Mobility Plan 2035. Wilton Place is the western boundary of the Project Site. Two lanes in each direction are provided in the Study Area. No parking is permitted in the Study Area. Wilton Place is part of the City's High Injury Network, Bicycle Lane Network, and Pedestrian Enhanced Network.

Transit Information

The proposed Project is a studio, restaurant and creative office complex. The Project is located in a Transit Priority Area with major bus routes. Public transportation in the Study Area is provided by the Metropolitan Transportation Authority (Metro). There is a Metro B Line (previously Red Line) Hollywood/Western station located approximately 3,800 feet northeast of the Project Site. This station is accessible by walking, cycling or using other transit services in the area. The Metro B line provides service between North Hollywood, Universal City, Hollywood, Vermont area, Wilshire area, and downtown Los Angeles including Union Station where there are connections to multiple Los Angeles Count destinations.

Metro and LADOT provides local and rapid bus lines through this area of Hollywood.

Metro local and rapid lines provide service along Santa Monica Boulevard in the Project area which include:

-Route 4 operates between Santa Monica, West Los Angeles, West Hollywood, Hollywood and downtown Los Angeles. There is a stop for Route 4 at Santa Monica Boulevard & Wilton Place adjacent to the site. The headways (time between busses) are approximately 10 minutes during the peak hours.

Metro local and rapid lines provide service along Western Avenue in the Project area which include:

-Route 207 operates between Hawthorne, Chesterfield Square, Jefferson Park, Koreatown and Hollywood. There is a stop for Route 207 at Santa Monica Boulevard

& Western Avenue approximately 600 feet east of the site. Headways are 16 to 18 minutes between buses.

Transfer opportunities are available to/from this area of Hollywood from the local and regional lines. The transit and metro lines are illustrated in Appendix G.

Complete Streets Mobility Networks (Vehicle, Bicycle, Transit and Neighborhood)

The Mobility Plan Element establishes a layered network of street standards that are designed to emphasize mobility modes within the larger system. This approach maintains the primary function of the streets that exist but identifies streets for potential alternative transportation modes providing a range of options available when selecting the appropriate design elements. Streets may be listed in several networks with the goal of selecting a variety of mobility enhancements.

Network layers have been created for the Complete Street Network that prioritizes a certain mode within each layer with the goal of providing better connectivity. The network layers are: Vehicle Enhanced Network, Transit Enhanced Network, Bicycle Enhanced Network and Neighborhood Enhanced Network. Definitions of these networks per the Complete Street Design Guidelines are provide below. Mobility Element maps, Walkability Index maps, bicycle plan maps, and pedestrian destination maps are included in Appendix H.

Vehicle Enhanced Network (VEN) - The VEN includes a select number of arterials that carry high volume of traffic for long distance travel on corridors with freeway access. Moderate enhancements typically include technology upgrades and peak-hour restrictions for parking and turning movements. Comprehensive enhancements can include improvements to access management, all-day lane conversions of parking, and all-day turning movement restrictions or permanent access control.

- There are no VEN roadways in the immediate Project area.

Transit Enhanced Network (TEN) - The TEN is comprised of streets that prioritize travel for transit riders.

- Santa Monica Boulevard – along the southern boundary of the Project Site, is identified as part of the TEN.
- Western Avenue – located east of the Project Site, is identified as part of the TEN.

Bicycle Enhanced Network (BEN) – The BEN is comprised of a network of low – stressed protected bike lanes (Tier 1) and bike paths that prioritize bicycle travel by providing specific bicycle facilities and improvements. The BEN proposes bike facilities on arterial roadways with a striped separation. Tier 1 corresponds to protected bicycle lanes, and Tier 2 and Tier 3 correspond to bicycle lanes on arterial roads with a striped separation that are differentiated only by their potential implementation phasing. The difference between Tier 2 and Tier 3 implies the probability that some lanes are not expected to be implemented by 2035.

- Santa Monica Boulevard – located along the southern boundary of the Project Site is identified as part of the BEN – Tier 3.
- Wilton Place – located along the western boundary of the Project Site is identified as a Tier 2 BEN.

The City of Los Angeles adopted a 2010 Bicycle Master Plan to encourage alternative modes of transportation throughout the City of Los Angeles. The Master Plan was developed to provide a network system that is safe and efficient to use in coordination with the vehicle and pedestrian traffic on the City street systems. The Master Plan has mapped out the existing, funded, and potential future Bicycle Paths, Bicycle Lanes, and Bicycle Routes. Copies of the Bicycle Plan maps dated 2010 are provided in Appendix H for reference. A brief definition of the Master Plan's bicycle facilities is provided below:

Bicycle Path – A bicycle path is a facility that is separated from the vehicular traffic for the exclusive use of the cyclist (although sometimes combined with a pedestrian lane). The designated path can be completely separated from vehicular traffic or cross the vehicular traffic with right-of-way assigned through signals or stop signs.

- No bicycle paths are provided in the immediate area.

Bicycle Lane – A bicycle lane is typically provided on street with a designated lane striped on the street for the exclusive use of the cyclist. The bicycle lanes are occasionally curbside, outside the parking lane, or along a right turn lane at intersections.

Bicycle Route – A bicycle route is a designated route in a cycling system where the cyclist shares the lane with the vehicle. Cyclist would follow the route and share the right - of - way with the vehicle.

Neighborhood Enhanced Network (NEN) - NEN is comprised of local streets intended to benefit from pedestrian and bicycle related safety enhancements for more localized travel of slower means of travel while preserving the connectivity of local streets to other enhanced networks. These enhancements encourage lower vehicle speeds, providing added safety for pedestrians and bicyclists.

- Lexington Avenue, located north of the Project Site, identified as part of the Tier 2 NEN.

Pedestrian Enhanced District (PEDs) - In addition to these street networks, many arterial streets that could benefit from additional pedestrian features to provide better walking connections are identified as Pedestrian Enhanced Districts. The PED segments provided in the mobility map identify streets where pedestrian improvements on arterial streets could be prioritized to provide better walking connections to and from the major destinations within communities.

- Santa Monica Boulevard east of North Ridgewood Place and along the Project Site frontage is identified as part of the PED.
- Wilton Place between Virginia Avenue and Sierra Vista Avenue is identified as part of the PED.
- Western Avenue is identified as part of the PED.

The Complete Streets guide acknowledges that adding pedestrian design features and street trees encourages people to take trips on foot instead of by car. Thereby helping to reduce the volume of cars on the road and emissions, increases economic vitality, and make the City feel like a more vibrant place.

PROJECT TRAFFIC GENERATION

As part of the Non-CEQA assessment, an operational analysis of the peak hour traffic flow with the Project is required. This evaluation is based on peak hour traffic flow level of service (LOS) methodologies which determines vehicle delay using current traffic volume data, traffic signal and street characteristics.

Traffic generating characteristics of many land uses have been studied by the Institute of Transportation Engineers (ITE). The results of these studies are published in ITE Trip Generation, 11th Edition Handbook. The Project's restaurant component land use was evaluated as a high generating high turnover restaurant. The proposed creative office uses tend to differ from standard offices in that the employees keep non-traditional hours. However, the ITE Trip Generation Manual does not differentiate between types of office so the general office rate was used to estimate the creative office trip generation. ITE trip generation rates were used to estimate the office and restaurant land uses. The production studio/stage is a unique land use not represented in the ITE Trip Generation Manual. The rates for this land use are based on empirical data from previously approved Transportation Assessments for NBC Universal Evolution Plan EIT and transportation Assessment for 8th & Alameda Studio Project (8-2021) by Gibson Transportation.

Trip Generation is based on the ITE Trip Generation,11th Edition (ITE Manual) for Creative Office, Office Associated with Production Stage/Studio & Restaurant. The ITE Office Land Use (Code 710) provides trip generation as both a fitted curve and average rate. Based on graphs presented in the ITE Manual, the average rate represents office of less than approximately 200,000 square feet more accurately and the fitted curve appears to represent offices of greater than approximately 200,000 square feet. The office component of the studio is less than appx. 200,000 sf and the office trip generation average rate is used. The creative office component of the project is greater than 200,000 sf and the office fitted curve trip generation was used. The fitted curve, for the office uses, is a natural logarithmic equation (Ln) and is presented below the trip generation rates. Production Stage/Studio incudes the sound stages and flex space

(4x19,439sf)+14,113sf)). The Production Support includes mill & support services. Production Office includes ancillary office associated with the Sound Stage/Studio.

The ITE Trip Generation rates do not include interactions between the land uses. Internal trips are those tips generated by persons already on site that go to a second land use on site without needing their vehicle. The proposed Project's restaurant land use will be provided primarily for employees and for catering functions on site. Therefore, although likely higher, a 50% internal capture rate was included in the analysis.

Traffic rates used in this analysis are presented in Table 2. Table 3, on the following page shows the Project's peak hour trip estimate. Notice that the Project is within a Transit Priority Area (TPA) with services provided along Santa Monica Boulevard and Western Avenue with service to the Metro D Line, Santa Monica Boulevard (Route 4) and Western Avenue (Metro D Line). A 15% transit credit was incorporated for the proposed Project's Production Studio/Stages, Production Support, Production Office, Creative Office and Restaurant.

Table 2
Project Trip Generation Rates

ITE		Daily	AM Peak Hour			PM Peak Hour		
Code	Description	Traffic	In	Out	Total	In	Out	Total
710	General Office (Equation) for Creative Office	a	88%	12%	b	17%	83%	c
710	General Office (Rate) for Production Office	10.84	88%	12%	1.52	17%	83%	1.44
*	Production Support	4.14	65%	35%	0.61	45%	55%	0.57
*	Production Stage/Studio	5.91	63%	37%	0.20	40%	60%	0.43
932	Restaurant	107.20	55%	45%	9.57	61%	39%	9.05

* Based on empirical rates from Transportation Assessment for NBC Universal Evolution Plan EIR and Transportation Assemment for 8th & Alameda Studio Project (8-2021), by Gibson With ITE based rates updated to 11th Edition

a Ln(T)=0.87Ln(x)+3.05 T = Trips & x = sf/1000

b Ln(T)=0.88Ln(x)+1.16

c Ln(T)=0.83Ln(x)+1.29

Table 3
Estimated Project Traffic Generation

ITE Code	Description	Size	Daily Traffic	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
*	Production Stage/Studio	91,870 sf	543	12	6	18	16	24	40
*	Production Support	11,468 sf	47	4	3	7	3	4	7
710	Production Office (rate)	6,619 sf	72	9	1	10	2	8	10
	Subtotal Production Stage/Studio, Support & Office	**109,957 sf**	**662**	**25**	**10**	**35**	**21**	**36**	**57**
932	Restaurant	12,378 sf	1,327	35	28	63	68	44	112
	Internal Restaurant Trips	50%	(663)	(17)	(15)	(32)	(34)	(22)	(56)
	Subtotal Restaurant	**12,378 sf**	**664**	**18**	**13**	**31**	**34**	**22**	**56**
710	**Creative Office (Equation)**	**388,286 sf**	**3,777**	**533**	**73**	**606**	**87**	**425**	**512**
	Subtotal Proposed		**5,103**	**576**	**96**	**672**	**142**	**483**	**625**
	Transit Reduction	15%	(765)	(87)	(14)	(101)	(22)	(72)	(94)
	PROPOSED TOTAL	**510,621 sf**	**4,338**	**489**	**82**	**571**	**120**	**411**	**531**

Table 3 shows the Project traffic estimates using ITE traffic rates. It is estimated that the Project would generate an increase of 4,338 daily trips with 571 vehicle trips during the AM Peak Hour and 531 more trips during the PM Peak Hour more on the nearby street network.

A primary factor affecting trip direction is the distribution of population and employment which would generate Project trip origins and destinations. The estimated project directional trip distribution is also based on the study area roadway network, freeway access points, traffic flow patterns in and out of this area of Hollywood, driveway locations and consistency with previously approved traffic studies for this area. The Project's vehicle trips are analyzed at the nearby intersections in the Project Access, Safety and Circulation Evaluation section of this report starting on page 33.

PEDESTRIAN, BICYCLE AND TRANSIT ACCESS ASSESSMENT

Purpose - The pedestrian, bicycle and transit assessments are intended to determine a project's potential effect on pedestrian, bicycle, and transit facilities in the vicinity of the Project Site. Any deficiencies could be physical (through removal, modification, or degradation of facilities) or demand-based (by adding pedestrian or bicycle demand to inadequate facilities).

Removal or Degradation of Facilities

The Project would not remove, modify, or degrade any pedestrian, bicycle, and transit facility in the vicinity of the Project Site. In fact, any damaged or off-grade sidewalk, curb and gutter along the property frontage(s) would be repaired under Section 12.37 of the Los Angeles Municipal Code (LAMC).

Project Intensification of Use

Generally, projects that contribute to efficient land use patterns enabling higher levels of walking, cycling, and transit as well as lower than average trip length are considered to have a less than significant impact on transportation. These projects include, for example, projects in Transit Priority Areas, projects consisting of residential infill or those located in low VMT areas.

The Project would be developed on a Site located within a TPA with a bus stop for Metro Route 4 on the northeast corner of Santa Monica Boulevard at Wilton Place along the Project Site frontage. The Project Site's frontage on Santa Monica Boulevard is designated as a Modified Avenue I roadway and is included in the Pedestrian Enhanced District, Transit Enhanced District, and Bicycle Lane Network (Tier 3). The Project Site's frontage along Wilton Place is designated as a Modified Avenue II and is part of the Pedestrian Enhanced District, and Bicycle Lane Network (Tier 2).

Transit Facilities -The number of additional transit users that could be created by the Project were estimated based on the ITE Trip Generation Manual 10th Edition Supplement, February 2020 (ITE Supplement). This ITE Supplement provides estimated transit trip ends for some land uses including the proposed office. The Sound Stages and Support Area are not included in the ITE Supplement and were evaluated as office as the closest related land use. Restaurant land uses were not included in the ITE Supplement. Therefore, the shopping center land use was used to as the closest related land use to replicate transit activity created by the restaurant. Note that the restaurant is proposed partially for convenient use by the office employees and their guests. The ITE Supplement transit trip end rates have varying number of sample sizes and reliance. The Dense Multi-Use Urban rates per 1,000 square feet were used for this Project. This

category provides a conservative estimate of transit trips. Table 4a provides the transit trip end rates and trips.

Table 4a
Transit Trip Rates and Trip Ends

Transit Trip Rates

ITE Code	Description	AM Peak Hour Total	PM Peak Hour Total
710	Office	0.15	0.14
820	Shopping Center*	0.91	0.64

* No restaurant transit trip generation available, estimated using shopping center

Transit Trips

ITE Code	PROJECT TRANSIT TRIPS Description	Size	AM Peak Hour Total	PM Peak Hour Total
710	Sound Stages	91,870 sf	14	14
710	Production Support	18,087 sf	3	3
710	Creative Office	388,268 sf	58	58
820	Restaurant	12,378 sf	11	8
NEW TRANSIT TRIPS TOTAL			**86**	**83**

As mentioned previously, the Project is served by local transit. Metro Route 4 along Santa Monica Boulevard and Metro Route 207 have bus stops within 1/4 mile of the Project Site. The Metro B Line Hollywood/Western station is within ¾ mile of the Project Site. These rail and local lines provide transit to major destination points including Santa Monica, Hollywood and downtown Los Angeles. Transfer opportunities from the local lines provides regional access.

Based on the schedule provided on Metro.net and LADOT, the bus services in the area have a range of approximately 10 minutes headways in both the AM and PM Peak Hours for Route 4 and 16 to 18 minutes for the Route 207. Therefore, there would be approximately to 6 buses in each direction along Route 4 and 3 to 4 buses for Route 207. These two services will provide 18 buses in a single hour (6 buses X 2 directions + 3 buses X 2 directions). Metro buses have 40 seats on a low floor bus and 43 seats for a traditional high-floor bus. Larger articulated busses provide 56-60 seats.

Conservatively, this would equate to a total of 720 seats during the peak hour (18 buses X 40 seats). This total does not include standing capacity.

In addition, the Metro B line extension schedule currently provides 15-minute headways during peaks. There are typically two to three cars in each train with 90 seats and standing room for up to 70 riders. With 160 passengers (90 seats + 70 standing) in each direction every 15 minutes, there is capacity for 1,280 passengers during the peak hours (2 directions X 160 passengers X 60 minutes/15-minute headways).

With a combined capacity of 2,000 riders, the Project could create a 4.3% increase in ridership during the AM and a 4.2% increase in ridership during PM Peak Hour (86 riders/2000 seats for the AM Peak Hour and 83 riders/2000 seats for the PM Peak Hour). The projected level of new transit ridership shown in Table 4a, with 86 during the AM Peak Hour and 83 during the PM Peak Hour, would not be expected to create a deficiency to the current transit services in the area.

Bike Facilities -No bike facilities are currently located along the Project Site frontage of Santa Monica Boulevard. Project employees and guests may make use of the cycling in the area via the Project's cycling storage. Showers will be available for those who cycle and want to make use of these facilities. The number of additional cyclists created by the Project was estimated based on the ITE Supplement. This ITE Supplement provides estimated bike trip ends for some land uses including the proposed office. The Sound Stages and Support Area are not included in the ITE Supplement and were evaluated as office as the closest related land use. Restaurant land uses were not included, and shopping center was used as the closest related land use to replicate the bicycle use generation. The ITE Supplement's bike trip end rates have been estimated using the Dense Multi-Use Urban rates per 1,000 square feet for the office and restaurant. Table 4b, on the following page provides the bicycle trip end rates and trips.

Table 4b
Bicycle Trip Rates and Trip Ends

Bike Trip Generation Rates

ITE Code	Description	AM Peak Hour Total	PM Peak Hour Total
710	Office	0.02	0.01
820	Shopping Center*	0.27	0.03

* Not restaurant bike trip generation avaialble, estimated using shopping center

Bike Trips

ITE Code	PROJECT BIKE TRIPS Description	Size	AM Peak Hour Total	PM Peak Hour Total
710	Sound Stages	91,870 sf	2	1
710	Support Area	18,087 sf	0	0
710	Creative Office	388,268 sf	8	4
820	Restaurant	12,378 sf	3	0
NEW Bike TRIPS TOTAL			**13**	**5**

The projected level of cyclists shown above in Table 4b would not be expected to create a deficiency to the current cycling services in the area.

Pedestrian - After construction of the Project, there would be additional pedestrians in the area composed of the employees and guests of the Project. As with the transit and bike trips, the ITE Supplement Dense Multi-Use Urban rates per unit for the office and restaurant (using office rates for the Sound Stages and shopping center rates for the restaurant) were used to provide the estimated pedestrian trip end rates and trips. Table 4c, on the following page, provides the pedestrian trip end rates and trips.

Table 4c
Pedestrian Trip Rates and Trip Ends

Walk Trip Generation Rates

ITE Code	Description	Daily	AM Peak Hour Total	PM Peak Hour Total
710	Office	5X(AM+PM)	0.16	0.17
932	High Turnover Restaurant*	5X(AM+PM)	0.45	0.45

* No rate for PM Peak Hour, Used AM Rate for PM Peak Hour

** No Daily rates, used 5x(AM+PM Peak Hour rates)

Walk Trip Generation

ITE Code	PROJECT PEDESTRIAN TRIPS Description	Size	Daily	AM Peak Hour Total	PM Peak Hour Total
710	Sound Stages	91,870 sf	152	15	16
710	Support Area	18,087 sf	30	3	3
710	Creative Office	388,268 sf	641	62	66
932	Restaurant	12,378 sf	56	6	6
NEW Pedestrian TRIPS TOTAL			**879**	**86**	**91**

A map of the various pedestrian destinations and facilities within ¼ mile is provided in Appendix H.

Street frontage along Santa Monica Boulevard, Wilton Place, Virginia Avenue and St. Andrews Place would be improved with new landscaping and repaired or improved sidewalks along the Project frontages. Full traffic signals with continental (crosshatch) crosswalks are provided on Santa Monica Boulevard at Wilton Place and St. Andrews Place. Due to the Avenue III roadway designation; mirrors, visual and audio alerts of exiting vehicles is proposed along North Wilton Place.

High Injury Network

Vision Zero Los Angeles identified a strategic plan to reduce traffic deaths to zero by focusing on engineering, enforcement, education, and evaluation. The priority identified in the report is safety with a goal to make the streets of the City of Los Angeles the safest in the nation. As part of an effort to achieve this goal, LADOT identified a High Injury Network (HIN) of city streets. The HIN identifies streets with a high number of traffic-related severe

injuries and deaths across all modes of travel with emphasis on those involving pedestrians and cyclists.

Both Santa Monica Boulevard and Wilton Place along the Project frontage are included in the HIN, as shown on the HIN map in Appendix H. Continental crosswalks are currently provided along all legs of the traffic signal-controlled intersections of Santa Monica Boulevard and Wilton Place and Santa Monica Boulevard and St. Andrews Place. In addition, continental crosswalks are provided on Wilton Place at Virginia Avenue. These crosswalks improve driver visibility of pedestrians in the roadway crossing the street. In addition, mirrors, visual and audio alerts of exiting vehicles will be provided at the Project's Wilton Place driveways.

PROJECT ACCESS, SAFETY AND CIRCULATION EVALUATION

Purpose – Project access and circulation is evaluated for safety, operational, and capacity constraints using vehicle level of service to identify circulation and access deficiencies that may require specific operational improvements.

Operational Evaluation

Criteria - Per the TAG, the Transportation Assessment should include a quantitative evaluation of the project's expected access and circulation operations. Project access is considered constrained if the project's traffic would contribute to unacceptable queuing on at project driveway(s) or would cause or substantially extend queuing at nearby signalized intersections. Unacceptable or extended queuing may be defined as follows:

- Spill over from turn pockets into through lanes.
- Block cross streets or alleys.
- Contribute to "gridlock" congestion. For the purposes of this section, "gridlock" is defined as the condition where traffic queues between closely - spaced intersections and impedes the flow of traffic through upstream intersections.

Evaluation - The following traffic conditions evaluation has been prepared to identify any new circulation and access deficiencies that may require specific operational improvements. The circulation level of service evaluation has been prepared using the Highway Capacity

Manual (HCM) methodology which calculates the amount of delay per vehicle based upon the intersection traffic volumes, lane configurations, and signal timing. Highway Capacity Software (HCS) was utilized to conduct the evaluation.

Once the vehicle delay value has been calculated, operating characteristics are assigned a level of service grade (A through F) to estimate the level of congestion and stability of the traffic flow. The term "Level of Service" (LOS) is used by traffic engineers to describe the quality of traffic flow. Definitions of the intersection LOS grades in terms of vehicle delay are shown in Table 5a for signalized locations and Table 5b for stop sign-controlled intersections.

Table 5a
Signalized Intersection Level of Service Definitions

LOS	HCM (delay in seconds)	Operating Conditions
A	Less than 10	No loaded cycles and few are even close. No approach phase is fully utilized with no delay.
B	>10 to 20	A stable flow of traffic.
C	>20 to 35	Stable operation continues. Loading is intermittent. Occasionally drivers may have to wait more on red signal and backups may develop behind turning vehicles.
D	>35-55	Approaching instability. Delays may be lengthy during short time periods within the peak hour. Vehicles may be required to wait through more than one signal cycle.
E	>55 to 80	At or near capacity with possible long queues for left-turning vehicles. Full utilization of every signal cycle is seldom attained.
F	> 80	Gridlock conditions with stoppages of long duration.

Table 5b
Stop Sign Controlled Intersection
Level of Service Definitions

LOS	DELAY (seconds)
A	Less than or equal to 10
B	Over 10 to 15
C	16 - 25
D	26 - 35
E	36 - 50
F	Greater than 50

Analysis of Existing and Future Traffic Conditions

This Existing and Future Traffic analysis is for Non-CEQA evaluation to determine if there are potential access and circulation deficiencies. This analysis does not affect the CEQA VMT Impact analysis. Baseline historic traffic counts were obtained from LADOT. New traffic data cannot be collected during the COVID-19 shutdown, as directed by LADOT. The traffic counts for Wilton Place and La Mirada Avenue were conducted on June 8, 2016, on May 23, 2019 for Santa Monica Boulevard and Wilton Place; on May 23, 2019 for Santa Monica Boulevard and St. Andrews Place ; on for Lexington Avenue and Southbound 101 Freeway Off Ramp ; on October 21, 2015 for Lexington Avenue and Western Avenue; and on May 23, 2018 for Santa Monica Boulevard and Western Avenue.

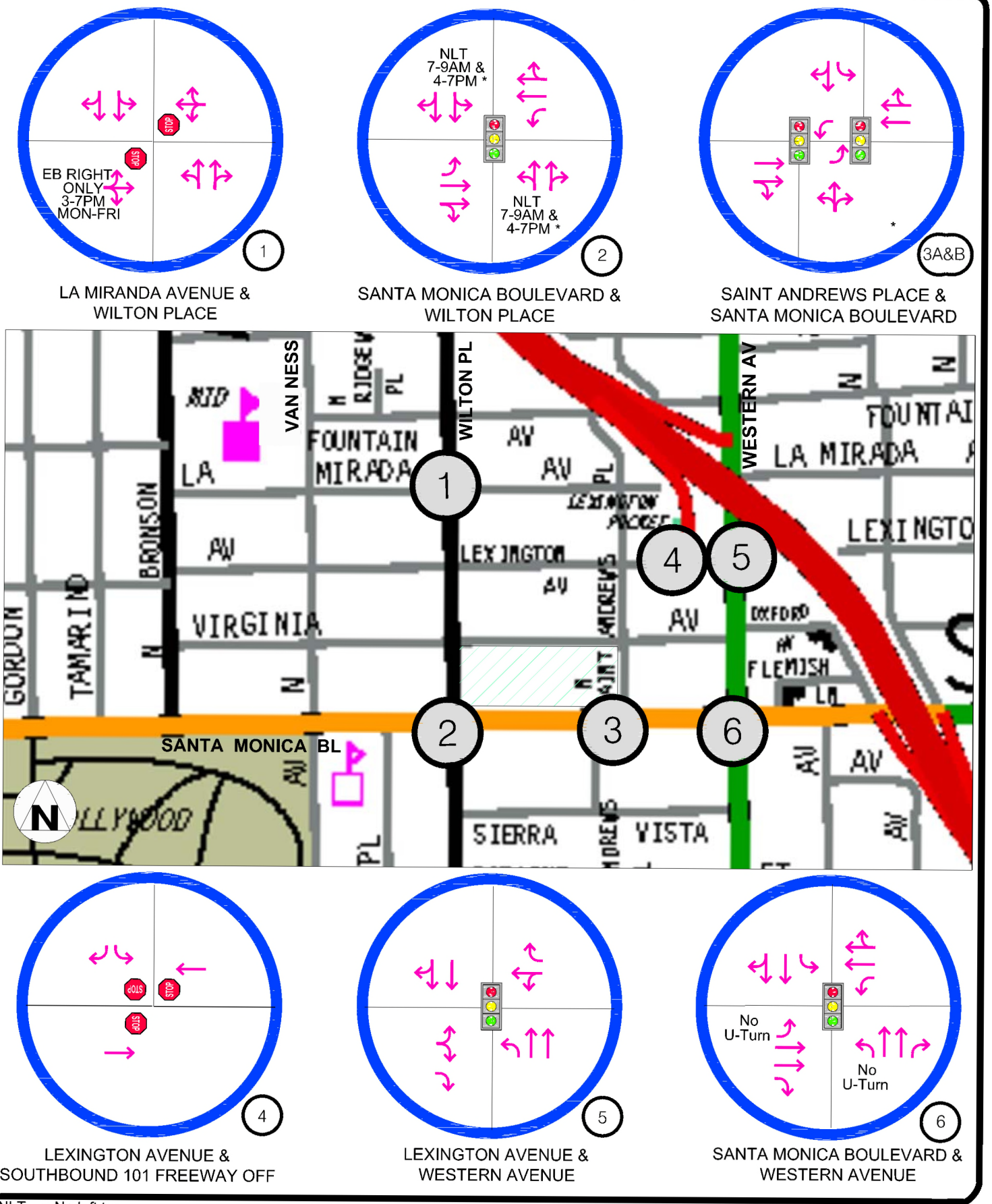
. These baseline traffic counts have been increased by 1 percent per year ambient growth to year 2022 to reflect existing conditions and does not change the CEQA analysis.

The intersections analyzed include:

1. Wilton Place and La Mirada Avenue (stop sign controlled);
2. Santa Monica Boulevard and Wilton Place (traffic signal controlled);
3. Santa Monica Boulevard and St. Andrews Place (traffic signal controlled);
4. Lexington Avenue and Southbound 101 Freeway Off Ramp (stop sign controlled);
5. Lexington Avenue and Western Avenue (stop sign controlled); and
6. Santa Monica Boulevard and Western Avenue (traffic signal controlled).

The Project Driveways on Wilton Place, Virginia Avenue and St. Andrews Place were evaluated separately.

The lane configurations at the Study Area intersections are provided in Figure 3. Further out from the study intersections, Project trips were distributed to the Study Area and are provided in Figure 4. The detailed distribution and Project trips at the Study Area intersections and driveways is provided in Figure 5a and 5b. The LOS calculations summary, on the following pages, in Tables 6 and 7 shows the Project's traffic Existing and Future delay with and without the Project at the signalized and stop sign-controlled intersections.



NLT 7-9AM & 4-7PM = No left turn Time restriction - except Sat/Sun

FIGURE 3

STUDY INTERSECTION CHACTERISTICS

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl #100, Manhattan Beach Ca 90266
(310)545-1235, (661)799-8423 , liz@overlandtraffic.com

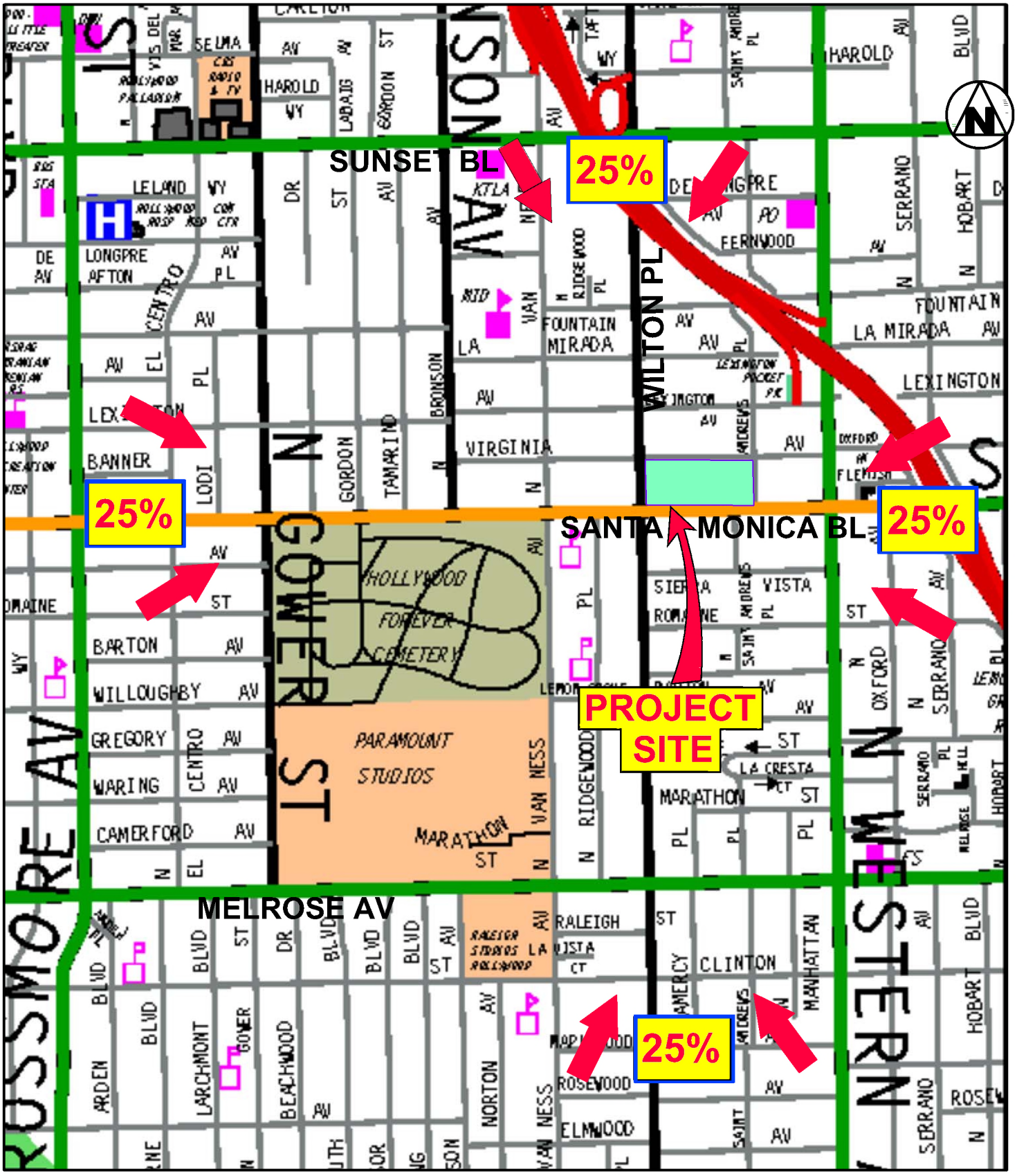


FIGURE 4

5/2021

OVERALL PROJECT TRIP DISTRIBUTION

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266
(310) 545-1235, liz@overlandtraffic.com

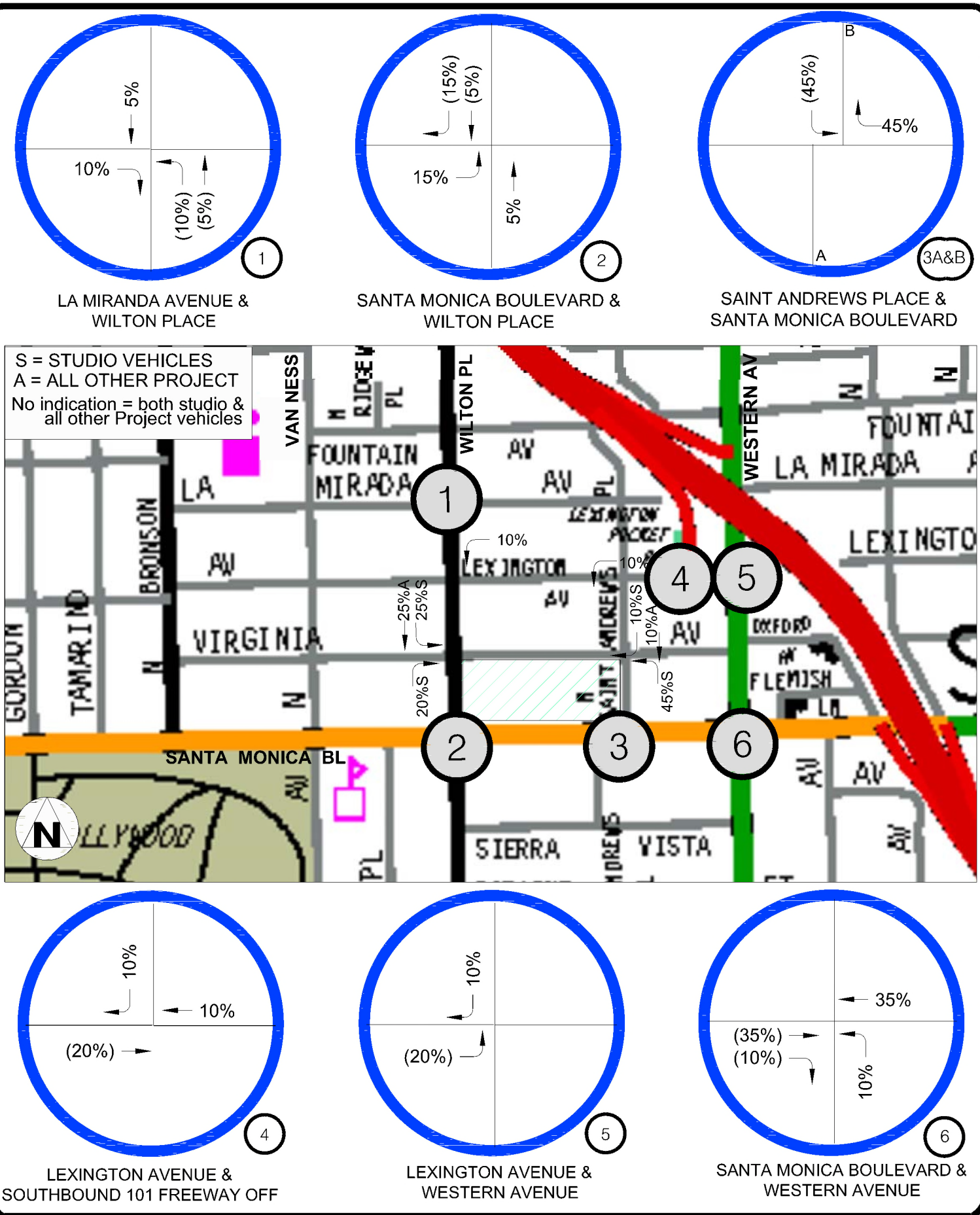
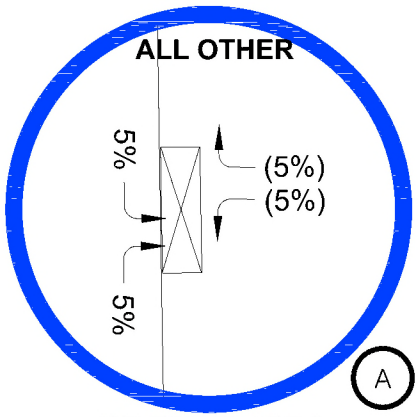


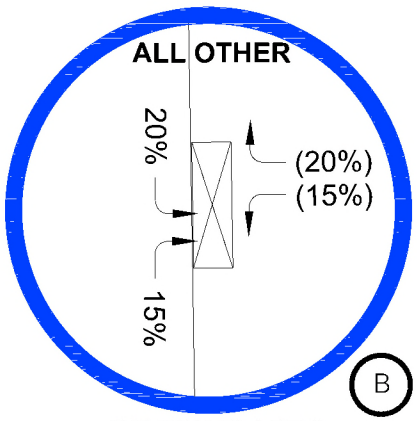
FIGURE 5A

PROJECT TRAFFIC ASSIGNMENT DISTRIBUTION
AT STUDY INTERSECTIONS IN / (OUT)

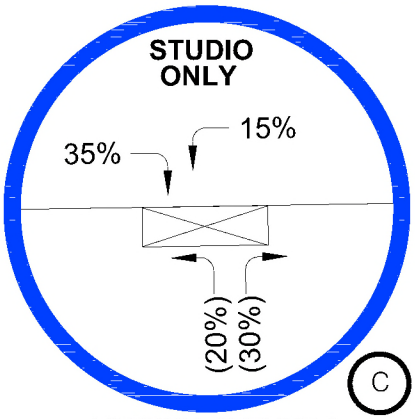
Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl #100, Manhattan Beach Ca 90266
(310)545-1235, (661)799-8423 , liz@overlandtraffic.com



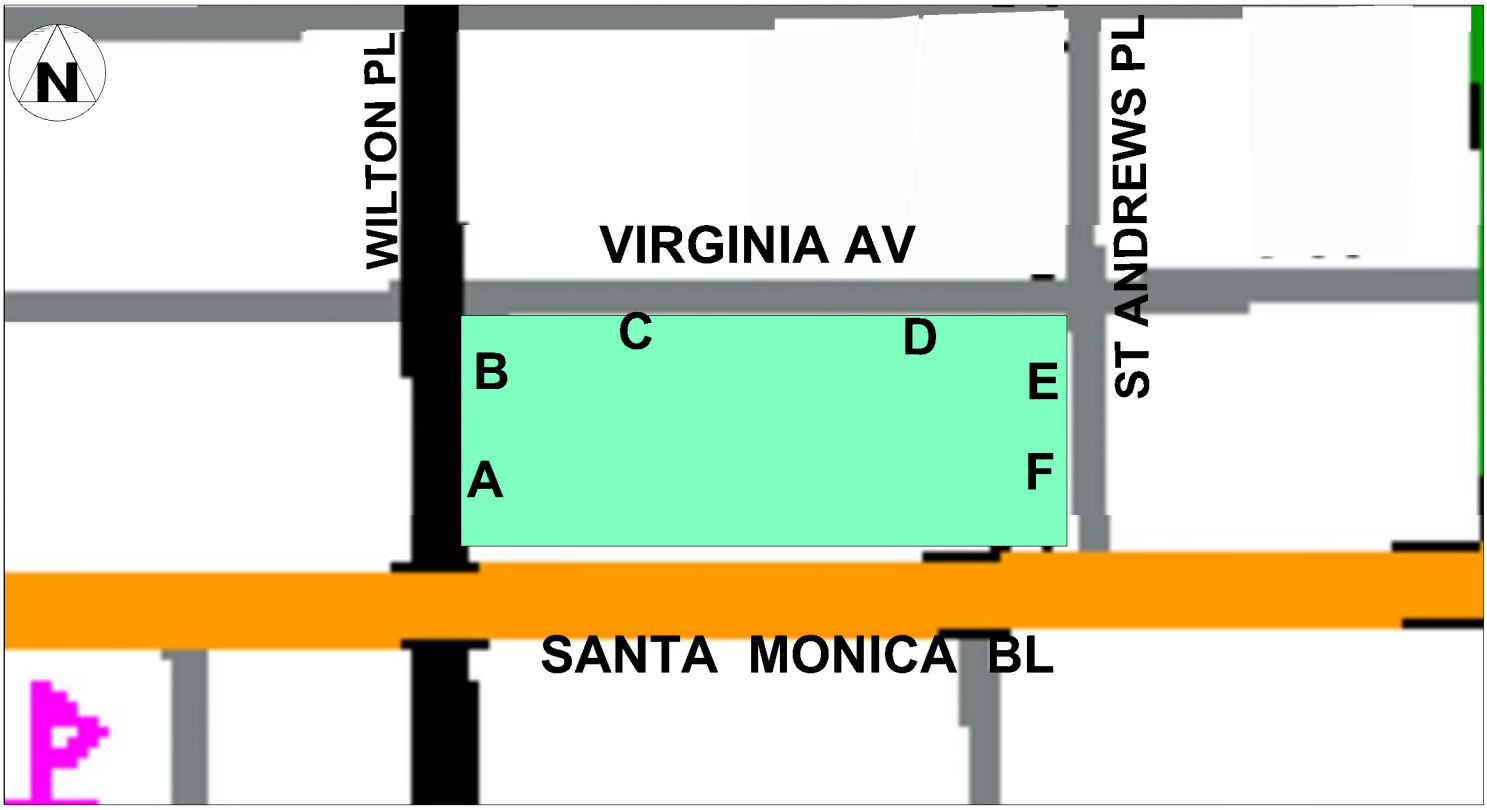
WILTON PLACE &
SOUTHERLY DRIVEWAY
DROP OFF/PICK UP

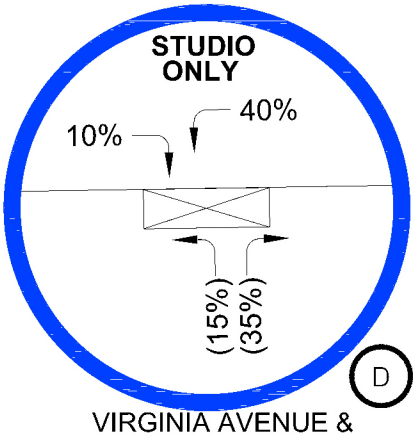


WILTON PLACE &
NORTHERLY DRIVEWAY
SELF PARK & VALET



VIRGINIA AVENUE &
WESTERLY DRIVEWAY
STUDIO VEHICLES





VIRGINIA AVENUE &
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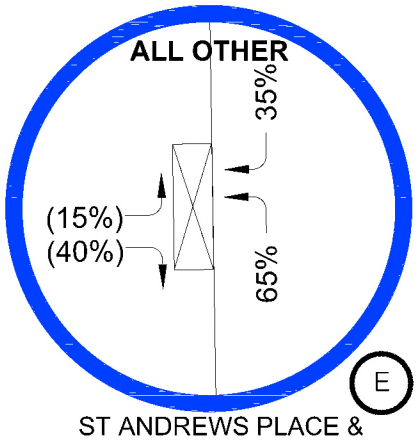
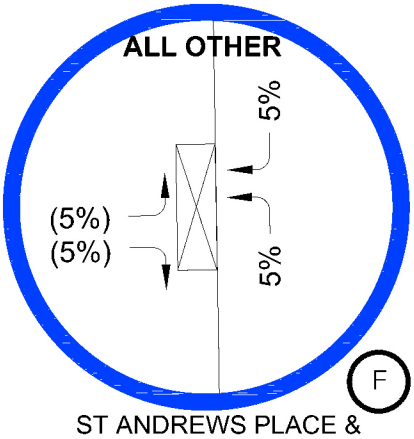
STUDIO VEHICLES & LOADING



ST ANDREWS PLACE &
NORTHERLY DRIVEWAY
SELF PARK & VALET



ST ANDREWS PLACE &
SOUTHERLY DRIVEWA
DROP OFF/PICK UP

FIGURE 5B

PROJECT TRAFFIC ASSIGNMENT DISTRIBUTION AT PROJECT DRIVEWAYS

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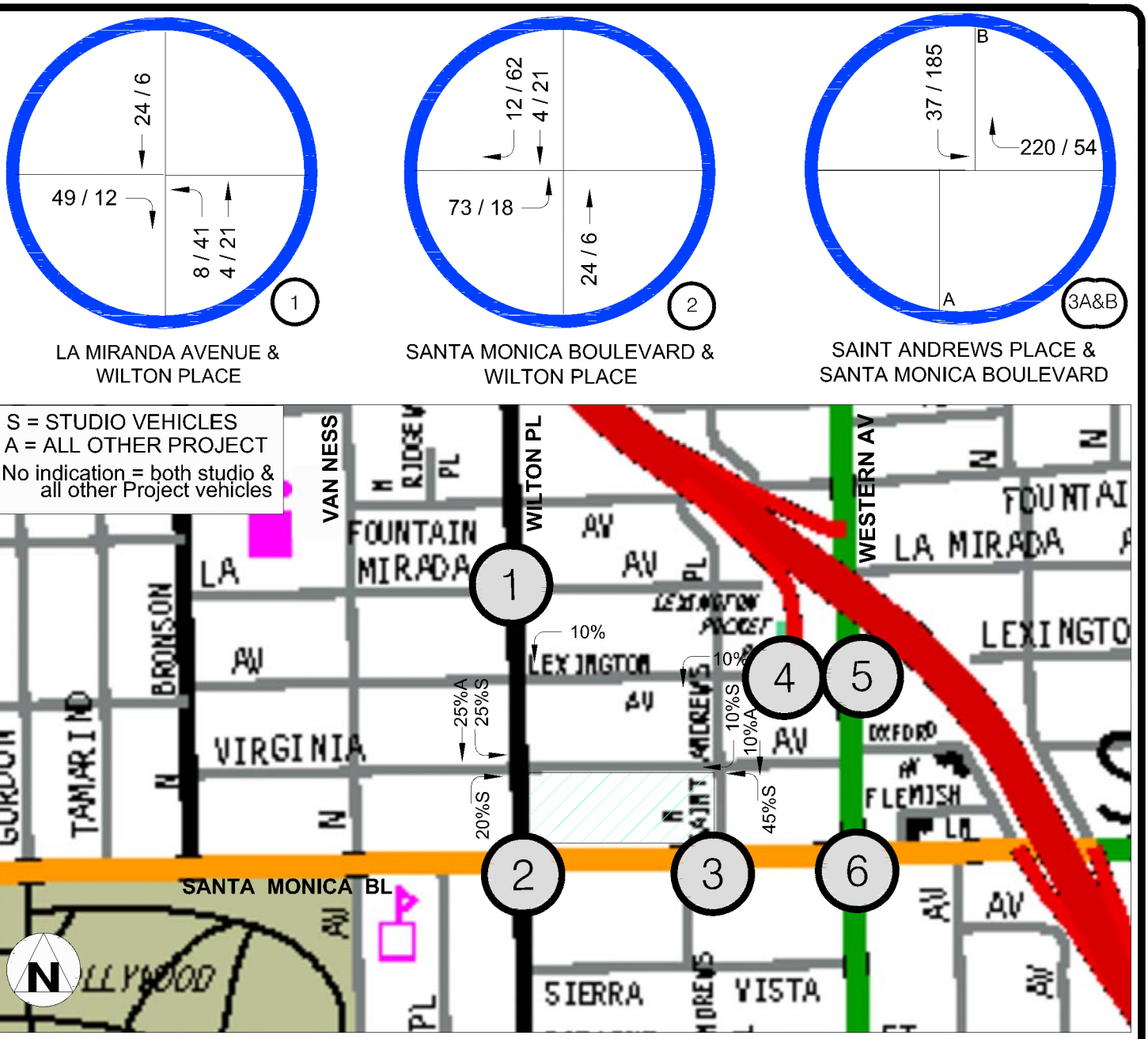

PROJECT TRAFFIC VOLUMES
AT STUDY INTERSECTIONS
AM PEAK HOUR/PM PEAK HOUR

FIGURE 6A

Overland Traffic Consultants, Inc.
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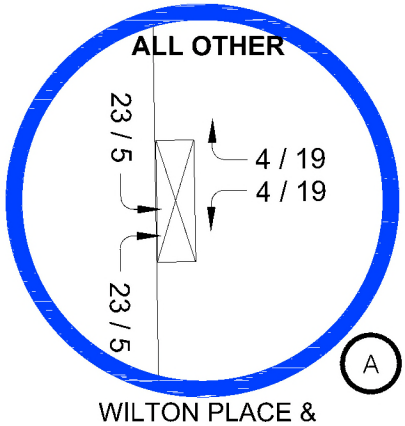
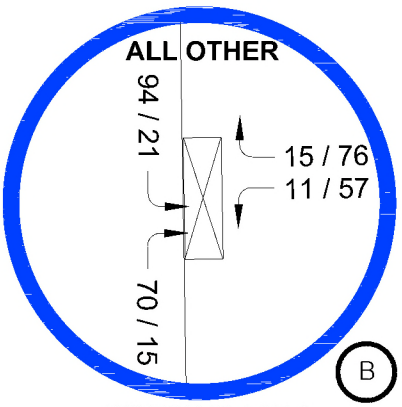
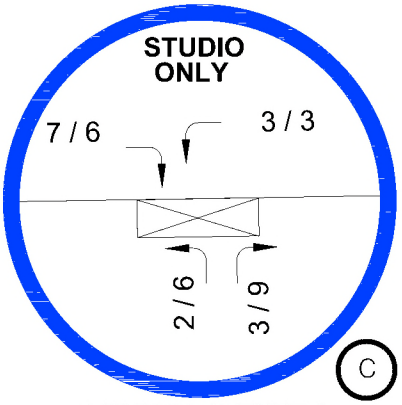


WILTON PLACE &
SOUTHERLY DRIVEWAY
DROP OFF/PICK UP



WILTON PLACE &
NORTHERLY DRIVEWAY
SELF PARK & VALET



VIRGINIA AVENUE &
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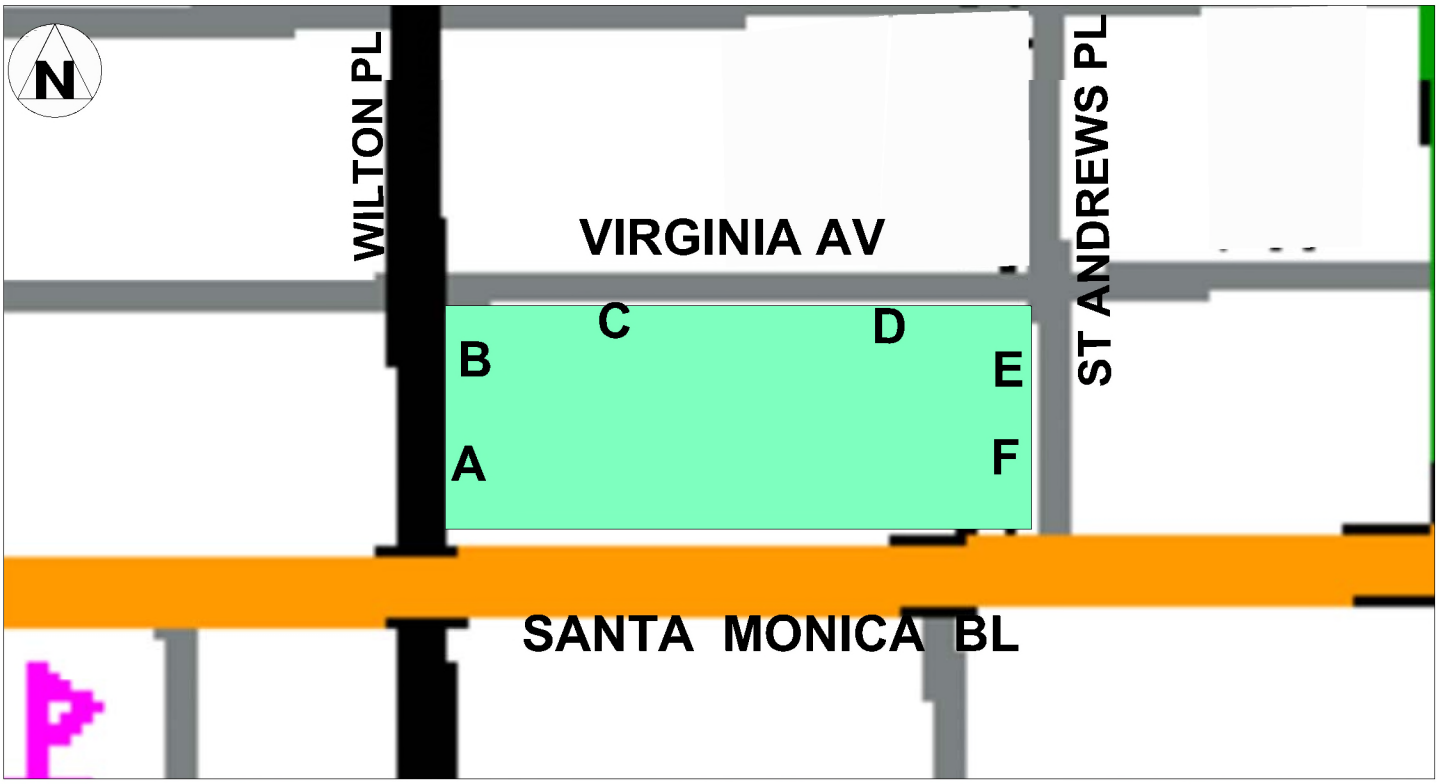
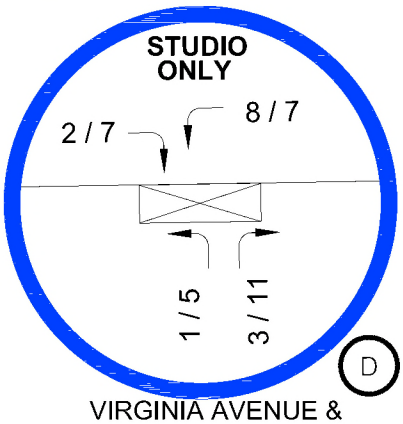
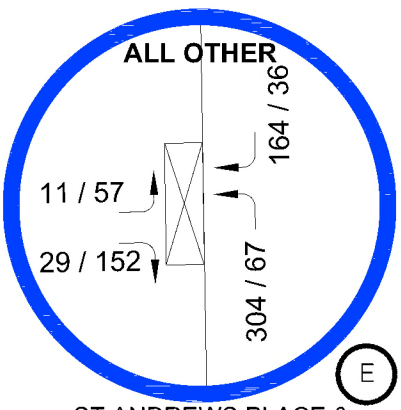
STUDIO VEHICLES

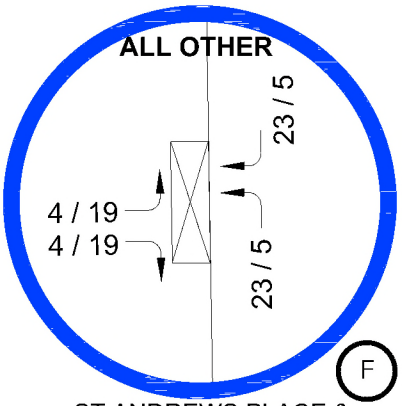




VIRGINIA AVENUE &
EASTERLY DRIVEWAY
STUDIO VEHICLES & LOADING



ST ANDREWS PLACE &
NORTHERLY DRIVEWAY
SELF PARK & VALET



ST ANDREWS PLACE &
SOUTHERLY DRIVEWA
DROP OFF/PICK UP

PROJECT TRAFFIC VOLUMES ONLY
DRIVEWAYS
AM PEAK HOUR/PM PEAK HOUR

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Table 6, on the following page, contains the results of the Existing (2022) and Existing + Project traffic conditions at the Study Area intersections. The intersection of Wilton Place and La Mirada Avenue is a two-way stop sign-controlled intersection. The two-way stop sign controlled intersection analysis provides a delay in seconds and LOS for key moves.

The following intersections were found to be operating under good conditions (LOS A- D)

- La Mirada Avenue & Wilton Place (AM & PM Peak Hour) Northbound and Southbound Lefts.
- Santa Monica Boulevard & Wilton Place (AM & PM Peak Hour);
- St. Andrews Place & Santa Monica Boulevard (East & West intersections) (AM & PM Peak Hour; and
- Lexington Avenue & Western Avenue (AM & PM Peak Hour); and
- Santa Monica Boulevard & Western Avenue (PM Peak Hour).

Table 6
Existing Traffic Conditions – Without and With Project

No.	Intersection	Peak Hour	DIR	Existing 2022 Delay (s)	Existing 2022 LOS	Existing+ Project Delay (s)	Existing+ Project LOS
1	La Miranda Avenue &	AM	EB	39.6	E	41.2	E
	Wilton Place		WB	52.1	F	80.9	F
			NBL	11.3	B	11.7	B
			SBL	9.3	A	9.4	A
		PM	EB	83.8	F	171.4	F
			WB	51.9	F	89.4	F
			NBL	9.9	A	10.4	B
			SBL	9.2	A	9.4	A
2	Santa Monica Boulevard &	AM		15.4	B	16.0	B
	Wilton Place	PM		17.2	B	18.7	B
3a	Saint Andrews Place (West I-S) &	AM		9.9	A	10.3	B
	Santa Monica Boulevard	PM		10.5	B	11.6	B
3b	Saint Andrews Place (East I-S) &	AM		7.6	A	9.6	A
	Santa Monica Boulevard	PM		12.9	B	17.7	B
4	Lexington Avenue &	AM		55.0	F	59.4	F
	Southbound 101 Freeway Off Ramp	PM		47.9	E	55.3	F
5	Lexington Avenue &	AM		16.5	B	16.6	B
	Western Avenue	PM		20.0	C	20.5	C
6	Santa Monica Boulevard &	AM		159.4	F	172.2	F
	Western Avenue	PM		40.2	D	42.4	D

DIR = Direction, s = seconds, I-S = Intersection

- Two Way Stop Sign provided with directional delay and LOS instead intersection delay since this is not provided on the worksheet
- #1 is two way stop sign controlled with directional delay
- #2, 3 a&b, 5 & 6 are traffic signal controlled with intersection delay identified
- #4 is all way stop sigh controlled with intersection delay identified

A review of the HCS worksheets indicated poor operating conditions (LOS E or F or traffic in lane overflowing exceeding storage capacity) at La Mirada Avenue & Wilton Avenue east and westbound directions for the AM and PM Peak hours, St. Andrews Pl & Santa Monica Boulevard westbound left exceeding capacity during the PM Peak Hour,

Lexington Avenue and Southbound 101-Freeway off ramp and Santa Monica Boulevard and Western Avenue, indicate the following:

La Mirada Avenue & Wilton Place

AM Peak Hour
Existing and Existing + Project
Eastbound & Westbound traffic on the minor street is operating at LOS E
PM Peak Hour
Existing and Existing + Project
Eastbound and Westbound traffic on the minor street is operating at LOS F

St. Andrews Place & Santa Monica Boulevard

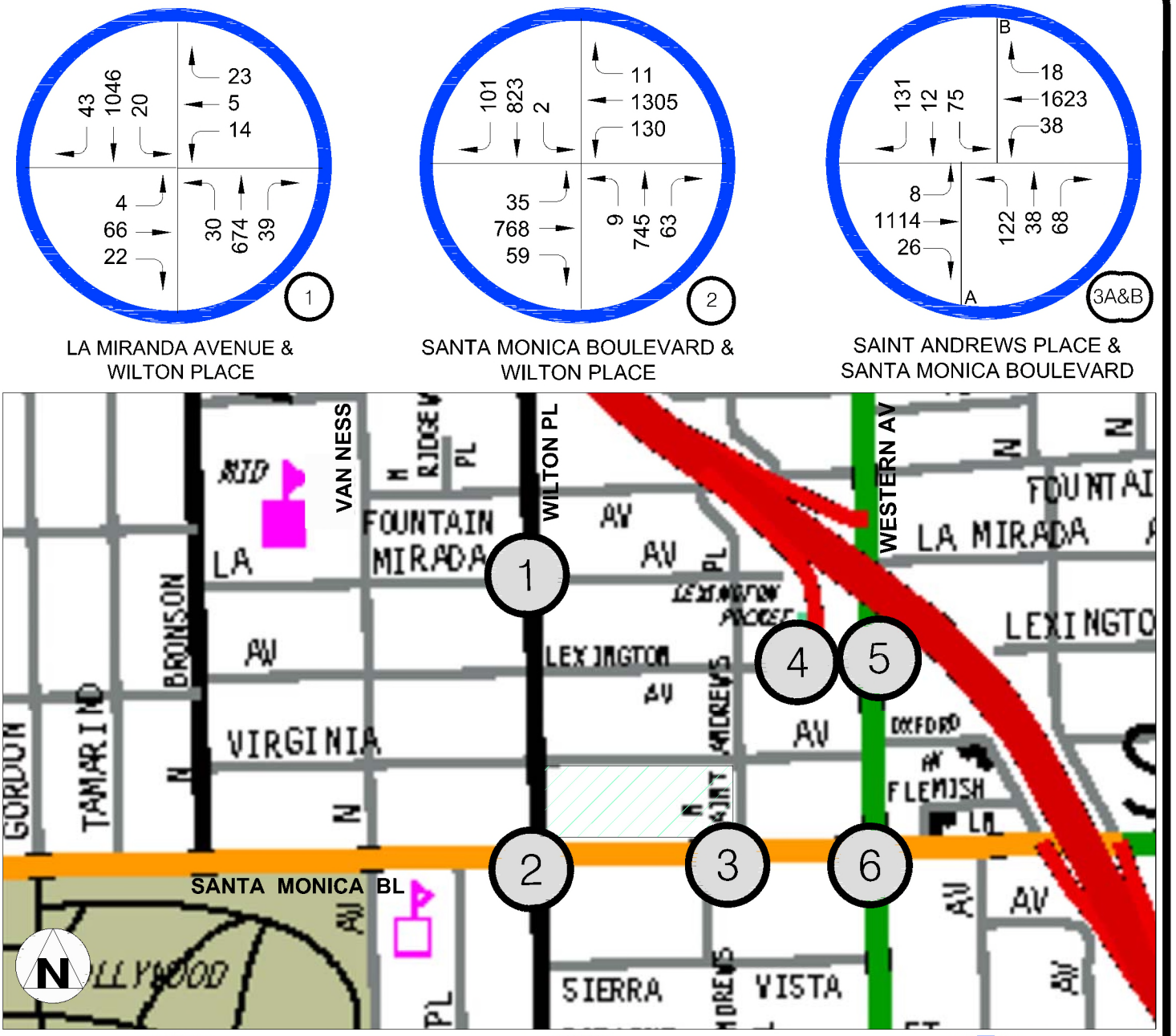
PM Peak Hour
Existing and Existing + Project
Overflow of traffic in westbound left turn lane with LOS of D for turn and LOS B for the intersection

Lexington Avenue & Southbound 101 Freeway Off ramp
AM Peak Hour
Existing and Existing + Project
Intersection operating at LOS F
PM Peak Hour
Existing and Existing + Project
Operating at LOS E for Existing and LOS F for Existing + Project

Santa Monica Boulevard & Western Avenue
AM Peak Hour
Existing and Existing + Project
Intersection operating at LOS F
Overflow of traffic in the northbound left turn lane with LOS B for turn and LOS F for intersection

The Project would not create these circulation deficiencies as they occur without and with the Project. A traffic signal warrant analysis has been conducted for La Mirada Avenue/Wilton Place and Lexington Avenue/Southbound 101 Freeway Off ramp to determine if a full traffic signal is currently and/or with the Project is warranted. No traffic signals were found to be warranted. This analysis is provided on pages 50 of the report. The Project's CEQA Project features of reduced parking, bicycle parking provided, and showers with secure bicycle lockers provided will assist in reducing these deficient conditions by encouraging alternative methods of transportation instead of vehicles.

HCS worksheets are provided in Appendix J. Figure 7 displays the Existing Traffic Volumes and Figure 8 displays the Existing + Project Traffic Volumes.



EXISTING (2022)
TRAFFIC VOLUMES
AM PEAK HOUR

FIGURE 7a

Overland Traffic Consultants, Inc.
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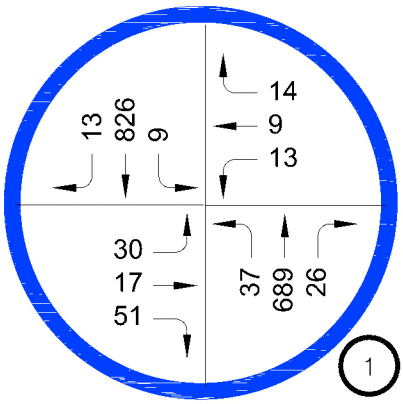
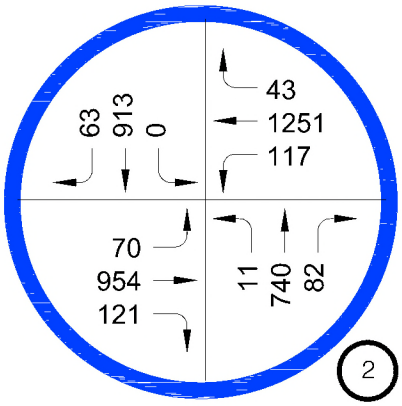
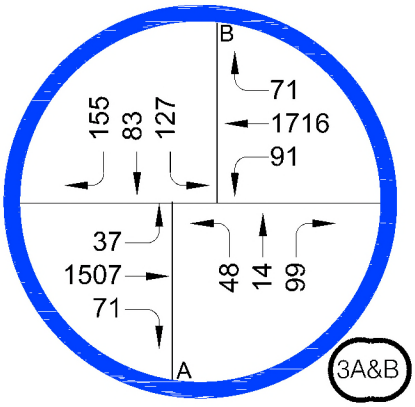


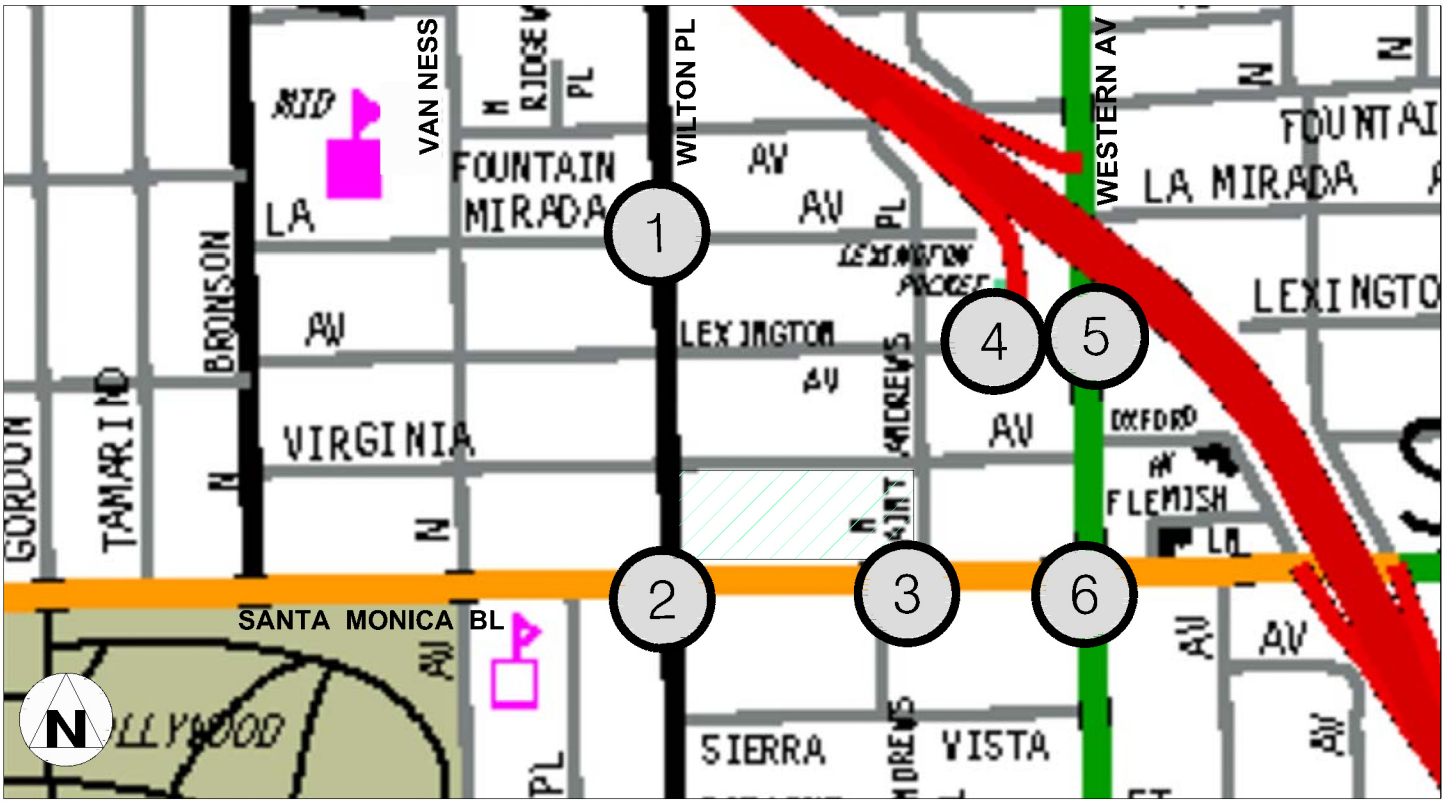
LA MIRANDA AVENUE &
WILTON PLACE

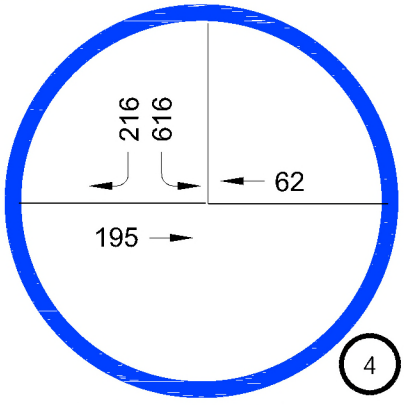


SANTA MONICA BOULEVARD &
WILTON PLACE

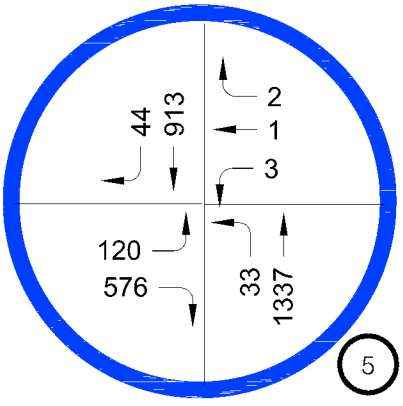


SAINT ANDREWS PLACE &
SANTA MONICA BOULEVARD

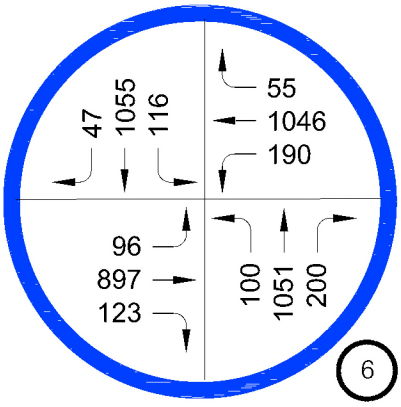




LEXINGTON AVENUE &
SOUTHBOUND 101 FREEWAY OFF



LEXINGTON AVENUE &
WESTERN AVENUE



SANTA MONICA BOULEVARD &
WESTERN AVENUE

8/2022

EXISTING (2022)
TRAFFIC VOLUMES
PM PEAK HOUR

FIGURE 7b

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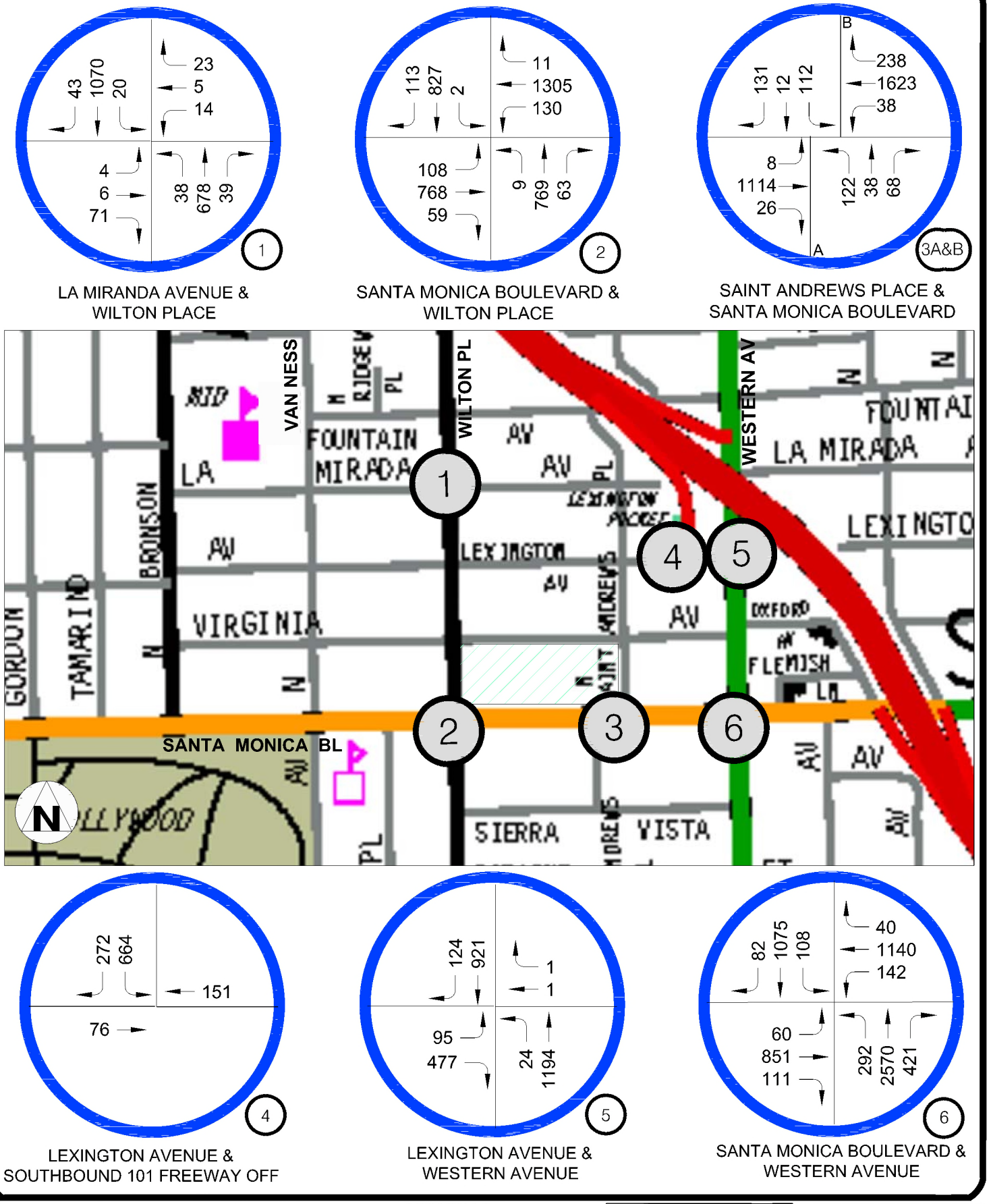

EXISTING + PROJECT
TRAFFIC VOLUMES
AM PEAK HOUR

FIGURE 8a

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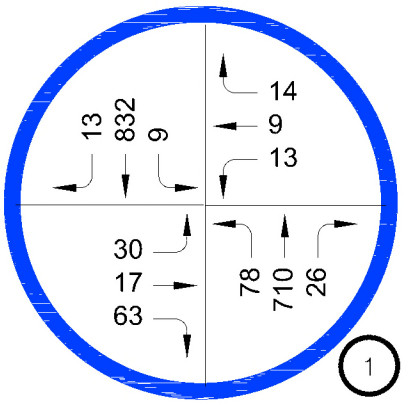
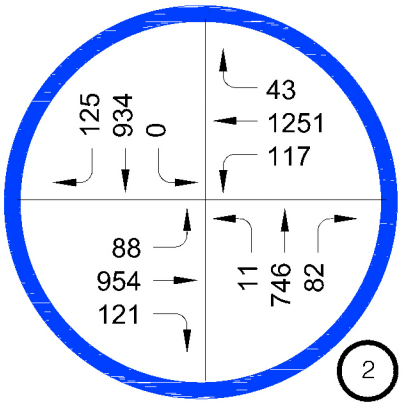
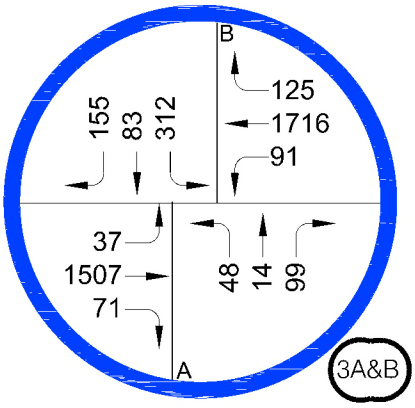


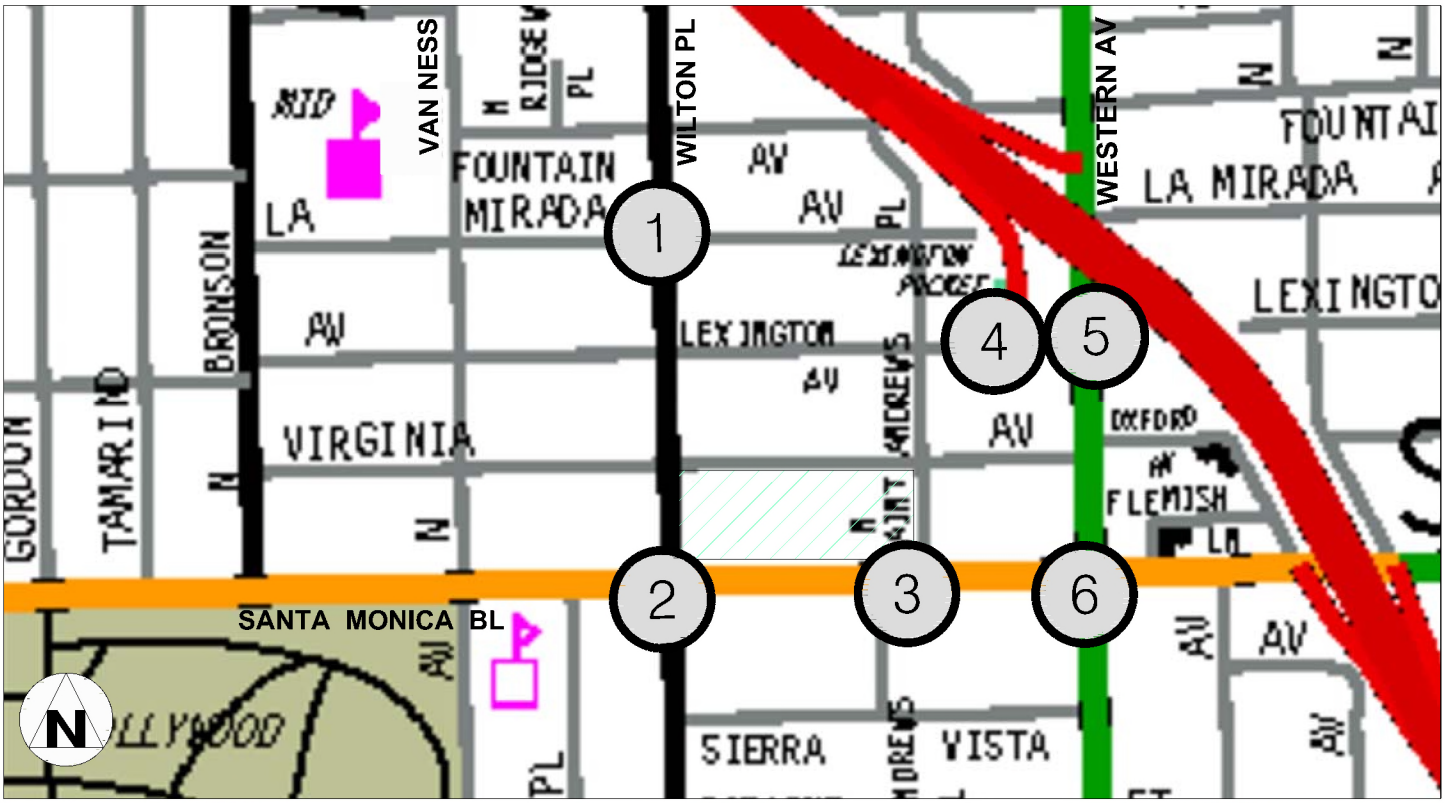
LA MIRANDA AVENUE &
WILTON PLACE

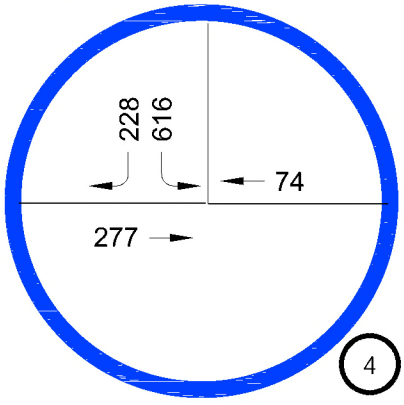


SANTA MONICA BOULEVARD &
WILTON PLACE

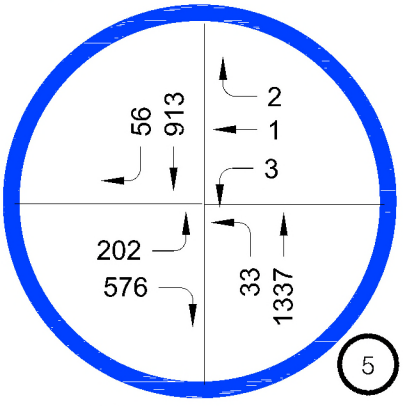


SAINT ANDREWS PLACE &
SANTA MONICA BOULEVARD

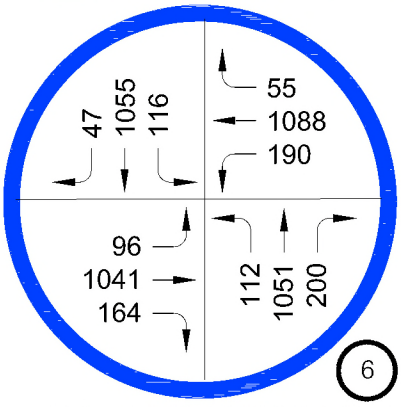




LEXINGTON AVENUE &
SOUTHBOUND 101 FREEWAY OFF



LEXINGTON AVENUE &
WESTERN AVENUE



SANTA MONICA BOULEVARD &
WESTERN AVENUE

8/2022

EXISTING + PROJECT
TRAFFIC VOLUMES
PM PEAK HOUR

FIGURE 8b

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For the future traffic conditions in 2026, traffic generated by other projects identified in the Hollywood area within a one-half mile radius of the Project Site have been added to the base counts to reflect potential growth in area. Seven other related projects were included for this growth forecast. In addition, a one percent annual growth has been included to 2026 to account for other unknown projects or projects outside the Study Area. These adjustments provide a conservative traffic flow estimate for the Study Area and may overstate actual levels of congestion. The map and list of and locations of related projects (Figure I-1) and the related projects' peak hour trips generated at the Study Area locations (Figure I-2) are provided in Appendix I.

The following intersections were found to be operating under good conditions (LOS A- D):

- La Mirada Avenue & Wilton Place (AM & PM Peak Hour) Northbound and Southbound Lefts.
- Santa Monica & Wilton Place (AM & PM Peak Hour)
- St. Andrews Place & Santa Monica Boulevard (East & West intersections) (AM & PM Peak Hour; and
- Lexington Avenue & Western Avenue (AM & PM Peak Hour); and

Table 7 contains the results of the future cumulative plus Project traffic conditions at the Study Area intersections for the 2026 study year.

Table 7
Future Traffic Conditions – Without and With Project

No.	Intersection	Peak Hour	DIR	Future (2026) Without Project Delay (s)	LOS	Future (2026) With Project Delay (s)	LOS
1	La Miranda Avenue &	AM	EB	60.8	F	57.3	F
	Wilton Place		WB	80.7	F	130.2	F
			NBL	11.5	B	12.2	B
			SBL	9.5	A	9.6	A
		PM	EB	138.6	F	311.8	F
			WB	69.4	F	151.5	F
			NBL	10.2	B	10.8	B
			SBL	9.5	A	9.6	A
2	Santa Monica Boulevard &	AM		20.0	B	24.3	C
	Wilton Place	PM		22.3	C	28.1	C
3a	Saint Andrews Place (West I-S) &	AM		13.0	B	13.9	B
	Santa Monica Boulevard	PM		14.2	B	16.8	B
3b	Saint Andrews Place (East I-S) &	AM		8.9	A	12.0	B
	Santa Monica Boulevard	PM		17.6	B	23.9	C
4	Lexington Avenue &	AM		75.8	F	80.7	F
	Southbound 101 Freeway Off Ramp	PM		76.5	F	85.7	F
5	Lexington Avenue &	AM		18.1	B	18.2	B
	Western Avenue	PM		24.3	C	24.6	C
6	Santa Monica Boulevard &	AM		225.3	F	194.5	F
	Western Avenue	PM		57.9	E	63.9	E

DIR = Direction, s = seconds, I-S = Intersection

- Two Way Stop Sign provided with directional delay and LOS instead intersection delay since this is not provided on the worksheet
- #1 is two way stop sign controlled with directional delay
- #2, 3 a&b, 5 & 6 are traffic signal controlled with intersection delay identified
- #4 is all way stop sigh controlled with intersection delay identified

A review of the HCS worksheets indicated poor operating conditions (LOS E or F or traffic in lane overflowing and exceed lane storage capacity) at La Mirada Avenue & Wilton Avenue east and westbound directions for the AM and PM Peak hours, Santa Monica Boulevard and Wilton Place for the AM and PM Peak Hour, St. Andrews Pl & Santa Monica Boulevard westbound and eastbound left exceeding capacity during the

PM Peak Hour, Lexington Avenue and Southbound 101-Freeway off ramp and Santa Monica Boulevard and Western Avenue, indicate the following:

La Mirada Avenue & Wilton Place

AM Peak Hour
Future Without Project and Future With Project
Eastbound & Westbound traffic on the minor street is operating at LOS F
PM Peak Hour
Future Without Project and Future With Project
Eastbound and Westbound traffic on the minor street is operating at LOS F

St. Andrews Place & Santa Monica Boulevard

AM Peak Hour
Future Without Project and Future With Project
Overflow of traffic in westbound left turn lane with LOS of D for turn and LOS B for the intersection
Overflow of traffic in eastbound left turn lane with LOS of D for turn and LOS A for the intersection
PM Peak Hour
Future Without Project and Future With Project
Overflow of traffic in westbound left turn lane with LOS of D for turn and LOS B for the intersection
Overflow of traffic in eastbound left turn lane with LOS of D for turn and LOS C for the intersection

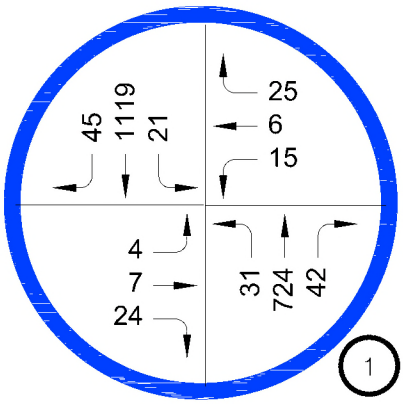
Lexington Avenue & Southbound 101 Freeway Off ramp
AM Peak Hour
Future Without Project and Future With Project
Operating at LOS F for Existing and Existing + Project
PM Peak Hour
Future Without Project and Future With Project
Operating at LOS E for Existing and LOS F for Existing + Project

Santa Monica Boulevard & Western Avenue
AM Peak Hour
Future Without Project and Future With Project
Operating at LOS F for Future and Future + Project
Overflow of traffic in the northbound right turn lane with LOS B for turn and LOS F for intersection
Overflow of traffic in the westbound left turn lane with LOS B for turn and LOS F for intersection

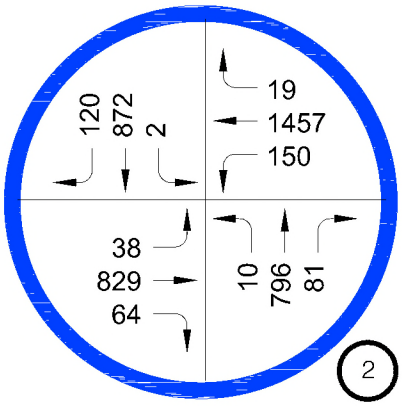
The Project does not create these circulation deficiencies as they occur without and with the Project. A traffic signal warrant analysis has been conducted for La Mirada Avenue/Wilton Place and Lexington Avenue/Southbound 101 Freeway Off ramp to

determine if a full traffic signal is currently and/or with the Project is warranted. No traffic signals were found to be warranted. This analysis is provided on page 57 of the report. The Project's CEQA Project features of reduced parking, bicycle parking provided, and showers with secure bicycle lockers provided will assist in reducing these deficient conditions by encouraging alternative methods of transportation instead of vehicles.

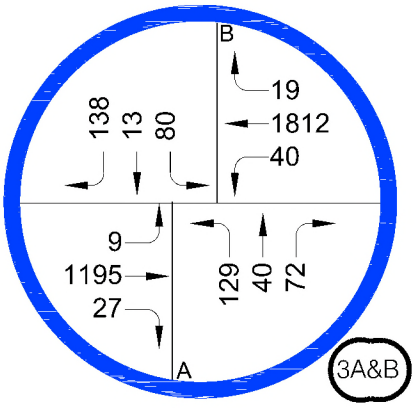
HCS worksheets are provided in Appendix J. Figure 9a & 9b displays the Future Without Traffic Volumes and Figure 10 displays the Future With Project Traffic Volumes.



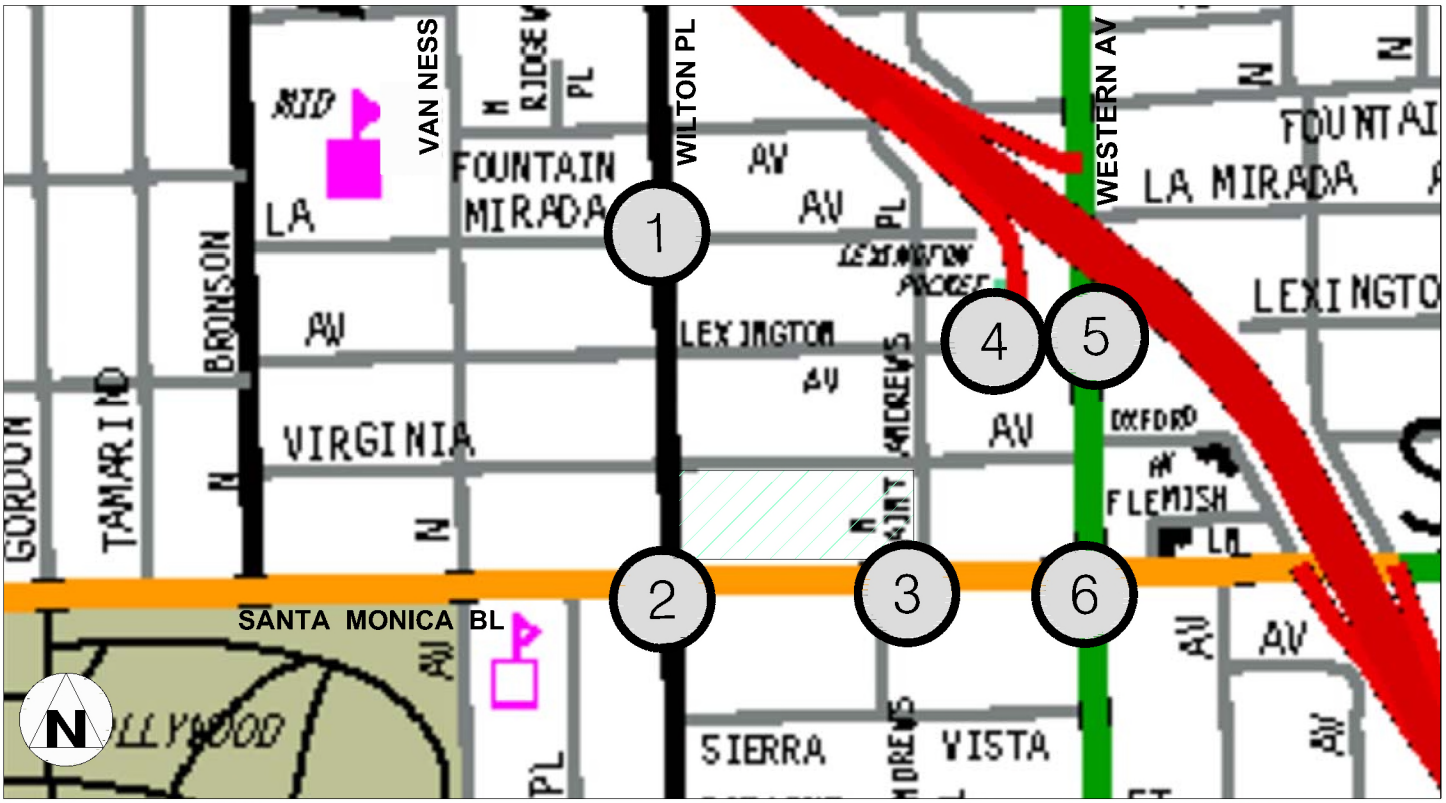
LA MIRANDA AVENUE &
WILTON PLACE

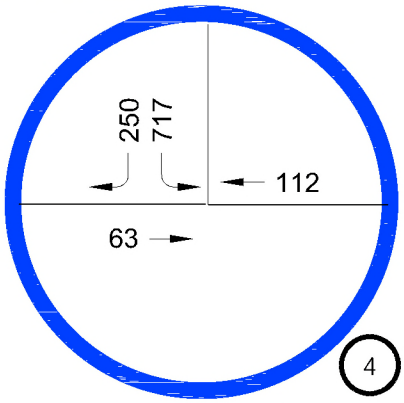


SANTA MONICA BOULEVARD &
WILTON PLACE

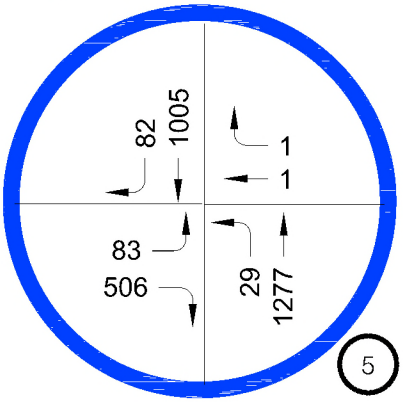


SAINT ANDREWS PLACE &
SANTA MONICA BOULEVARD

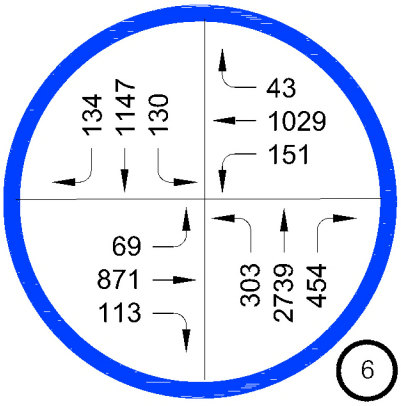




LEXINGTON AVENUE &
SOUTHBOUND 101 FREEWAY OFF



LEXINGTON AVENUE &
WESTERN AVENUE



SANTA MONICA BOULEVARD &
WESTERN AVENUE

FUTURE WITHOUT PROJECT
TRAFFIC VOLUMES
AM PEAK HOUR

FIGURE 9a

Overland Traffic Consultants, Inc.
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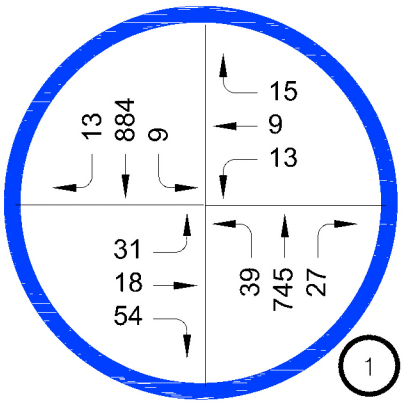
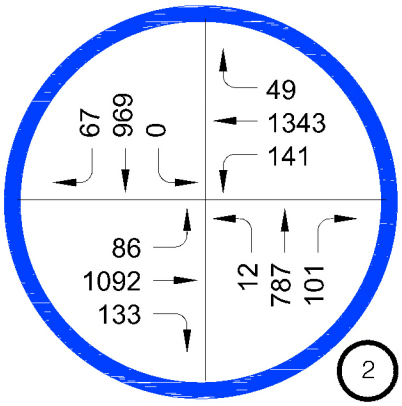
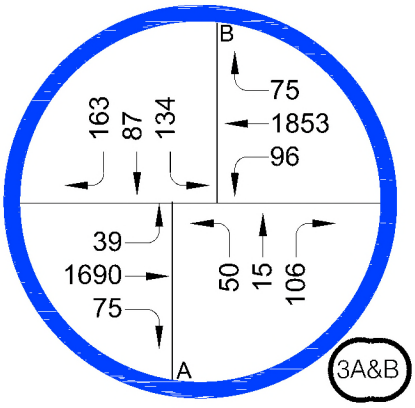


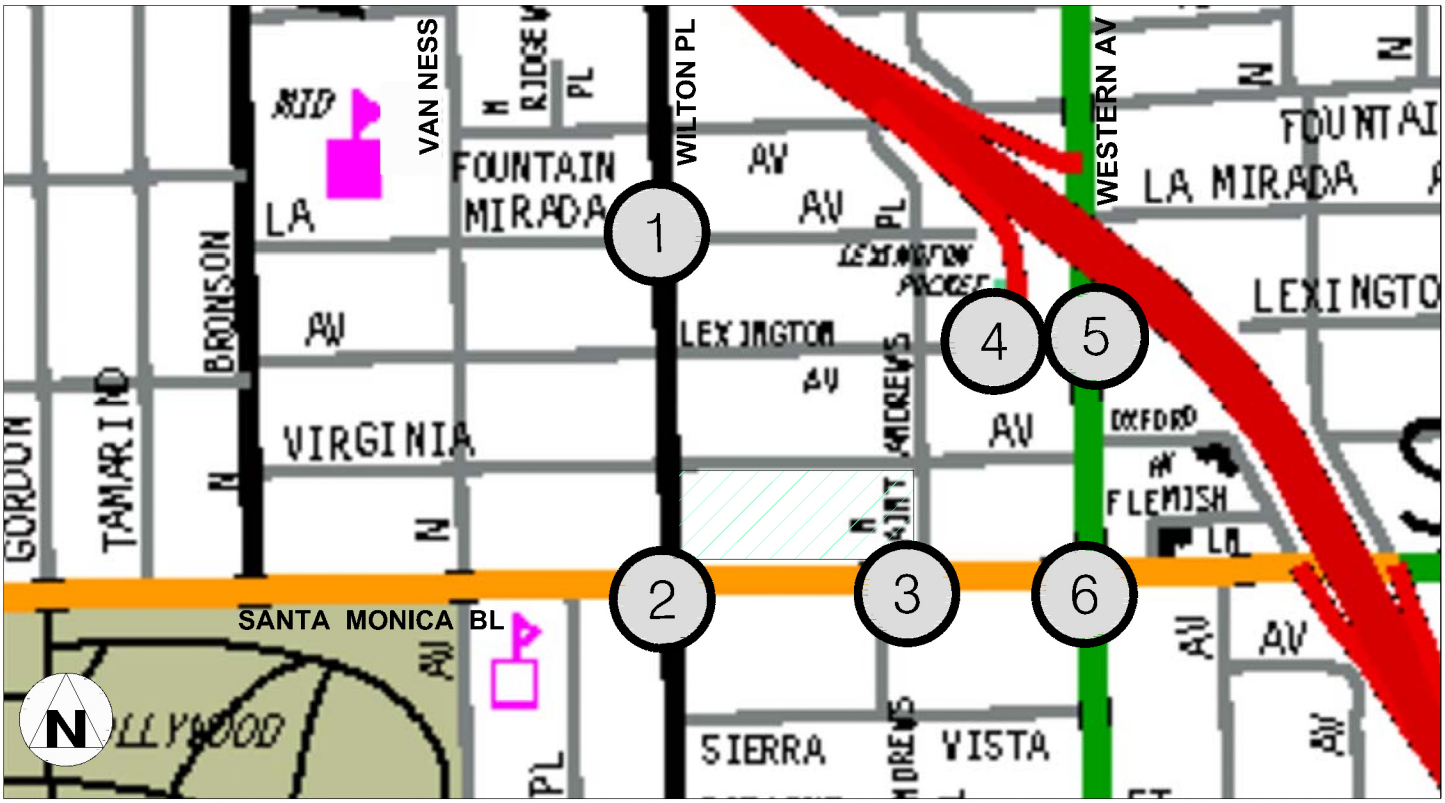
LA MIRANDA AVENUE &
WILTON PLACE

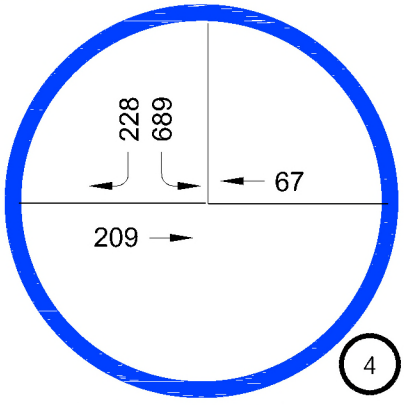


SANTA MONICA BOULEVARD &
WILTON PLACE

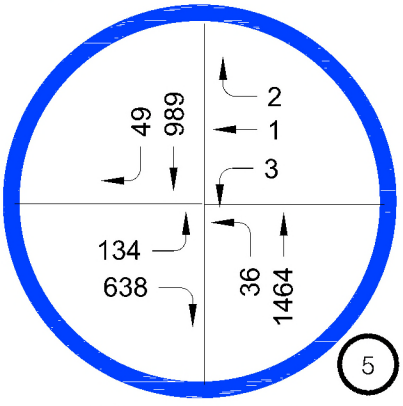


SAINT ANDREWS PLACE &
SANTA MONICA BOULEVARD

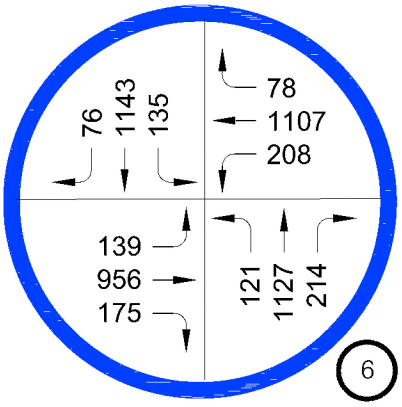




LEXINGTON AVENUE &
SOUTHBOUND 101 FREEWAY OFF



LEXINGTON AVENUE &
WESTERN AVENUE



SANTA MONICA BOULEVARD &
WESTERN AVENUE

8/2022

FUTURE WITHOUT PROJECT
TRAFFIC VOLUMES
PM PEAK HOUR

FIGURE 9b

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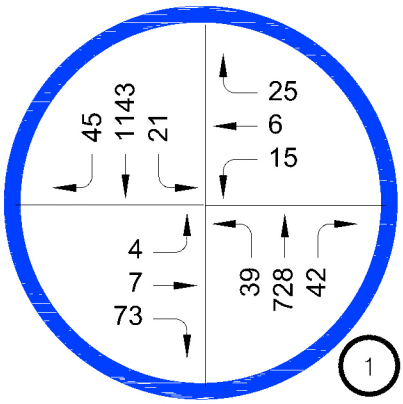
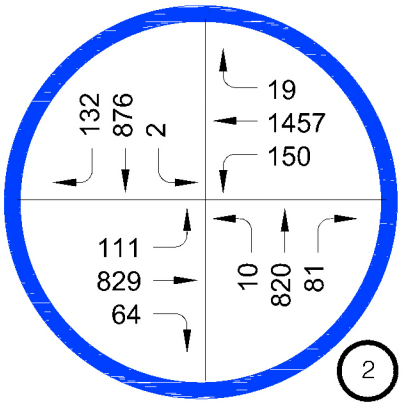
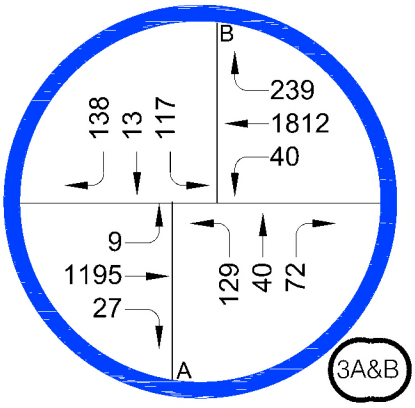


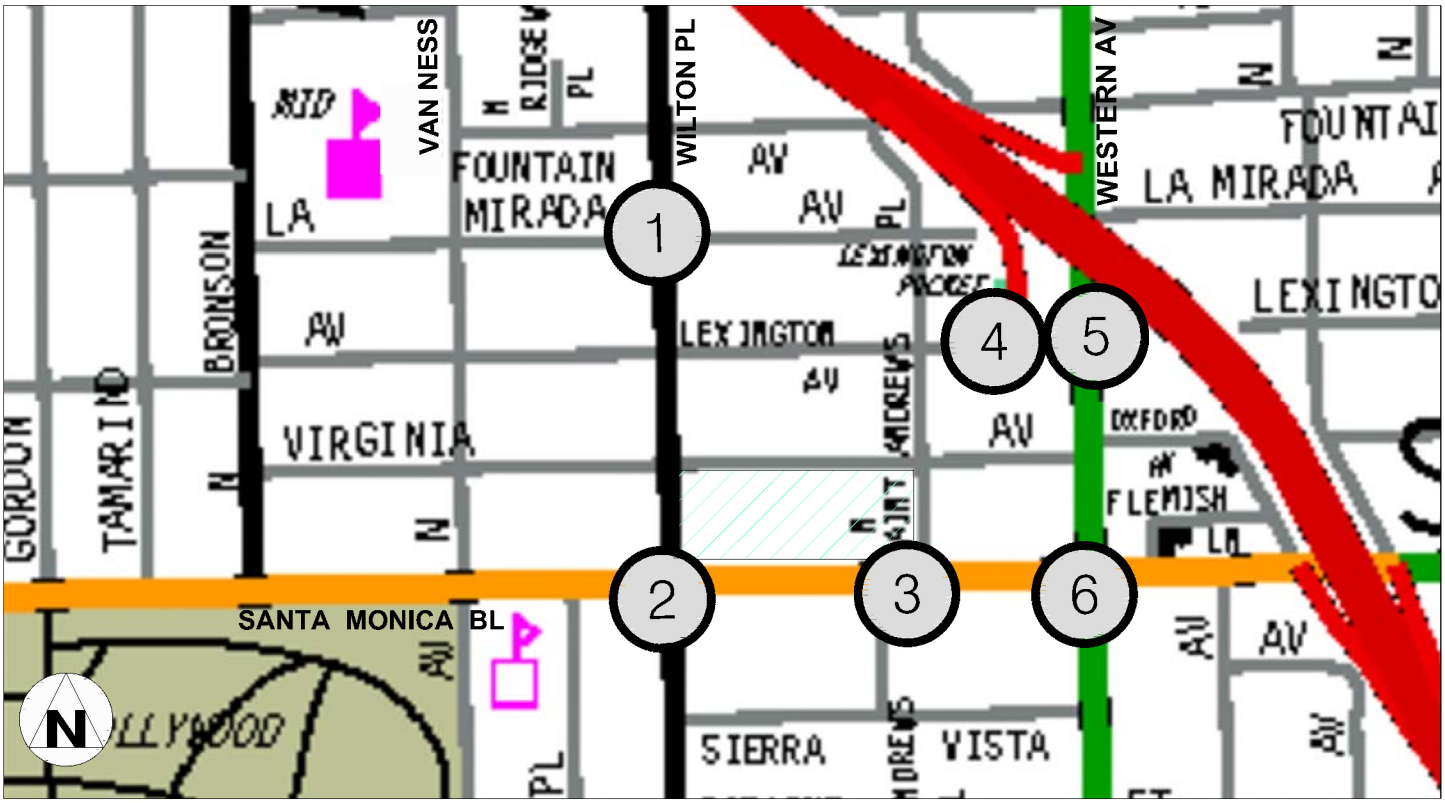
LA MIRANDA AVENUE &
WILTON PLACE

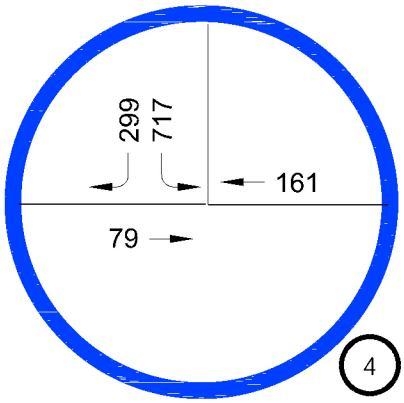


SANTA MONICA BOULEVARD &
WILTON PLACE

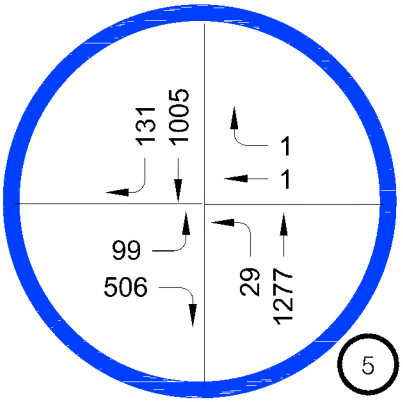


SAINT ANDREWS PLACE &
SANTA MONICA BOULEVARD

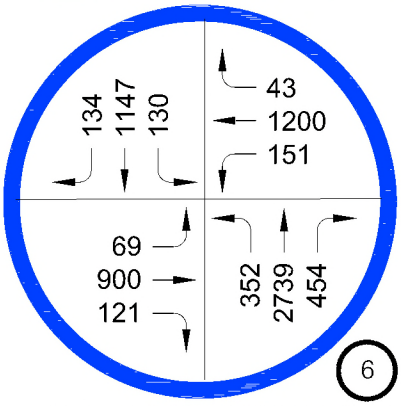




LEXINGTON AVENUE &
SOUTHBOUND 101 FREEWAY OFF



LEXINGTON AVENUE &
WESTERN AVENUE



SANTA MONICA BOULEVARD &
WESTERN AVENUE

FUTURE WITH PROJECT
TRAFFIC VOLUMES
AM PEAK HOUR

FIGURE 10a

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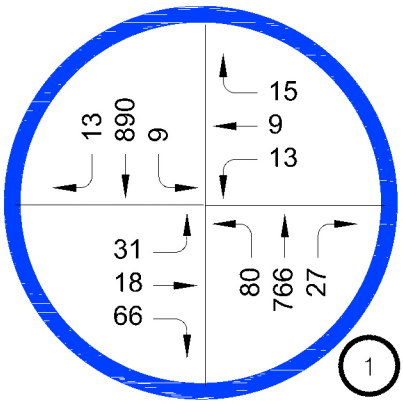
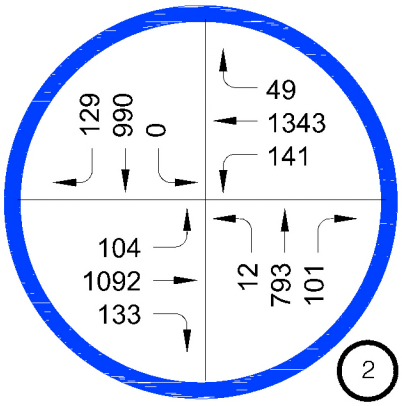


LA MIRANDA AVENUE &
WILTON PLACE



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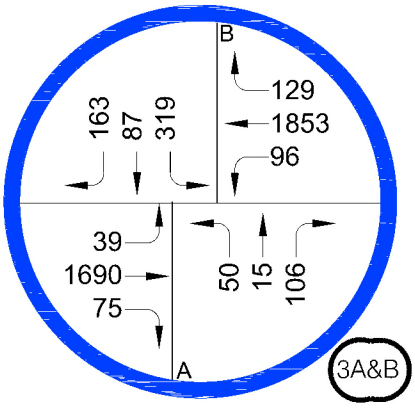
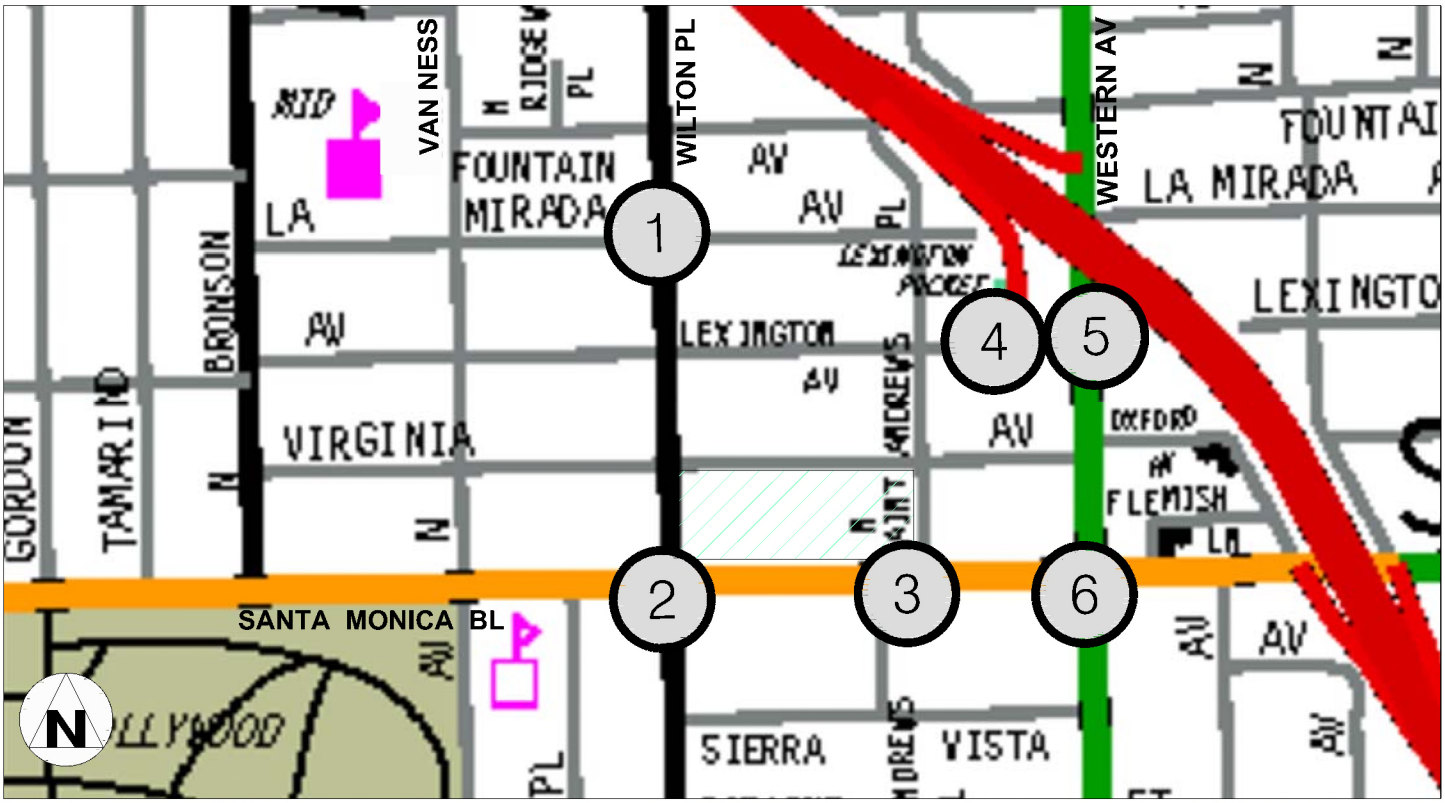
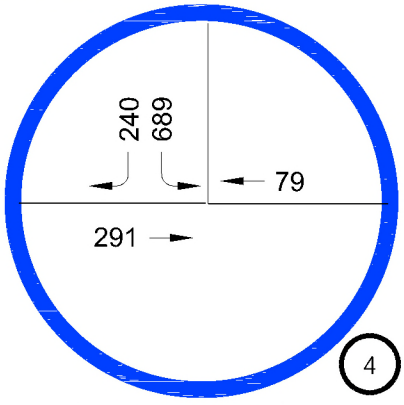
WILTON PLACE

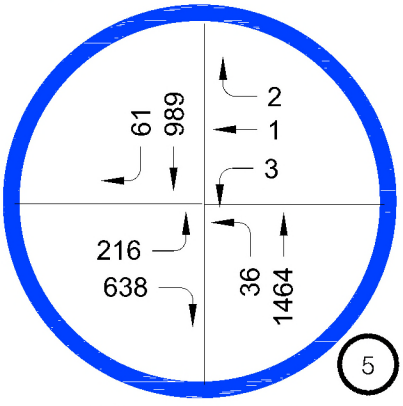


SAINT ANDREWS PLACE &
SANTA MONICA BOULEVARD

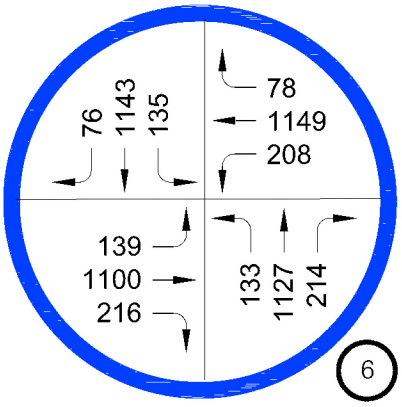




LEXINGTON AVENUE &
SOUTHBOUND 101 FREEWAY OFF



LEXINGTON AVENUE &
WESTERN AVENUE



SANTA MONICA BOULEVARD &
WESTERN AVENUE

8/2022

FUTURE WITH PROJECT
TRAFFIC VOLUMES
PM PEAK HOUR

FIGURE 10b

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Traffic Signal Analysis

The stop sign controlled intersections of La Mirada Avenue & Wilton Place and Lexington Avenue & Southbound 101 Freeway Off ramp were found to be operating poorly under existing and future conditions without and with the Project in the operations analysis. These intersections have been evaluated to determine if a full traffic signal is warranted and if the addition of the Project traffic creates the need for a full traffic signal.

The State of California has established "Warrants" to determine if traffic signal control is required at an intersection. A signal analysis was conducted utilizing LADOT Traffic Signal Warrant Worksheets (revised 8-2020) based on the State Warrants incorporating size of the community, traffic volumes, lane configurations, speed limits, distances to other controls, peak hour delay, accidents, number of pedestrians and number of cyclists.

It is common traffic engineering practice to use the Signal Warrant Analysis as a tool to determine if a traffic signal is needed. Meeting one or even more than one traffic signal warrant does not necessarily mean that a traffic signal is the preferred approach to improve traffic conditions at a location. Other items are also considered including potential degradation to progression, alternative improvements such as widening or other traffic controls. The input information for the signal analysis is similar to the intersection analysis. A minimum of eight hours of peak hour traffic data are considered for potentially meeting traffic signal warrants. The six to eight hours of traffic data collected during the AM and PM peak periods was input into the software, comparisons to the relevant tables and graphs were conducted to determine if a traffic signal was warranted.

The traffic lanes, traffic volumes, and pedestrians, as indicated in the count information and the count information + future growth + project were used in the signal analysis.

A brief explanation of each of the warrants[3] is provided on the following pages.

[3] *Based on Warrants 8 User Guide – Copyright 2011 Trafficware Ltd. Page 5-29. LADOT Traffic Signal Warrants Sheets Used in Analysis*

Warrant 1 – Eight-Hour Vehicular Volume

There are two conditions for this warrant. Condition A is the Minimum Vehicular Volume Warrant intended for applications at intersections where large volumes of traffic are the principal reason to consider a new traffic signal. Condition B is the Interruption of Continuous Traffic Warrant intended for use at intersection where the Minimum Vehicular Volume warrant isn't likely to be met, but the main street volumes are high and create excessive delay or conflict for minor street traffic. Either or both conditions may be met for this warrant to be satisfied.

Warrant 2 – Four Hour Vehicular Volume

This warrant's conditions are intended to be met when the high volume of peak hour intersecting traffic is the primary reason for the need of a traffic signal. Four hours of data are evaluated under this warrant.

Warrant 3 – Peak Hour

The Peak Hour Warrant is intended for use at a location where the minor street encounters undue delay when entering or crossing the major street for a at least one hour of a typical day.

Warrant 4 – Pedestrian Volume

Two conditions must be met for the Pedestrian Volume warrant to be considered met. At least 100 pedestrians per hour are required for a minimum of four hours or at least 190 pedestrians within one hour. The second condition checks if a new signal will restrict traffic flow and if there are adequate gaps for pedestrians to cross. The Pedestrian Volume Warrant is intended for use when high volumes of pedestrians encounter extensive delays in crossing a high volume major street.

Warrant 5 – School Crossing

This warrant is for use when school children are crossing a major street. The School Crossing Warrant is intended for use where school children crossing the intersection are the primary reason for considering installation of a new traffic signal. The Project is not adjacent to a school.

Warrant 6 – Coordinated Signal System

Occasionally, in order to maintain proper progressive movement of vehicles through a signal system, it is necessary to install a new traffic signal at a location where it would not otherwise be necessary.

Warrant 7 – Crash Experience

Locations where there are frequent and severe accidents are occasionally considered for installation for a traffic signal if such installation will reduce the frequency and/or severity of the accidents. Traffic accident data was based on City of Los Angeles RoadSafe GIS.

Warrant 8 – Roadway Network

This Warrant uses information from Warrants 1, 2 and 3. It would be met if the new traffic signal would encourage concentration and organization of traffic flow on a roadway network.

Warrant 9 – Intersection Near a Grade Crossing

This Warrant is considered when an intersection is near a grade crossing. The study intersections are not near a grade crossing and this Warrant is not applicable.

Warrant 10 – Bicycles

This Warrant considers the traffic and cyclist volume, accidents including cyclists and the roadway configurations in the area.

Warrant 11 – Activated Pedestrian Warning Device

The location is already improved with a pedestrian traffic signal.

Signal warrants analysis was conducted under existing and future conditions with and without the Project. Traffic counts were conducted from 6 or 7 AM to 10 AM and from 3 PM to 6 or 7 PM. These are historic counts with 1% per year growth added to estimate Existing 2022 and Future 2026 traffic volumes. At the time of the writing of this report, travel patterns have not settled back to a “normal” conditions and historic counts only are being used in order to better simulate future conditions. At the intersection of La Mirada Avenue and Wilton Place, the data is 2 hours short of the 8 hours typically needed for

signal warrant analysis. As shown in Table 8, Signal warrant analysis of the intersection of Wilton Place and La Mirada Avenue indicates that 6 hours of the Eight-Hour Vehicle Volume Warrant 1. B-Interruption of Continuous Traffic and 4-hour Vehicle Volume Warrant are met. An additional two hours of data would be needed to assure that the Eight-Hour Vehicle Volume Warrant is met. The traffic signal warrants are met without the Project and with the Project. The Project does not create this potential need. As stated previously, meeting one or even more than one traffic signal warrant does not necessarily mean that a traffic signal is the preferred approach to improve traffic conditions at a location. The Project adds the following peak hour percentage of traffic[3] to the overall volume at the intersections during the existing and future traffic conditions with the Project:

	Existing + Project	Future with Project
La Mirada Av.& Wilton Pl.	4.3 %	4.0 %
Lexington Av. & SB 101 Fwy Off Ramp	12.5%	8.6%

The detailed signal warrant sheets are provided in Attachment J. A summary of the findings is presented in Table 8.

[3] *8 hours of project traffic added (4X AM Peak + 4X PM Peak from Figure 6) were divided by 6 hours of total peak hour volumes at the intersection X 100 for % Project trips in intersection.*

Table 8
Summary of Traffic Signal Warrant Analysis
Existing, Existing+ Project, Future Without and With Project

La Miranda Av & Wilton Pl		EXISTING 2022	EXISTING + PROJECT	FUTURE WITHOUT PROJECT	FUTURE WITH PROJECT
Warrant 1	Eight-Hour Vehicular Volume	Not Met	Not Met	Not Met	Not Met
Warrant 2	Four-Hour Vehicular Volume	Not Met	Not Met	Not Met	Not Met
Warrant 3	Peak Hour	Not Met	Not Met	Not Met	Not Met
Warrant 4	Pedestrian Volume	Not Met	Not Met	Not Met	Not Met
Warrant 5	School Crossing	n/a	n/a	n/a	n/a
Warrant 6	Coordinated Signal System	Not Met	Not Met	Not Met	Not Met
Warrant 7	Crash Experience Warrant	n/a	n/a	n/a	n/a
Warrant 8	Roadway Network	Not Met	Not Met	Not Met	Not Met
Warrant 9	Intersection Near a Grade Crossing	n/a	n/a	n/a	n/a
Warrant 10	Bicycles	Not Met	Not Met	Not Met	Not Met
Warrant 11	Pedestrian Activated Yellow Flashing Beacons	n/a	n/a	n/a	n/a

Lexington Av & SB 101 Fwy Off Ramp		EXISTING 2022	EXISTING + PROJECT	FUTURE WITHOUT PROJECT	FUTURE WITH PROJECT
Warrant 1	Eight-Hour Vehicular Volume	Not Met	Not Met	Not Met	Not Met
Warrant 2	Four-Hour Vehicular Volume	Not Met	Not Met	Nof Met	Not Met
Warrant 3	Peak Hour	Not Met	Not Met	Not Met	Not Met
Warrant 4	Pedestrian Volume	Not Met	Not Met	Not Met	Not Met
Warrant 5	School Crossing	n/a	n/a	n/a	n/a
Warrant 6	Coordinated Signal System	Not Met	Not Met	Not Met	Not Met
Warrant 7	Crash Experience Warrant	n/a	n/a	n/a	n/a
Warrant 8	Roadway Network	Not Met	Not Met	Not Met	Not Met
Warrant 9	Intersection Near a Grade Crossing	n/a	n/a	n/a	n/a
Warrant 10	Bicycles	Not Met	Not Met	Not Met	Not Met
Warrant 11	Pedestrian Activated Yellow Flashing Beacons	n/a	n/a	n/a	n/a

n/a = not applicable

Driveway Queue Evaluation

At total of 981 parking spaces will be provided for the Project. Driveway queue evaluation has been conducted using the projected future Project traffic volumes in and out of the Project driveways. As stated previously, there will be 6 Project driveways: Two driveways on Wilton Place, two driveways on Virginia Avenue, and two driveways on St. Andrews Place. The southerly driveways on Wilton Place and St. Andrews Place will provide on-site drop off and pick up areas. The northly driveways on the same streets will provide access to the subterranean parking. The driveways on Virginia Avenue will be for the Studio uses only. The driveways are forecast to operate well as shown in Table 9.

Table 9
Future Driveway Conditions With Project

No.	Intersection	Peak Hour	DIR	Future (2026) With Project Delay (s)*	LOS
A	Wilton Place &	AM	WB	25.4	D
	South Driveway Drop-Off/Pick Up		SBL	10.1	B
		PM	WB	31.9	D
			SBL	10.3	B
B	Wilton Place &	AM	WB	25.2	D
	North Driveway Self Park & Valet		SBL	10.1	B
		PM	WB	71.3	F
			SBL	10.4	B
C	Virginia Avenue &	AM	WBL	7.7	A
	West Driveway Studio Vehicles		NB	9.8	A
		PM	WBL	7.7	A
			NB	9.8	A
D	Virginia Avenue &	AM	WBL	7.4	A
	East Dwy Studio Vehicles & Loading		NB	8.9	A
		PM	WBL	7.7	A
			NB	9.8	A
E	St. Andrews Place &	AM	EB	15.3	C
	North Driveway Self Park & Valet		NBL	9.4	A
		PM	EB	16.8	C
			NBL	8.5	A
F	St. Andrews Place &	AM	EB	10.3	B
	South Driveway Drop-Off/Pick Up		NBL	7.8	A
		PM	EB	12.0	B
			NBL	8.2	A

s = Seconds

The HCS analysis also provides the forecasted number of vehicles in the turning lanes at the driveways as shown in Table 10 on the following page.

Table 10
Future Queues at the Project's New Driveway

No.	Intersection	Peak Hour	With Project TYPICAL QUEUE LENGTH	
			DIRECTION	# of Cars
A	Wilton Place &	AM	WB	0 to 1
	South Driveway Drop-Off/Pick Up		SBL	0 to 1
		PM	WB	0 to 1
			SBL	0 to 1
B	Wilton Place &	AM	WB	0 to 1
	North Driveway Self Park & Valet		SBL	0 to 1
		PM	WB	5 to 6
			SBL	0 to 1
C	Virginia Avenue &	AM	WBL	0 to 1
	West Driveway Studio Vehicles		NB	0 to 1
		PM	WBL	0
			NB	0 to 1
D	Virginia Avenue &	AM	WBL	0
	East Dwy Studio Vehicles & Loading		NB	0
		PM	WBL	0
			NB	0 to 1
E	St. Andrews Place &	AM	EB	0 to 1
	North Driveway Self Park & Valet		NBL	1 to 2
		PM	EB	2 to 3
			NBL	0 to 1
F	St. Andrews Place &	AM	EB	0
	South Driveway Drop-Off/Pick Up		NBL	0 to 1
		PM	EB	0 to 1
			NBL	0

No Project driveway deficiencies have been identified in this analysis.

Access & Circulation Summary Findings

Based on the traffic conditions analysis, no Project access and circulation constraints have been identified. The Project's traffic would not create offsite unacceptable queuing on along the Project driveways on Wilton Place, Virginia Avenue, and St. Andrews Place. The results

of this evaluation show that the Project would not create any non–CEQA traffic deficiencies at the Project driveways.

Safety Evaluation

Providing access on two local streets (Virginia Avenue and Saint Andrews Place) and an Avenue III roadway(Wilton Place) reduces the potential impacts along Santa Monica Boulevard, which has been identified as a High Injury Network roadway. The Project would reduce the number of driveways from 3 to 2 driveways on Wilton Place, the Avenue III roadway. Due to the Avenue III roadway designation; mirrors, visual and audio alerts of exiting vehicles is proposed along North Wilton Place. Vehicle conflicts with pedestrians, and bicycles would not be increased along Santa Monica Boulevard, Wilton Place and St. Andrews Place. No deficiencies are apparent in the site access plans which would be considered significant. All emergency ingress/egress associated with the Project would be designed and constructed in conformance to all applicable City Building and Safety Department, LADOT, and LAFD standards and requirements for design and construction. This would also ensure pedestrian safety. There are adequate sidewalks and crosswalks serving the Project Site. There are currently full signal-controlled intersections Santa Monica Boulevard and Wilton Place and Santa Monica Boulevard and St. Andrews Place that provide traffic-controlled pedestrian and cyclist crossing with continental crosswalks. The Project would not affect these facilities.

No access deficiencies are apparent in the site access plans which would be considered significant.

Passenger Loading Evaluation

Passenger loading would be located on–site in surface drop off and pick up areas provided from a driveway on Wilton Place and another driveway on St. Andrews Place. The at-grade on-site drop off areas would serve both rideshare arrivals/departures in the surface parking areas.

State Facility Evaluation –

The proposed Project is situated approximately 1,600 feet west of the Hollywood Freeway (US 101). This facility has been evaluated for potential deficiencies with the Project.

Based on LADOT, Department of City Planning and Traffic Consultant representatives' team collaboration in addition to Caltrans comments from other projects, LADOT provided Interim Guidance for Freeway Safety Analysis on May 1, 2020. This guidance has been prepared to aid in evaluation of State Facilities. The guidelines include 8 steps which include (generally) 1) screening to determine if project trips on the off ramps exceed 25 peak hour trips, 2) if screening is over 25 project trips on an off ramp, guidance on preparation of a "Future with Project" queuing analysis, 3) process for evaluation of existing and future off ramp storage lengths, 4) determination of number of project vehicles that may exceed queue lengths including screening for over two or more vehicles, 5) speed differential evaluation, 6) screening for 30 miles per hour (mph) or more, 7) if more than 30 mph there are recommendations for corrective measures, 8) if the cost of the changes are substantial, contribution guidelines are provided.

For this Project, the following off ramps were evaluated:

- Hollywood Freeway Southbound Off Ramp to Lexington Avenue north of Santa Monica Boulevard.
- Hollywood Freeway Northbound Off Ramp to Santa Monica Boulevard; and,
- Hollywood Freeway Southbound Off Ramp to Harold Way north of Sunset Boulevard.

As required by the LADOT, screening of the number of project trips (#1 in the process) has been conducted. In full, #1 states:

> *Identify the number of Project trips expected to be added to nearby off ramps serving the site. If the Project adds 25 or more trips to any off ramp in either the morning or afternoon peak hour, then that off ramp should be studied for potential queueing impacts following the steps below. If the project is not expected to generate more than 25 or more peak hour trips at any freeway off ramps, then a freeway off ramp analysis is not required.*

Project trips were distributed to the nearby off ramps according to the traffic patterns in the area and previously approved distribution. Table 11 displays the results of this evaluation.

Table 11a
Study Off Ramp Distribution and Trips

#	Location	Peak Hour	Project Trips In	# of Trips	Over 25 Peak Hour Trips?
A	SB Hollywood Freeway	AM	10%	49	Yes
	Off Ramp to Lexington Avenue	PM	10%	12	NO
B	NB Hollywood Freeway	AM	15%	73	Yes
	Off Ramp to Santa Monica Boulevard	PM	15%	18	NO
C	SB Hollywood Freeway	AM	5%	24	NO
	Off Ramp to Harold Way north of Sunset Bl	PM	5%	6	NO

As shown in Table 11, greater than 25 Project trips may be utilizing two of the nearby off ramps during the peak hours. The Lexington Avenue off ramp has been evaluated for potential deficiencies in the Non-CEQA intersection analysis. Findings for this stop sign-controlled intersection indicate poor operating conditions for east and westbound travel but good operating conditions for the off ramp traffic. A traffic signal analysis was also conducted for the intersection of Lexington Avenue and the Southbound 101 Freeway off ramp which resulted in no signal warrants met during the Existing, Existing +Project, Future without Project and Future with Project traffic conditions.

An evaluation of the off ramp operations was conducted to determine if there would be adequate off ramp storage for calculated queues. The Hollywood Freeway southbound Lexington Avenue off ramp provides approximately 860 feet of queue storage off the freeway main traffic stream for approximately 34 vehicles. The Hollywood Freeway northbound Santa Monica off ramp provides approximately 1500 feet of queue storage off the freeway main traffic stream for approximately 60 vehicles. HCS analysis was conducted to determine if the queue lengths along the off ramps exceed their storage capacity. Table 11b displays the results of this analysis.

Table 11b
Off Ramp Queue Lengths

No.	Intersection	Peak Hour	With Project Off Ramp Queue Length DIR	# of Cars	TOTAL # of Cars On Ramp
A	Southbound Hollywood Freeway Off Ramp & Lexington Avenue	AM	SBL	25	
			SBR	2	27
		PM	SBL	25	
			SBR	2	27
B	Northbound Hollywood Fwy Off Ramp & Santa Monica Bl	AM	NBL	38	
			NBR	3	41
		PM	NBL	14	
			NBR	3	17

Sufficient storage capacity is currently provided to accommodate future traffic volumes on both off ramps with the construction of the Project.

Construction Overview

Project construction is evaluated to determine if such activities would substantially interfere with pedestrian, bicycle, transit, or vehicle mobility. Factors to be considered are the location of the Project Site, the functional classification of the adjacent street affected, temporary loss of bus stops or rerouting of transit lines, and the loss of vehicle, bicycle, or pedestrian access. LADOT's TAG lists three areas to be considered when evaluating project construction activities.

1. Temporary Transportation Constraints

As part of the Project's construction, the City may require a Construction Traffic Management Plan (Plan) to be implemented during the construction phase to minimize potential conflicts with vehicles, pedestrians, bicycle, and transit facilities associated with the Project's construction. The Plan should include a construction schedule, the location of any traffic lane or sidewalk closures, any traffic detours, haul routes, hours of operation, access plans to abutting properties, and contact information.

Construction workers are typically expected to arrive at the Project Site before 7:00 AM and depart before or after the weekday peak hours of 4:00 to 6:00 PM. Deliveries of construction materials would be coordinated to arrive during non-peak travel periods, to the extent possible, and to occur in the parking lane along the Project Site's roadway frontages. Due to the size of the Project Site, much of the parking and staging can be managed on-site.

For off-site activities, Worksite Traffic Control Plans would be prepared for any temporary traffic lane or sidewalk closures in accordance with City guidelines. These worksite plans would require a formal review and approval by the City prior to the issuance of any construction permits. In addition, the City would require a Truck Haul Route plan including permitted hauling hours and a haul route to and from the landfill.

No detours around the construction site are expected; however, flagmen would be used to control traffic movement during the ingress and egress of construction trucks.

For these reasons, Project construction would not substantially interfere with pedestrian, bicycle or vehicle mobility, and construction impacts would be less than significant.

2. Temporary Loss of Access

Vehicular access to the adjacent properties would be maintained. Safe pedestrian circulation paths adjacent to or around the work areas would be provided, by covered pedestrian walkways if necessary, and would be maintained as required by City-approved Work Area Traffic Control Plans.

As such, Project construction would not result in a complete loss of either vehicular or pedestrian access, and construction impacts related to loss of access would be less than significant.

3. Temporary Loss of Bus Stops or Rerouting of Bus Lines

There is a bus stop located on the northeast corner of Santa Monica Boulevard and Wilton Place adjacent to the Project Site. Coordination with Metro would be conducted to temporarily relocate the stop, if necessary. As such, there would be no loss of

pedestrian access to transit stops, and construction impacts on transit operations would be less than significant.

The Project applicant would be required to submit formal Work Area Traffic Control Plans for review and approval by the City prior to the issuance of any construction permits to manage off-site construction activities

RESIDENTIAL STREET CUT-THROUGH ANALYSIS

A neighborhood street impact analysis methodology is included in the LADOT TAG. The objective of the residential street impact analysis is to determine potential increases in average daily traffic associated with cut-through traffic that can result from a project and impact residential streets. Cut-through trips are defined by the TAG as those which feature travel along a street classified as a Local Street in the City's General Plan, with residential land-use frontage, as an alternative to a higher classification street segment (e.g., Collector, Avenue, or Boulevard as designated in the City's General Plan) to access a destination that is not within the neighborhood within which the Local Street is located.

There are multi-family residential properties located on the north side of Virginia Avenue across from the Project Site. The Project Site fronts on Santa Monica, a major roadway. Speed humps are currently provided on Virginia Avenue between Wilton Place and St. Andrews Place to discourage cut-through traffic. It is estimated that vehicles arriving and departing the Project Site will use Virginia Avenue but cut-through traffic would not find this roadway as a viable alternative to Santa Monica Boulevard. Therefore, no cut-through traffic is expected.

APPENDIX A

LADOT Approved MOU

Transportation Assessment Memorandum of Understanding (MOU)

This MOU acknowledges that the Transportation Assessment for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Assessment Guidelines:

I. PROJECT INFORMATION

Project Name: Echelon Studios

Project Address: 5601-5673 W. Santa Monica Bl.,5612-5666 W. Virginia Av.,1110-1118 N. Wilton Pl.

Project Description: Demo existing 98,352sf Sears bldg, construct 91,869sf production stage/studio, 11,468sf prod. support, 6,620sf prod. office, 12,378sf restaurant & 388,286sf of creative office

LADOT Project Case Number: _____ Project Site Plan attached? *(Required)* ☒ Yes ☐ No

II. TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES

Select any of the following TDM measures, which may be eligible as a Project Design Feature[1], that are being considered for this project:

	Reduced Parking Supply[2]	x	Bicycle Parking and Amenities		Parking Cash Out

List any other TDM measures (e.g. bike share kiosks, unbundled parking, microtransit service, etc.) below that are also being considered and would require LADOT staff's determination of its eligibility as a TDM measure. LADOT staff will make the final determination of the TDM measure's eligibility for this project.

1 _____ 4 _____

2 _____ 5 _____

3 _____ 6 _____

III. TRIP GENERATION

Trip Generation Rate(s) Source: ITE 10th Edition / Other _____

Trip Generation Adjustment *(Exact amount of credit subject to approval by LADOT)*	Yes	No
Transit Usage	☒	☐
Existing Active or Previous Land Use	☐	☒
Internal Trip	☒	☐
Pass-By Trip	☐	☒
Transportation Demand Management (See above)	☒	☐

Trip generation table including a description of the existing and proposed land uses, rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc. attached? *(Required)* ☒ Yes ☐ No

	IN	OUT	TOTAL
AM Trips	489	82	571
PM Trips	120	411	531

NET Daily Vehicle Trips (DVT)

4,338 DVT (ITE ~~10~~ 11th Ed.)

3,938 DVT (VMT Calculator ver. 1.3)

[1] At this time Project Design Features are only those measures that are also shown to be needed to comply with a local ordinance, affordable housing incentive program, or State law.

[2] Select if reduced parking supply is pursued as a result of a parking incentive as permitted by the City's Bicycle Parking Ordinance, State Density Bonus Law, or the City's Transit Oriented Community Guidelines.

IV. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2026 Ambient Growth Rate: 1 % Per Yr.

Related Projects List, researched by the consultant and approved by LADOT, attached? *(Required)* ☒ Yes ☐ No

STUDY INTERSECTIONS and/or STREET SEGMENTS:
(May be subject to LADOT revision after access, safety, and circulation evaluation.) A-F Project Driveways

1 La Miranda Ave & Wilton Pl
2 Santa Monica Bl & Wilton Pl
3 Saint Andrews Pl & Santa Monica Bl
4 Lexington Av & SB 101 Freeway Off
5 Lexington Av & Western Av
6 Santa Monica Bl & Western Av

Provide a separate list if more than six study intersections and/or street segments.

Is this Project located on a street within the High Injury Network? ☒ Yes ☐ No Santa Monica Bl

If a study intersection is located within a ¼-mile of an adjacent municipality's jurisdiction, signature approval from said municipality is required prior to MOU approval.

V. ACCESS ASSESSMENT

a. Does the project exceed 1,000 net DVT? ☒ Yes ☐ No
b. Is the project's frontage 250 linear feet or more along an Avenue or Boulevard as classified by the City's General Plan? ☒ Yes ☐ No Santa Monica
c. Is the project's building frontage encompassing an entire block along an Avenue or Boulevard as classified by the City's General Plan? ☒ Yes ☐ No

VI. ACCESS ASSESSMENT CRITERIA

If Yes to any of the above questions a., b., or c., complete **Attachment C.1: Access Assessment Criteria**.

VII. SITE PLAN AND MAP OF STUDY AREA

Please note that the site plan should also be submitted to the Department of City Planning for cursory review.

Does the attached site plan and/or map of study area show	Yes	No	Not Applicable
Each study intersection and/or street segment	☒	☐	☐
*Project Vehicle Peak Hour trips at each study intersection	☒	☐	☐
*Project Vehicle Peak Hour trips at each project access point	☒	☐	☐
*Project trip distribution percentages at each study intersection	☒	☐	☐
Project driveways designed per LADOT MPP 321 (show widths and directions or lane assignment)	☒	☐	☐
Pedestrian access points and any pedestrian paths	☒	☐	☐
Pedestrian loading zones	☒	☐	☐
Delivery loading zone or area	☒	☐	☐
Bicycle parking onsite	☒	☐	☐
Bicycle parking offsite (in public right-of-way)	☒	☐	☐

*For mixed-use projects, also show the project trips and project trip distribution by land use category.

VIII. FREEWAY SAFETY ANALYSIS SCREENING

Will the project add 25 or more trips to any freeway off-ramp in either the AM or PM peak hour? ☒ **YES** ☐ **NO**

Provide a brief explanation or graphic identifying the number of project trips expected to be added to the nearby freeway off-ramps serving the project site. If Yes to the question above, a freeway ramp analysis is required.

IX. CONTACT INFORMATION

	CONSULTANT	DEVELOPER
Name:	Liz Fleming, Overland Traffic Consultants	Santa Monica Boulevard Owner, LLC
Address:	952 Manhattan Beach Bl, #100, M.B.	c/o Mr. Matthew Nichols, DLA Piper, LLP
Phone Number:	310 545-1235	550 S. Hope Street, Suite 2400
E-Mail:	liz@overlandtraffic.com	Los Angeles, CA 90071-2618

Approved by:	X _____	_____	X	_____	8/10/22
	Consultant's Representative	Date		LADOT Representative	**Date
Adjacent Municipality:	_____	Approved by:	_____		_____
		(if applicable)	Representative		Date

**MOUs are generally valid for two years after signing. If after two years a transportation assessment has not been submitted to LADOT, the developer's representative shall check with the appropriate LADOT office to determine if the terms of this MOU are still valid or if a new MOU is needed.

LADOT Access Assessment Criteria

This Criteria acknowledges that the Transportation Assessment for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Assessment Guidelines:

I. PROJECT INFORMATION

Project Name: Echelon Studio

Project Address: 5601-5673 W. Santa Monica Bl.,5612-5666 W. Virginia Av., 1110-1118 N. Wilton Pl.

Project Description: Demo existing 98,352sf Sears bldg, construct 91,869sf production stage/studio, 11,468sf prod. support, 6,620sf prod. office, 12,378sf restaurant & 388,286sf of creative office

LADOT Project Case Number: _____

II. PEDESTRIAN/ PERSON TRIP GENERATION

Source of Pedestrian/Person Trip Generation Rate(s)? ☒ VMT Calculator ☒ ITE 10th Edition ☐ Other:

	Land Use	Size/Unit	Daily Person Trips
Proposed	Production stage/studio	91,869 sf	152
	Production Support	11,468 sf	19
	Production Office	6,620 sf	11
	Restaurant	12,378 sf	56
	Creative Office	388,268 sf	641
	Total new trips:		867

Pedestrian/Person trip generation table including a description of the proposed land uses, trip credits, person trip assumptions, comparison studies used for reference, etc. attached? ☒ Yes ☐ No

III. PEDESTRIAN ATTRACTORS INVENTORY

Attach Pedestrian Map for the area (1,320 foot radius from edge of the project site) depicting:

- site pedestrian entrance(s)
- Existing or proposed passenger loading zones
- pedestrian generation/distribution values
  - Geographic Distribution: N 25 % S 25 % E 25 % W 25 %
- transit boarding and alighting of transit stops (should include Metro rail stations; Metro, DASH, and other municipal bus stops)
- Key pedestrian destinations with hours of operation:
  - schools (school times)
  - government offices with a public counter or meeting room
  - senior citizen centers
  - recreation centers or playgrounds
  - public libraries
  - medical centers or clinics
  - child care facilities
  - post offices

- places of worship
- grocery stores
- other facilities that attract pedestrian trips

- pedestrian walking routes to key destinations from project site

Note: Pedestrian Count Summary, Bicycle Count Summary, Manual Traffic Count Summary will need to be attached to the Transportation Assessment

IV. FACILITIES INVENTORY

Is a High Injury Network street located within 1,320 foot radius from the edge of the project site? □ Yes ☒ No

If yes, list streets and include distance from the project:

Santa Monica Boulevard at 0 (feet)

Wilton Place north of Santa Monica Bl at 0 (feet)

Western Avenue at 500 (feet)

_____ at _____ (feet)

Attach Radius Map for the area (1,320 foot radius from edge of the project site) depicting the following existing and proposed facilities:

- transit stops
- bike facilities
- traffic control devices for controlled crossings
- uncontrolled crosswalks
- location of any missing, damaged or substandard sidewalks

For a reference of planned facilities, see the Transportation Assessment Support Map

Crossing Distances

Does the project property have frontage along an arterial street (designated as either an Avenue or Boulevard?)

☒ Yes □ No Santa Monica Boulevard

If yes, provide the distance between the crossing control devices (e.g. signalized crosswalk, or controlled mid-block crossing) along any arterial within 1,320 feet of the property.

0 (feet) at	Santa Monica Bl & St.Andrews Pl(E&W)	400 (feet) at	Wilton Pl & Lexington Av
500 (feet) at	Santa Monica Bl & Western Av	735 (feet) at	Wilton Pl & La Mirada Av
1,160 (feet) at	Santa Monica Bl & Oxford Av	735 (feet) at	Van Ness Av & La Mirada Av
0 (feet) at	Santa Monica Bl & Wilton Pl	1100 (feet) at	Wilton Pl & Fountain Av
660 (feet) at	Santa Monica Bl & Van Ness Av	1100 (feet) at	Van Ness Av & Fountain Av
1312 (feet) at	Santa Monica Bl & Bronson Av	_____ (feet) at	_____

V. Project Construction

Will the project require any construction activity within the city right-of-way? □ Yes □ No Unknown at this time

If yes, will the project require temporary closure of any of the following city facilities?

- sidewalk Potentially
- bike lane No
- parking lane Potentially
- travel lane Potentially
- bus stop No
- bicycle parking (racks or corrals) No
- bike share or other micro-mobility station No
- car share station No
- parklet No
- other: _____



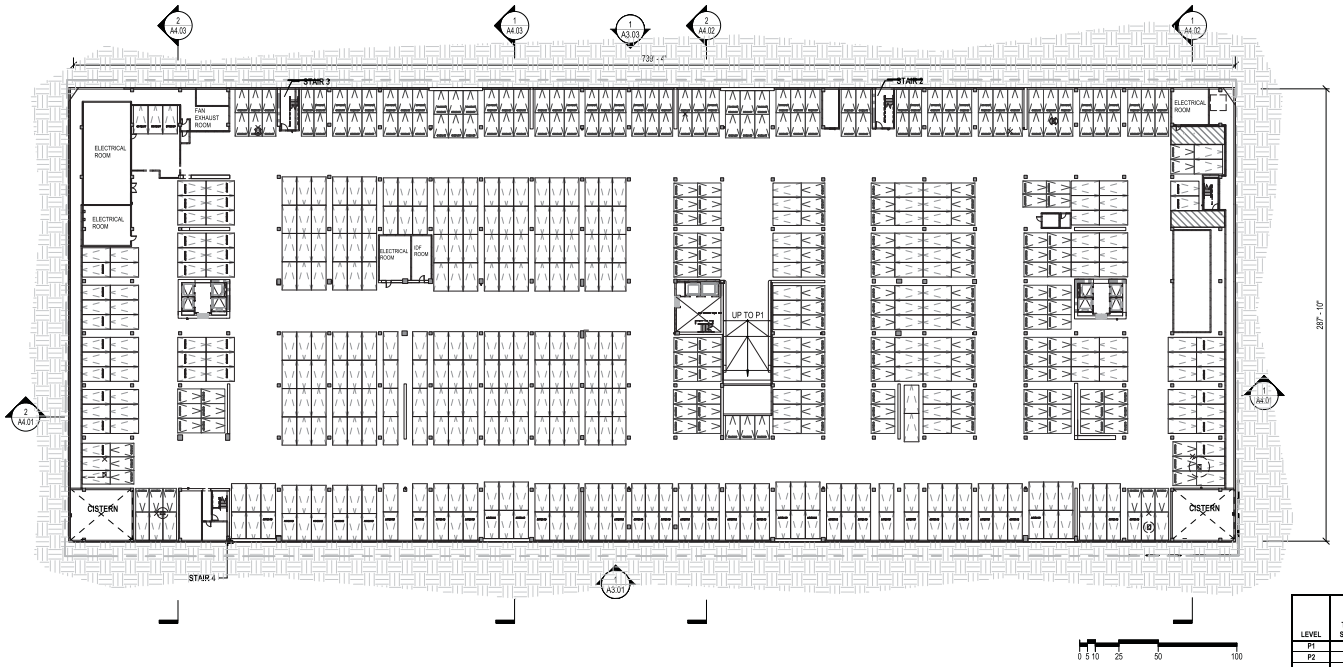
5601 W. SANTA MONICA BLVD.
ENTITLEMENT SUBMITTAL - REVISED JULY 1, 2022

ECHELON STUDIOS

DEVELOPED BY BARDAS INVESTMENT GROUP

HRA House & Robertson ARCHITECTS

RIOS



LEVEL	TOTAL STALLS	ACCESSIBLE PARKING SPACES	EV CHARGING SPACES		STANDARD STALLS (INCLUDES ACCESSIBLE)	COMPACT STALLS
			EV CHARGING STATIONS (EVCS)	EV READY SPACES (EVR)		
P1	355	20	99	107	281	74
P2	626	0	0	89	404	222
TOTAL	981	20	99	196	685	296

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

LEVEL P2 (1)
1/32" = 1'-0"

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RIOS

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PROJECT ID: 20283

CONSULTANT

NOT FOR CONSTRUCTION

ECHELON STUDIOS
5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

REVISIONS
2 02.09.22 REVISED SUBMITTAL
3 07.01.22 REVISED SUBMITTAL

ISSUED
02.14.22 ENTITLEMENT SUBMITTAL
02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

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SCALE: As indicated (WHEN PRINTED ON 30"X42" SHEET)

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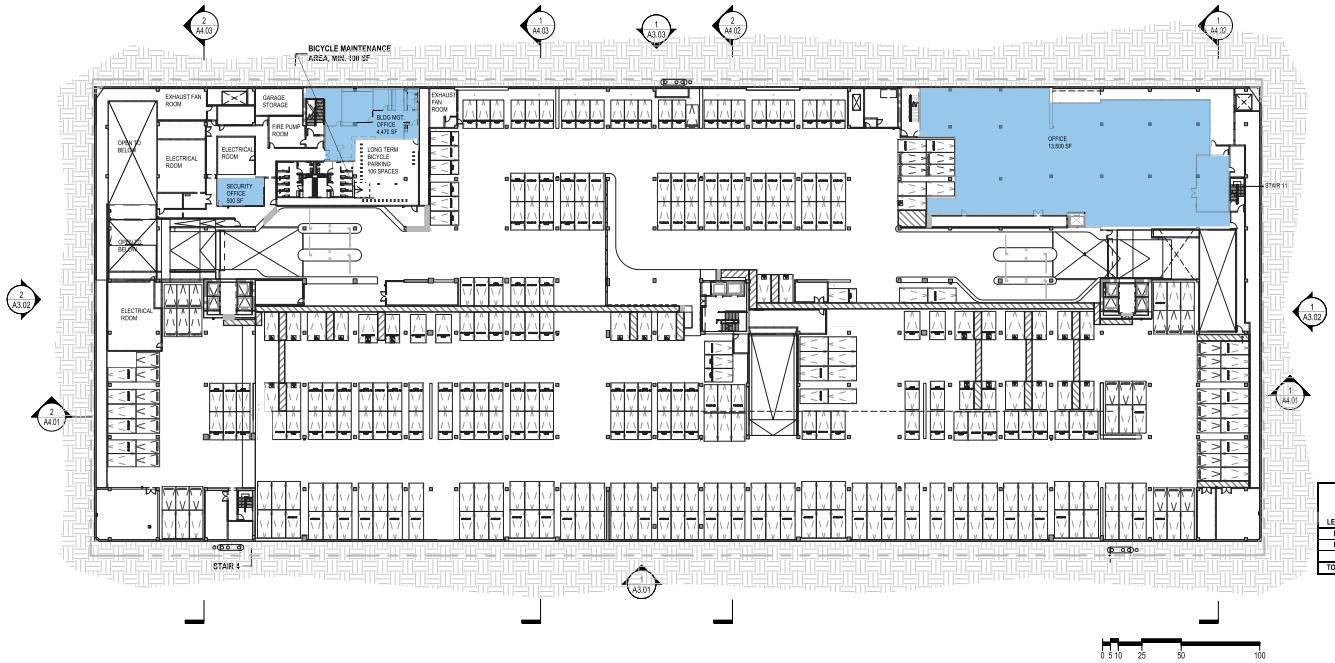

LEVEL	TOTAL STALLS	ACCESSIBLE PARKING SPACES	EV CHARGING SPACES		STANDARD STALLS (INCLUDES ACCESSIBLE)	COMPACT STALLS
			EV CHARGING STATIONS (EVCS)	EV READY SPACES (EVR)		
P1	355	20	99	107	281	74
P2	626	0	0	89	404	222
TOTAL	981	20	99	196	685	296

LEVEL P1

OFFICE	18,470
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-

AREA - SUBTOTAL 18,470 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

LEVEL P1 1
1/32" = 1'-0"

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07.01.22 REVISED SUBMITTAL

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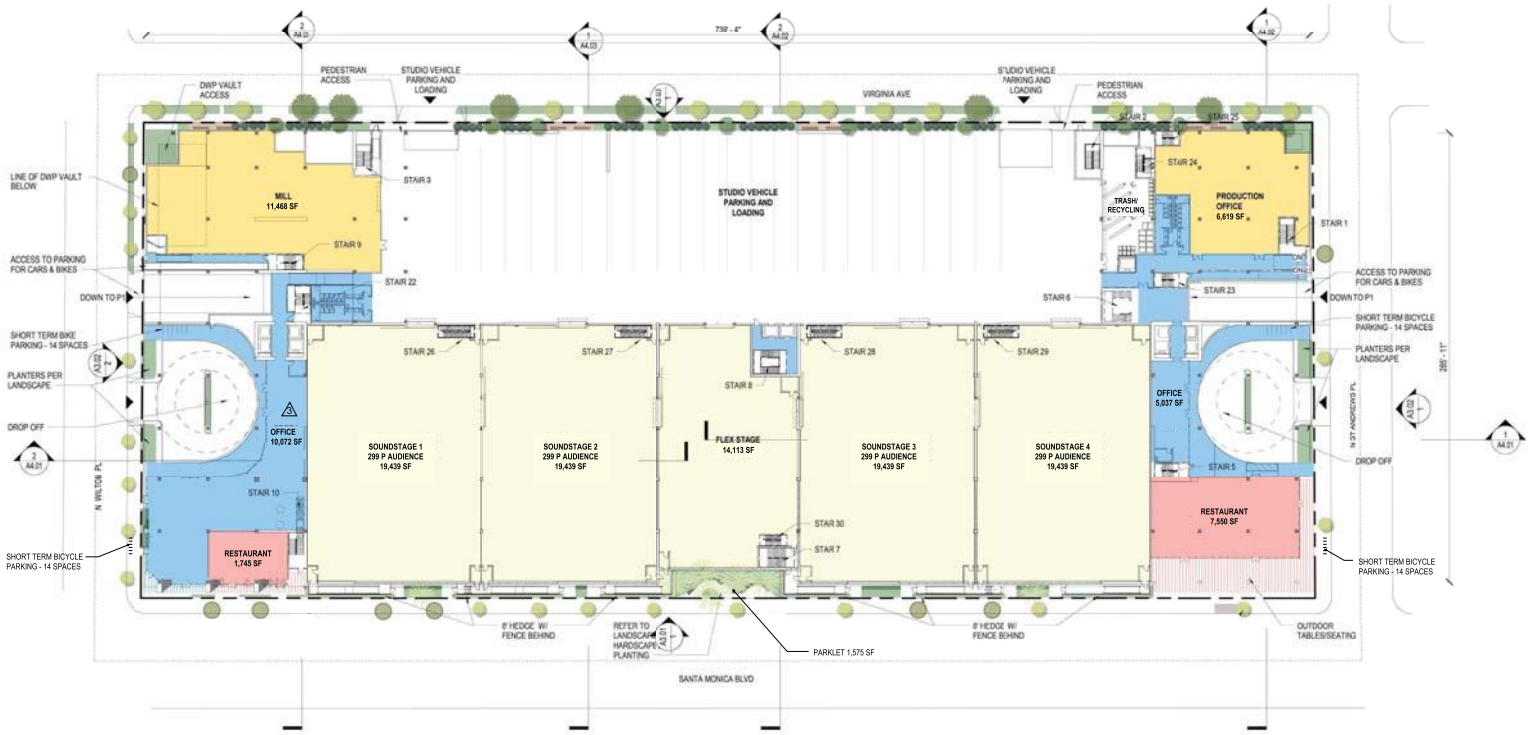

LEVEL 01	
OFFICE	15,109
RESTAURANT	9,295
PRODUCTION	91,870
PRODUCTION SUPPORT	18,087
AREA - SUBTOTAL	134,361 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 1 — 1/32" = 1'-0"

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1 09.01.21 REVISED SUBMITTAL
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3 07.01.22 REVISED SUBMITTAL

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07.01.22 REVISED SUBMITTAL

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DRAWING TITLE: FLOOR PLAN - LEVEL 1

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SCALE: As indicated

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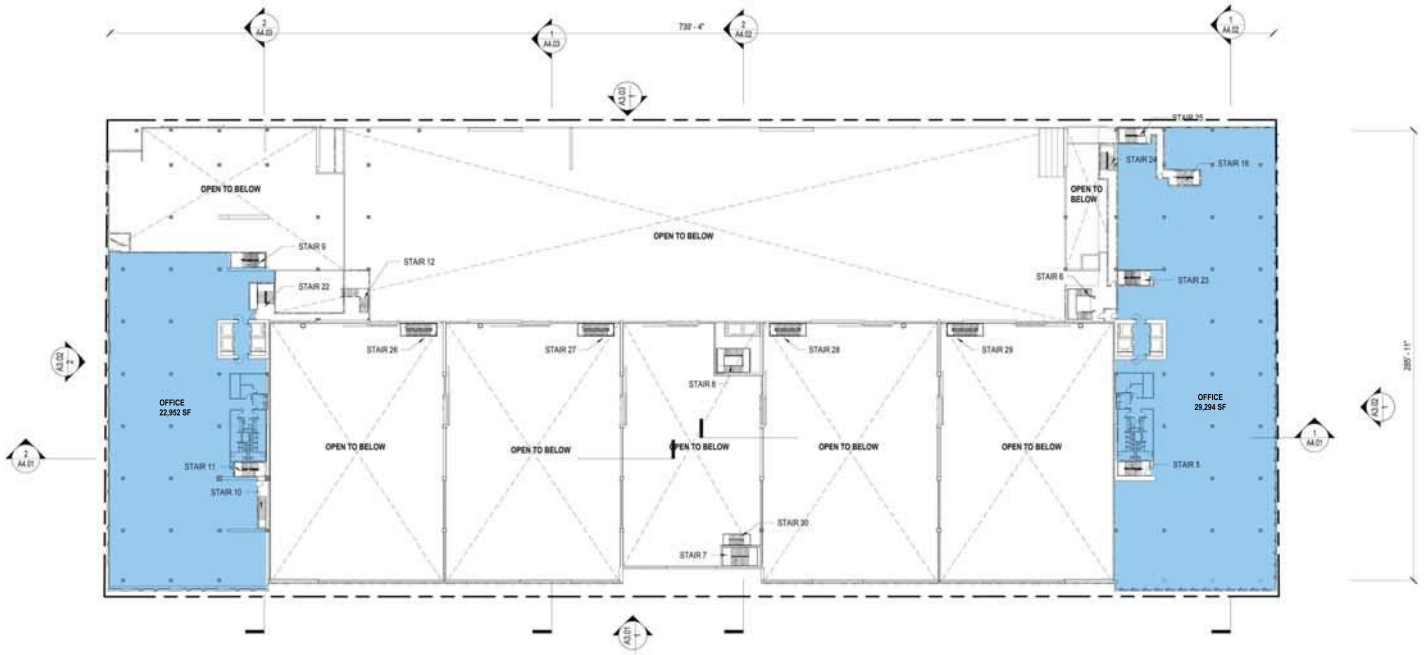

LEVEL 2
1/32" = 1'-0"

LEVEL 02	
OFFICE	52,246
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	52,246 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

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- **07.01.22 REVISED SUBMITTAL**

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- **07.01.22 REVISED SUBMITTAL**

FILE NAME: [TYPE FILE NAME]

FLOOR PLAN - LEVEL 2

REVISION DATE: 07.01.22

SCALE: As indicated

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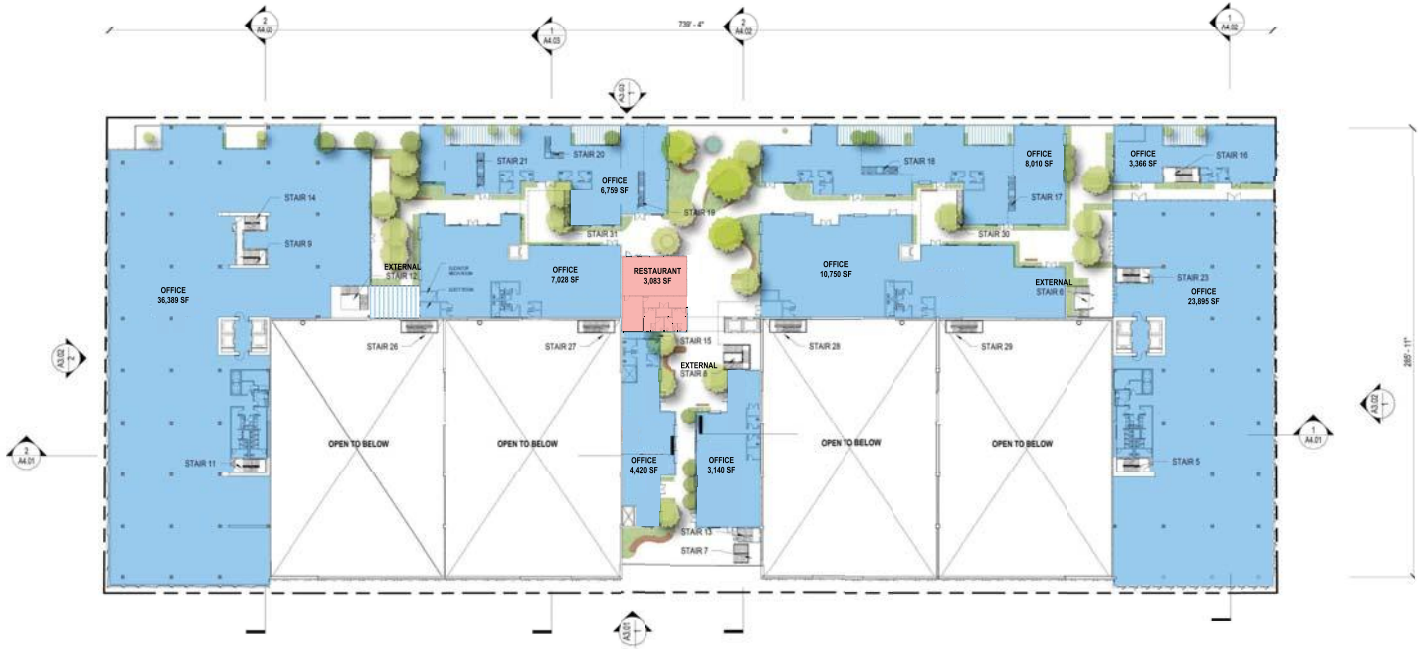

LEVEL 03

OFFICE	100,674
RESTAURANT	3,083
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	103,757 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 3
1/32" = 1'-0"

1

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SCALE: As indicated (WHEN PRINTED ON 30"X42" SHEET)

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LEVEL 04

OFFICE	84,718
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	84,718 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 4
1/32" = 1'-0"

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09.01.21	REVISED SUBMITTAL
02.09.22	REVISED SUBMITTAL
07.01.22	**REVISED SUBMITTAL**

[TYPE FILE NAME]

FLOOR PLAN - LEVEL 4

07.01.22

As indicated

A2.08

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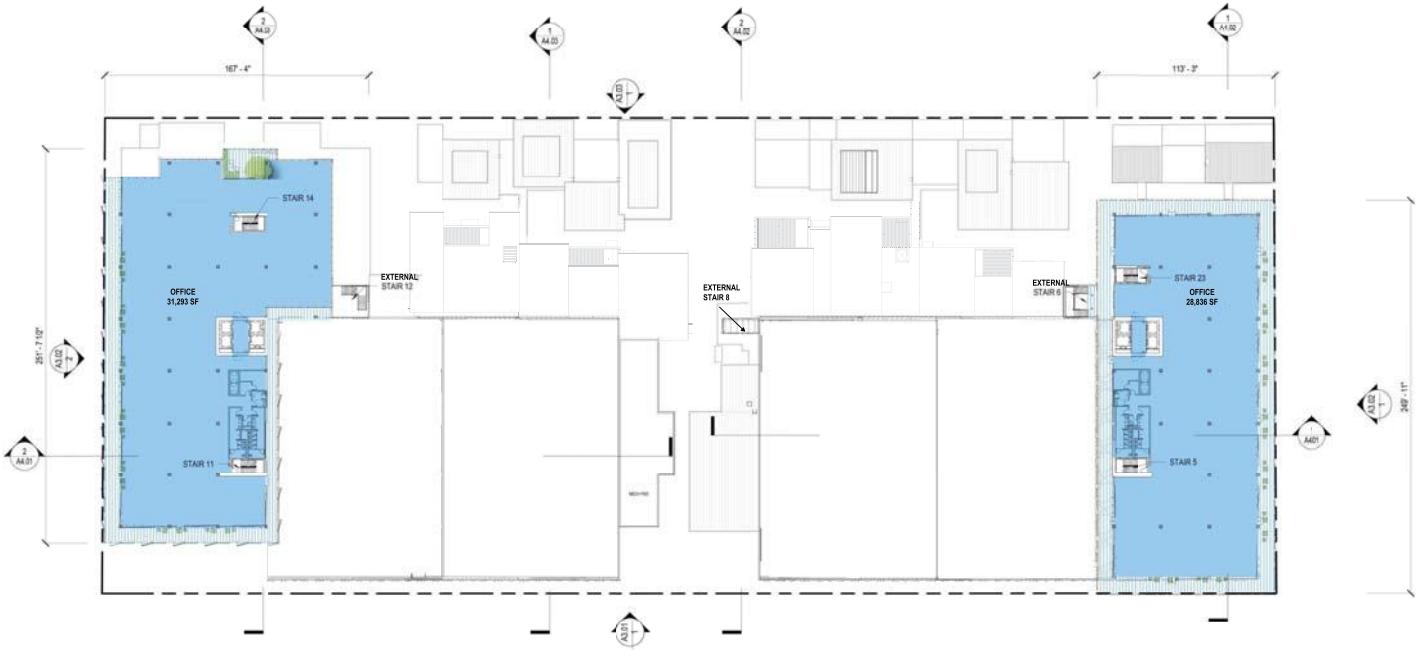

LEVEL 05	
OFFICE	60,129
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	60,129 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 5
1/32" = 1'-0"
1

RIOS

2101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT NO
20283

NOT FOR CONSTRUCTION

ECHELON STUDIOS
5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

REVISIONS	
1	09.01.21 REVISED SUBMITTAL
2	02.09.22 REVISED SUBMITTAL
3	**07.01.22 REVISED SUBMITTAL**

ISSUE	
	05.11.21 **ENTITLEMENT SUBMITTAL**
	09.01.21 REVISED SUBMITTAL
	02.09.22 REVISED SUBMITTAL
	07.01.22 REVISED SUBMITTAL

FILENAME [TYPE FILE NAME]

FLOOR PLAN - LEVEL 5

ISSUE DATE 07.01.22

SCALE As indicated

DRAWING NO. **A2.09**

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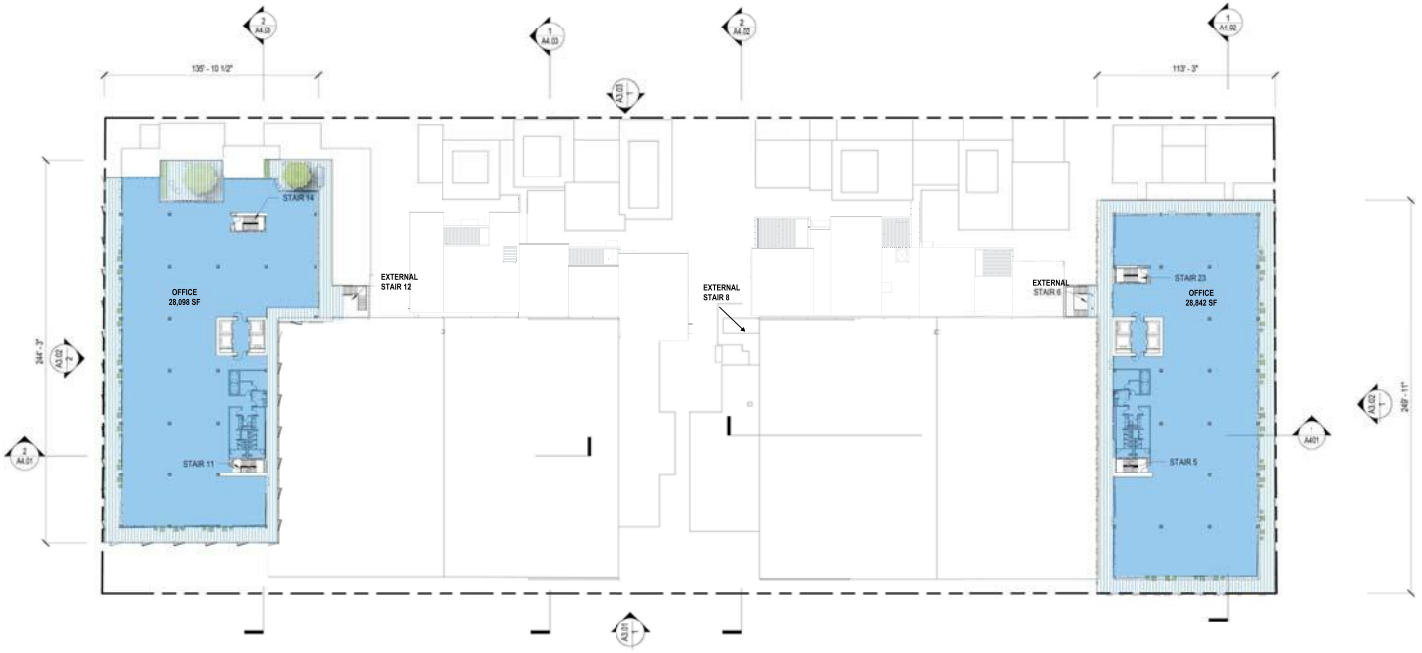

LEVEL 06	
OFFICE	56,940
RESTAURANT	-
PRODUCTION	-
PRODUCTION SUPPORT	-
AREA - SUBTOTAL	56,940 SF

- OFFICE
- OFFICE - COVERED OUTDOOR
- RESTAURANT
- RESTAURANT - COVERED OUTDOOR
- PRODUCTION
- PRODUCTION SUPPORT

0 5 10 25 50 100

LEVEL 6 1

1/32" = 1'-0"

RIOS

2101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT NO: 20283

NOT FOR CONSTRUCTION

ECHELON STUDIOS
5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

1	09.01.21 REVISED SUBMITTAL
2	02.09.22 REVISED SUBMITTAL
3	**07.01.22 REVISED SUBMITTAL**

05.11.21	**ENTITLEMENT SUBMITTAL**
09.01.21	REVISED SUBMITTAL
02.09.22	REVISED SUBMITTAL
07.01.22	**REVISED SUBMITTAL**

[TYPE FILE NAME]

FLOOR PLAN - LEVEL 6

DATE: 07.01.22

SCALE: As indicated

A2.10

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Introduction

Trip Generation is based on the ITE Trip Generation,11th Edition (ITE Manual) for Creatiive Office, Office Associated with Production Stage/Studio & Restaurant

The ITE Office Land Use (Code 710) provides trip generation as both a fitted curve and average rate

- Based on a graphs presented in the ITE Manual, the average rate appears to represent office of less than approximately 200,000 sf more accurately and the fitted curve appears to represent offices of greater than approximately 200,000 sf
- The office component of the studio is less than appx. 200,000 sf and the office trip generation average rate is used
- The creative office component of the project is greater than 200,000 sf and the office fitted curve trip generation was used.
- The fitted curve, for the office uses, is a natural logrithmic equation (Ln) ond is presented below the trip generation rates.

Production Stage/Studio incudes the sound tages and flex space (4x19,439sf)+14,113sf))

Production Support includes mill & support services,

Production Office includes ancillary office associated with the Sound Stage/Studios

Trip Generation Rates/Equations - 11TH EDITION ITE

ITE		Daily	AM Peak Hour			PM Peak Hour		
Code	Description	Traffic	In	Out	Total	In	Out	Total
710	General Office (Equation) for Creative Office	a	88%	12%	b	17%	83%	c
710	General Office (Rate) for Production Office	10.84	88%	12%	1.52	17%	83%	1.44
*	Production Support	4.14	65%	35%	0.61	45%	55%	0.57
*	Production Stage/Studio	5.91	63%	37%	0.20	40%	60%	0.43
932	Restaurant	107.20	55%	45%	9.57	61%	39%	9.05

* Based on empirical rates from Transportation Assessment for NBC Universal Evolution Plan EIR and Transportation Assemment for 8th & Alameda Studio Project (8-2021), by Gibson With ITE based rates updated to 11th Edition

a Ln(T)=0.87Ln(x)+3.05 T = Trips & x = sf/1000

b Ln(T)=0.88Ln(x)+1.16

c Ln(T)=0.83Ln(x)+1.29

All rates per 1,000 sf

Project trips

ITE			Daily	AM Peak Hour			PM Peak Hour		
Code	Description	Size	Traffic	In	Out	Total	In	Out	Total
*	Production Stage/Studio	91,869 sf	543	12	6	18	16	24	40
*	Production Support	11,468 sf	47	4	3	7	3	4	7
710	Production Office (rate)	6,620 sf	72	9	1	10	2	8	10
	Subtotal Production Stage/Studio, Support & Office	**109,957 sf**	**662**	**25**	**10**	**35**	**21**	**36**	**57**
932	Restaurant	12,378 sf	1,327	35	28	63	68	44	112
	Internal Retail Trips	50%	(663)	(17)	(15)	(32)	(34)	(22)	(56)
	Subtotal Restaurant	**12,378 sf**	**664**	**18**	**13**	**31**	**34**	**22**	**56**
710	**Creative Office (Equation)**	**388,286 sf**	**3,777**	**533**	**73**	**606**	**87**	**425**	**512**
	Subtotal Proposed		**5,103**	**576**	**96**	**672**	**142**	**483**	**625**
	Transit Reduction	15%	(765)	(87)	(14)	(101)	(22)	(72)	(94)
	PROPOSED TOTAL	**510,621 sf**	**4,338**	**489**	**82**	**571**	**120**	**411**	**531**

Nearby Transit for 15% Reduction

Metro Route 4 & Rapid Route 704 along Santa Monica Bl, stops for both at Western appx. 500' east, and Route 4 only at Wilton immediately adjacent

Metro Route 207 & Rapid Route 757 along Western with stop at Santa Monica & Western

PEDESTRIAN
TRIP GENERATION RATES & CALCULATIONS

Walk Trip Generation Rates

ITE Code	Description	Daily	AM Peak Hour Total	PM Peak Hour Total
710	Office	5X(AM+PM)	0.16	0.17
932	High Turnover Restaurant*	5X(AM+PM)	0.45	0.45

* No rate for PM Peak Hour, Used AM Rate for PM Peak Hour

** No Daily rates, used 5x(AM+PM Peak Hour rates)

Walk Trip Generation

ITE Code	PROJECT PEDESTRIAN TRIPS Description	Size	Daily	AM Peak Hour Total	PM Peak Hour Total
710	Sound Stages	91,869 sf	152	15	16
710	Support Area	11,468 sf	19	2	2
710	Production Office	6,620 sf	11	1	1
710	Creative Office	388,268 sf	641	62	66
820	Restaurant	12,378 sf	56	6	6
	NEW Pedestrian TRIPS TOTAL		**867**	**84**	**89**

Limited ITE Land Uses, Used Office rates for Production Stages/Studios & Production Support & Production Office

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

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

Project Information

Project: Echelon Studio

Scenario:

Address: 5643 W SANTA MONICA BLVD, 90038



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Housing | Single Family		DU

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Office | General Office	498.243	ksf
Retail | High-Turnover Sit-Down Restaurant	12.378	ksf
Office | General Office	498.243	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	3,938 Daily Vehicle Trips
0 Daily VMT	27,585 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	3,938 Net Daily Trips
The net increase in daily VMT ≤ 0	27,585 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	12.378 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

8/1/2022

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: Echelon Studio

Scenario:

Address: 5643 W SANTA MONICA BLVD, 90038



Proposed Project Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	12.378	ksf
Office | General Office	498.243	ksf

TDM Strategies

Select each section to show individual strategies
Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	**No**	**No**
Max Work Based TDM Achieved?	**No**	**No**

A Parking

Reduce Parking Supply
☐ Proposed Prj ☐ Mitigation
1103 city code parking provision for the project site
1112 actual parking provision for the project site

Unbundle Parking
☐ Proposed Prj ☐ Mitigation
monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
percent of employees eligible

Price Workplace Parking
☐ Proposed Prj ☐ Mitigation
6.00 daily parking charge (dollar)
percent of employees subject to priced parking

Residential Area Parking Permits
☐ Proposed Prj ☐ Mitigation
200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
3,889 Daily Vehicle Trips	**3,889** Daily Vehicle Trips
27,241 Daily VMT	**27,241** Daily VMT
0.0 Household VMT per Capita	**0.0** Household VMT per Capita
6.7 Work VMT per Employee	**6.7** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: No Threshold = 7.6 15% Below APC	**Work: No** Threshold = 7.6 15% Below APC

8/1/2022

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: August 1, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	*0*	*DU*
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	*Family*	*0*	*DU*
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	12.378	ksf
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	General Office	498.243	ksf
	Medical Office	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*
Other		*0*	*Trips*

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: August 1, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

Analysis Results			
Total Employees: 2,042 Total Population: 0			
Proposed Project		***With Mitigation***	
3,889	**Daily Vehicle Trips**	**3,889**	**Daily Vehicle Trips**
27,241	**Daily VMT**	**27,241**	**Daily VMT**
0	**Household VMT per Capita**	**0**	**Household VMT per Capita**
6.7	**Work VMT per Employee**	**6.7**	**Work VMT per Employee**
Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average Household = 6.0 Work = 7.6			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0	No	Household > 6.0	No
Work > 7.6	No	Work > 7.6	No

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	*Reduce parking supply*	*City code parking provision (spaces)*	*0*	*0*
		Actual parking provision (spaces)	*0*	*0*
	Unbundle parking	*Monthly cost for parking ($)*	*$0*	*$0*
	Parking cash-out	*Employees eligible (%)*	*0%*	*0%*
	Price workplace parking	*Daily parking charge ($)*	*$0.00*	*$0.00*
		Employees subject to priced parking (%)	*0%*	*0%*
	Residential area parking permits	*Cost of annual permit ($)*	*$0*	*$0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	Reduce transit headways	Reduction in headways (increase in frequency) (%)	0%	0%
		Existing transit mode share (as a percent of total daily trips) (%)	0%	0%
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	0%
	Transit subsidies	Employees and residents eligible (%)	0%	0%
		Amount of transit subsidy per passenger (daily equivalent) ($)	$0.00	$0.00
Education & Encouragement	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
	Promotions and marketing	Employees and residents participating (%)	0%	0%

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	*Required commute trip reduction program*	*Employees participating (%)*	*0%*	*0%*
	Alternative Work Schedules and Telecommute	*Employees participating (%)*	*0%*	*0%*
		Type of program	*0*	*0*
		Degree of implementation (low, medium, high)	*0*	*0*
	Employer sponsored vanpool or shuttle	*Employees eligible (%)*	*0%*	*0%*
		Employer size (small, medium, large)	*0*	*0*
	Ride-share program	*Employees eligible (%)*	*0%*	*0%*
Shared Mobility	*Car share*	*Car share project setting (Urban, Suburban, All Other)*	*0*	*0*
	Bike share	*Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)*	*0*	*0*
	School carpool program	*Level of implementation (Low, Medium, High)*	*0*	*0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	*Implement/Improve on-street bicycle facility*	*Provide bicycle facility along site (Yes/No)*	*0*	*0*
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	Yes	Yes
Neighborhood Enhancement	*Traffic calming improvements*	*Streets with traffic calming improvements (%)*	*0%*	*0%*
		Intersections with traffic calming improvements (%)	*0%*	*0%*
	Pedestrian network improvements	*Included (within project and connecting off-site/within project only)*	*0*	*0*

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: August 1, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Parking cash-out	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Price workplace parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Residential area parking permits	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
Transit	Reduce transit headways	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Transit subsidies	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Education & Encouragement	Voluntary travel behavior change program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Commute Trip Reductions	Required commute trip reduction program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Employer sponsored vanpool or shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Ride-share program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Shared Mobility	Car-share	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
	School carpool program	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
Neighborhood Enhancement	Traffic calming improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*
MAX. TDM EFFECT	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*

= Minimum (X%, 1-[(1-A)*(1-B)…])

where X%=

PLACE TYPE MAX:	urban	75%
	compact infill	*40%*
	suburban center	*20%*
	suburban	*15%*

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,…). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: August 1, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	7.9	0	0
Home Based Other Production	0	0.0%	0	5.1	0	0
Non-Home Based Other Production	757	-4.2%	725	7.0	5,299	5,075
Home-Based Work Attraction	2,411	-32.0%	1,639	8.4	20,252	13,768
Home-Based Other Attraction	1,581	-46.3%	849	5.6	8,854	4,754
Non-Home Based Other Attraction	757	-4.2%	725	5.5	4,164	3,988

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-1.2%	0	0	-1.2%	0	0
Home Based Other Production	-1.2%	0	0	-1.2%	0	0
Non-Home Based Other Production	-1.2%	716	5,012	-1.2%	716	5,012
Home-Based Work Attraction	-1.2%	1,619	13,596	-1.2%	1,619	13,596
Home-Based Other Attraction	-1.2%	838	4,695	-1.2%	838	4,695
Non-Home Based Other Attraction	-1.2%	716	3,938	-1.2%	716	3,938

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0
Total Employees: 2,042
APC: Central

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**0**	**0**
Total Home Based Work Attraction VMT	**13,596**	**13,596**
Total Home Based VMT Per Capita	**0.0**	**0.0**
Total Work Based VMT Per Employee	**6.7**	**6.7**

VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term "City" as used below shall refer to the City of Los Angeles. The terms "City" and "Fehr & Peers" as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

VMT Calculator Application for the City of Los Angeles. The City's consultant calibrated the VMT Calculator's parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator's accuracy in estimating VMT in such other locations.

Limited License to Use. This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

Ownership. You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

Warranty Disclaimer. In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED "as is" WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

Limitation of Liability. It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

You, the User	
By:	
Print Name:	Liz Fleming
Title:	V.P.
Company:	OVERLAND TRAFFIC CONSULTANTS
Address:	952 MANHATTAN BCH BL #100
Phone:	
Email Address:	LIZ@OVERLANDTRAFFIC.COM
Date:	8-3-22

#	Location	Peak Hour	Project Trips In	# of Trips	Over 25 Peak Hour Trips?
A	SB Hollywood Freeway	AM	10%	49	Yes
	Off Ramp to Lexington Avenue	PM	10%	12	NO
B	NB Hollywood Freeway	AM	15%	73	Yes
	Off Ramp to Santa Monica Boulevard	PM	15%	18	NO
C	SB Hollywood Freeway	AM	5%	24	NO
	Off Ramp to Harold Way n/o Sunset	PM	5%	6	NO

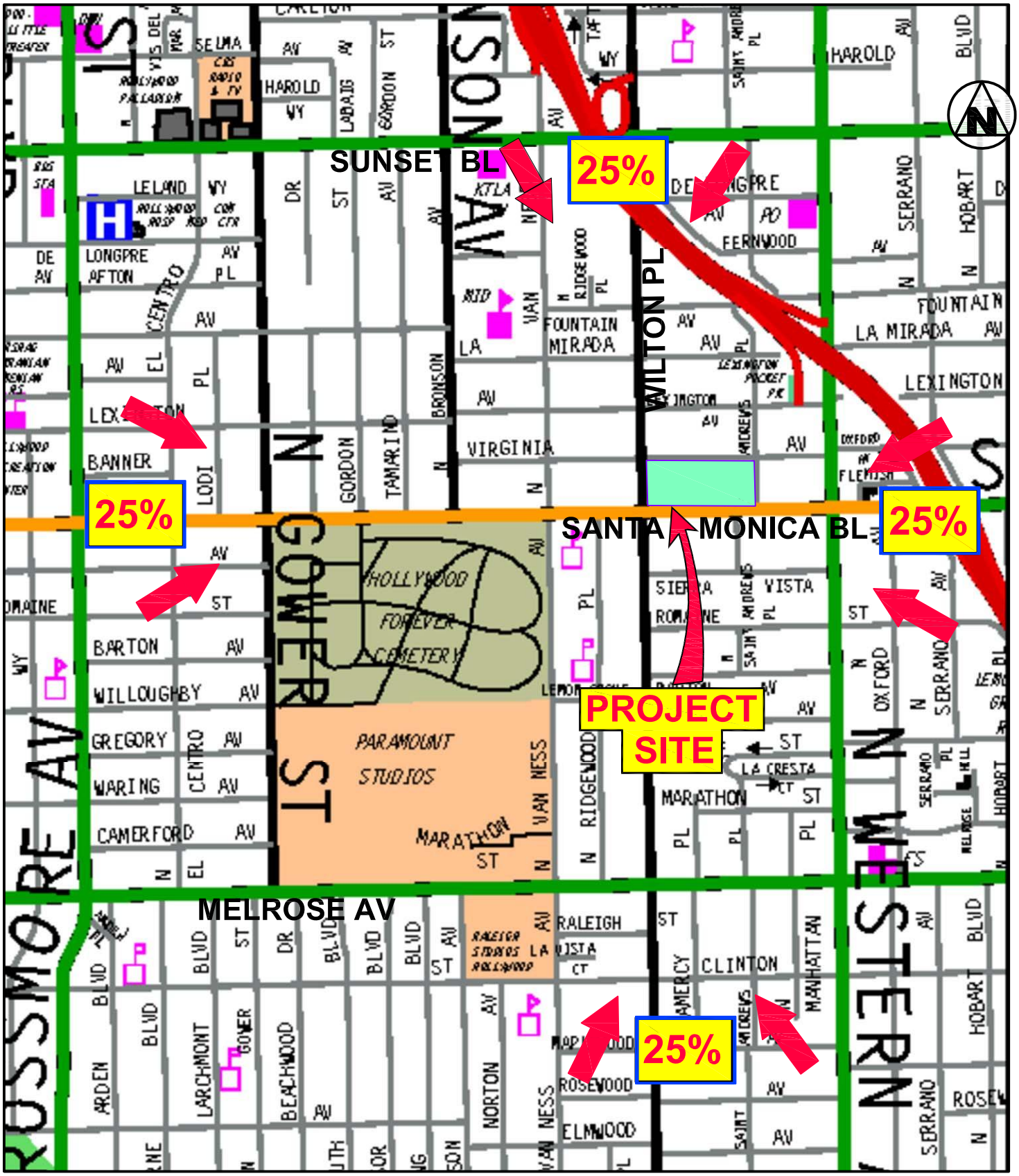
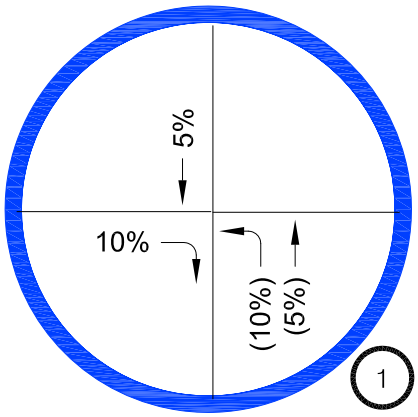


FIGURE 1

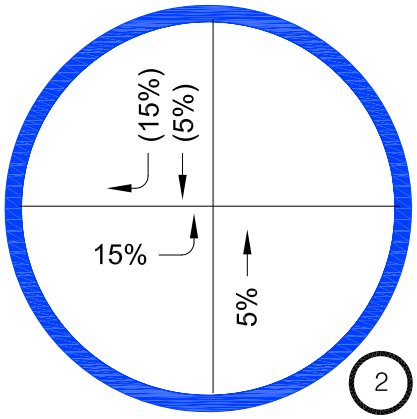
5/2021

OVERALL PROJECT TRIP DISTRIBUTION

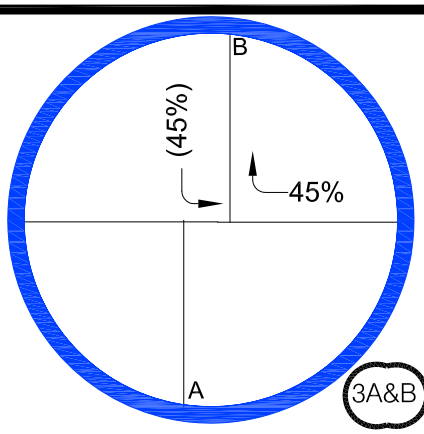
Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266
(310) 545-1235, liz@overlandtraffic.com



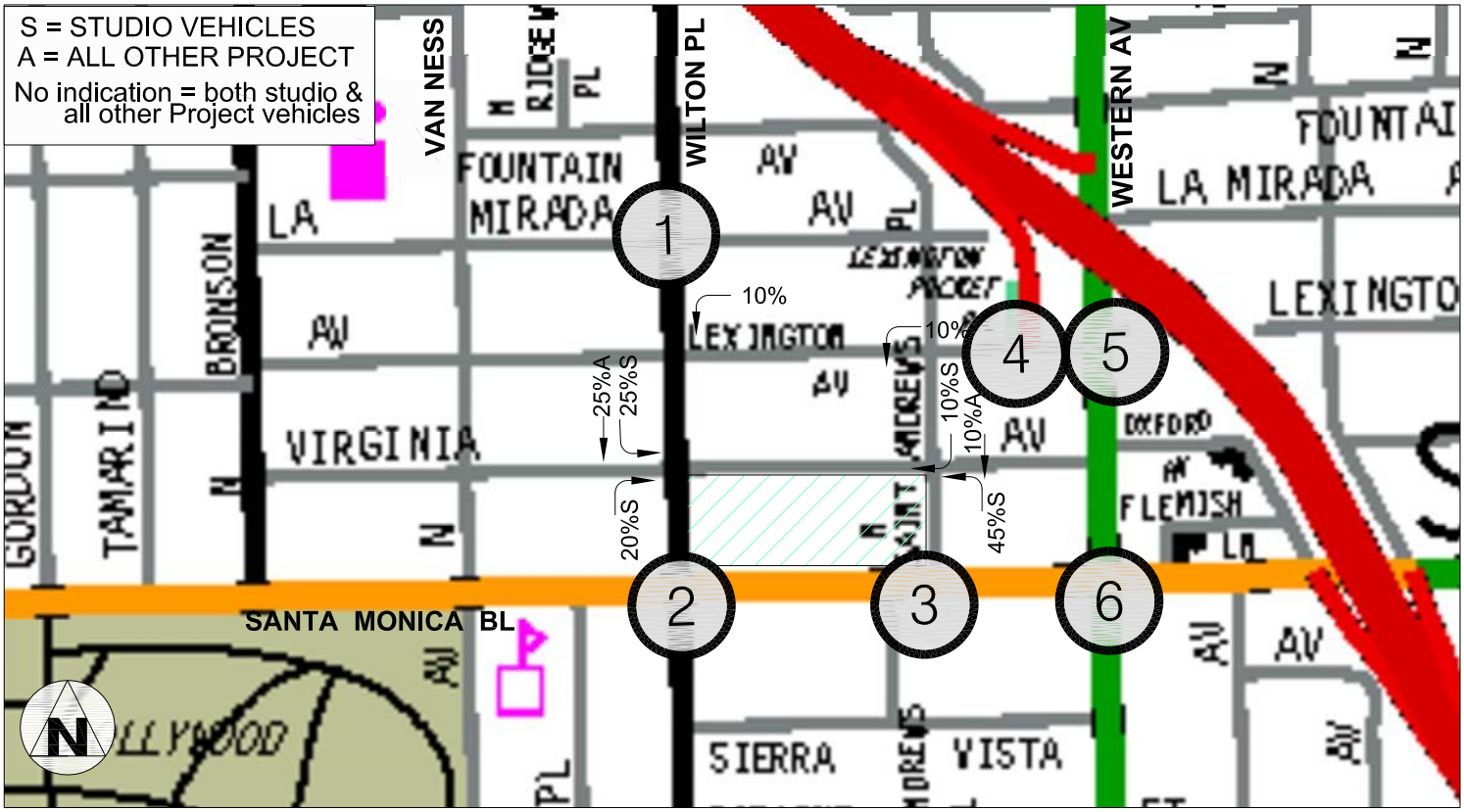
LA MIRANDA AVENUE &
WILTON PLACE

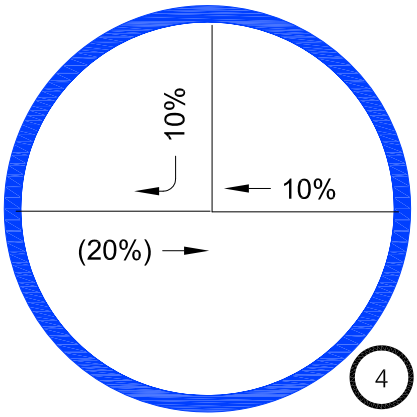


SANTA MONICA BOULEVARD &
WILTON PLACE

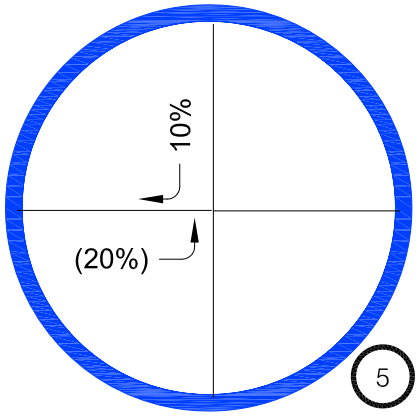


SAINT ANDREWS PLACE &
SANTA MONICA BOULEVARD

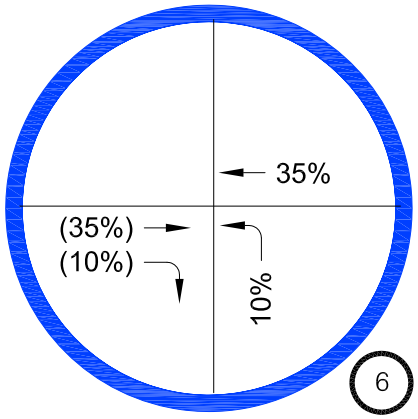




LEXINGTON AVENUE &
SOUTHBOUND 101 FREEWAY OFF



LEXINGTON AVENUE &
WESTERN AVENUE

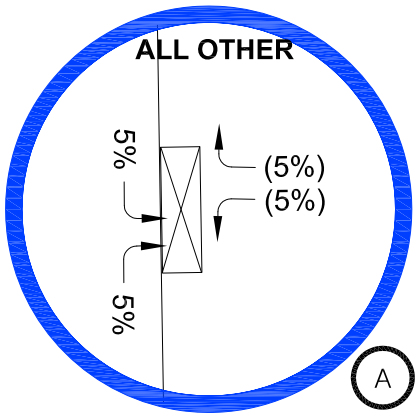


SANTA MONICA BOULEVARD &
WESTERN AVENUE

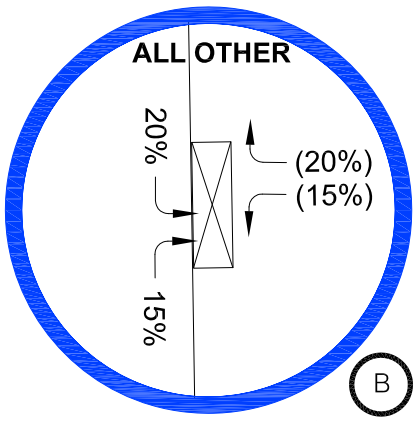
FIGURE 2

PROJECT TRAFFIC ASSIGNMENT DISTRIBUTION
AT STUDY INTERSECTIONS IN / (OUT)

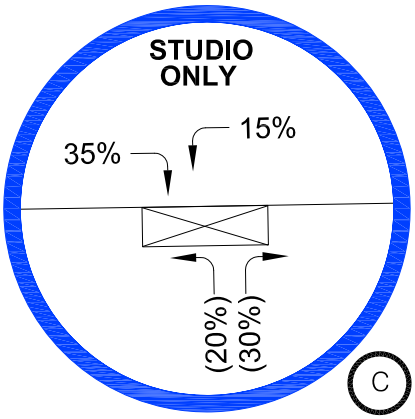
Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl #100, Manhattan Beach Ca 90266
(310)545-1235, (661)799-8423 , liz@overlandtraffic.com



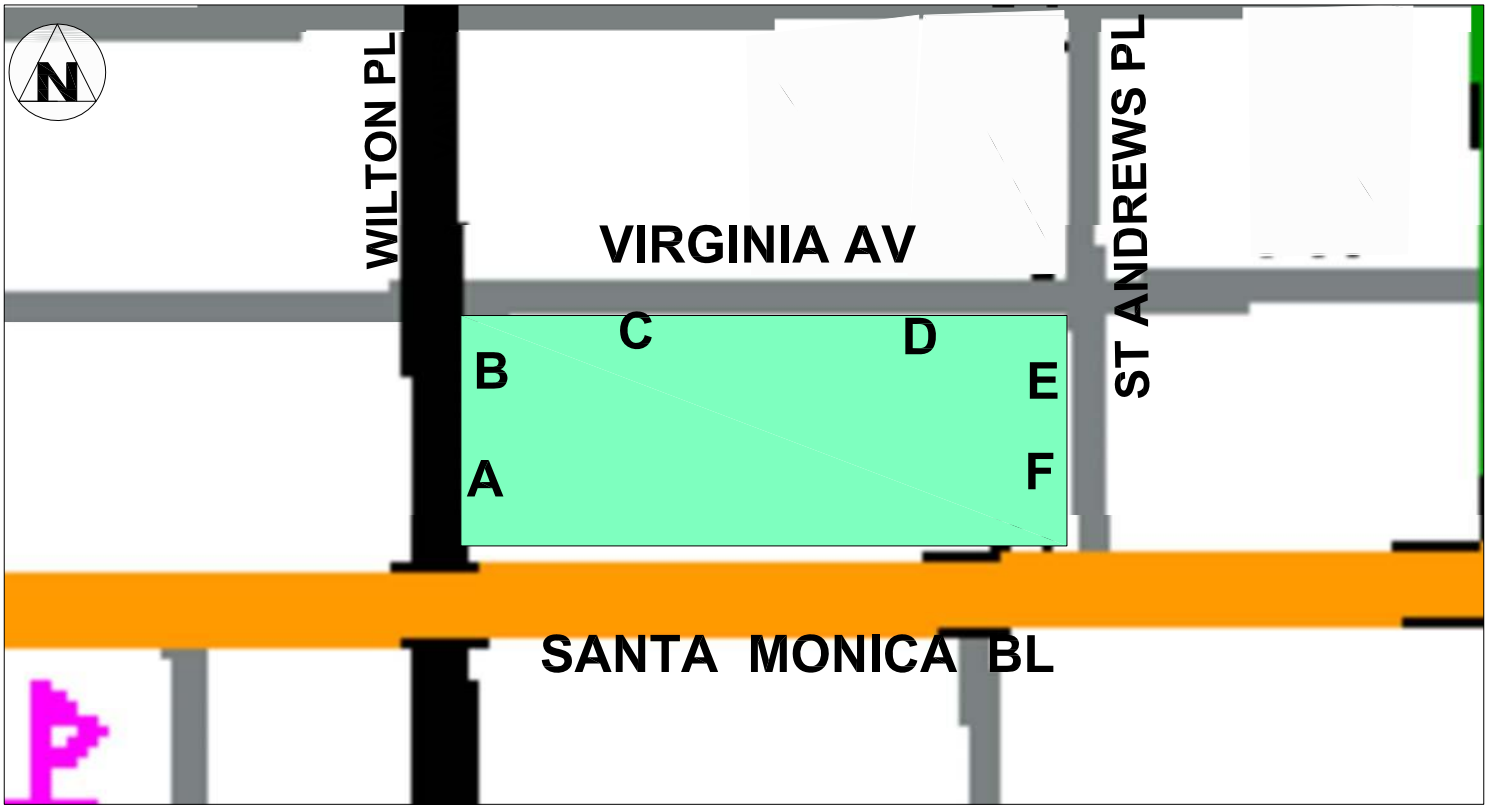
WILTON PLACE &
SOUTHERLY DRIVEWAY
DROP OFF/PICK UP

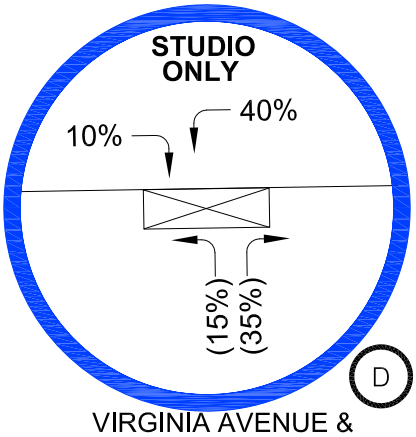


WILTON PLACE &
NORTHERLY DRIVEWAY
SELF PARK & VALET

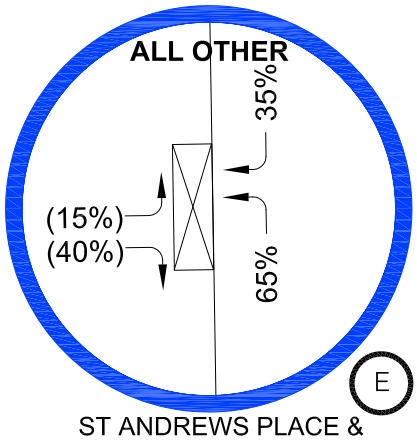


VIRGINIA AVENUE &
WESTERLY DRIVEWAY
STUDIO VEHICLES

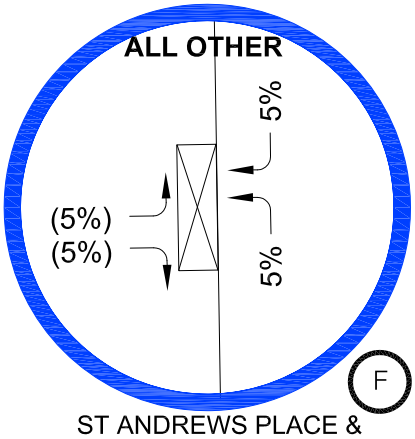




VIRGINIA AVENUE &
EASTERLY DRIVEWAY
STUDIO VEHICLES & LOADING



ST ANDREWS PLACE &
NORTHERLY DRIVEWAY
SELF PARK & VALET

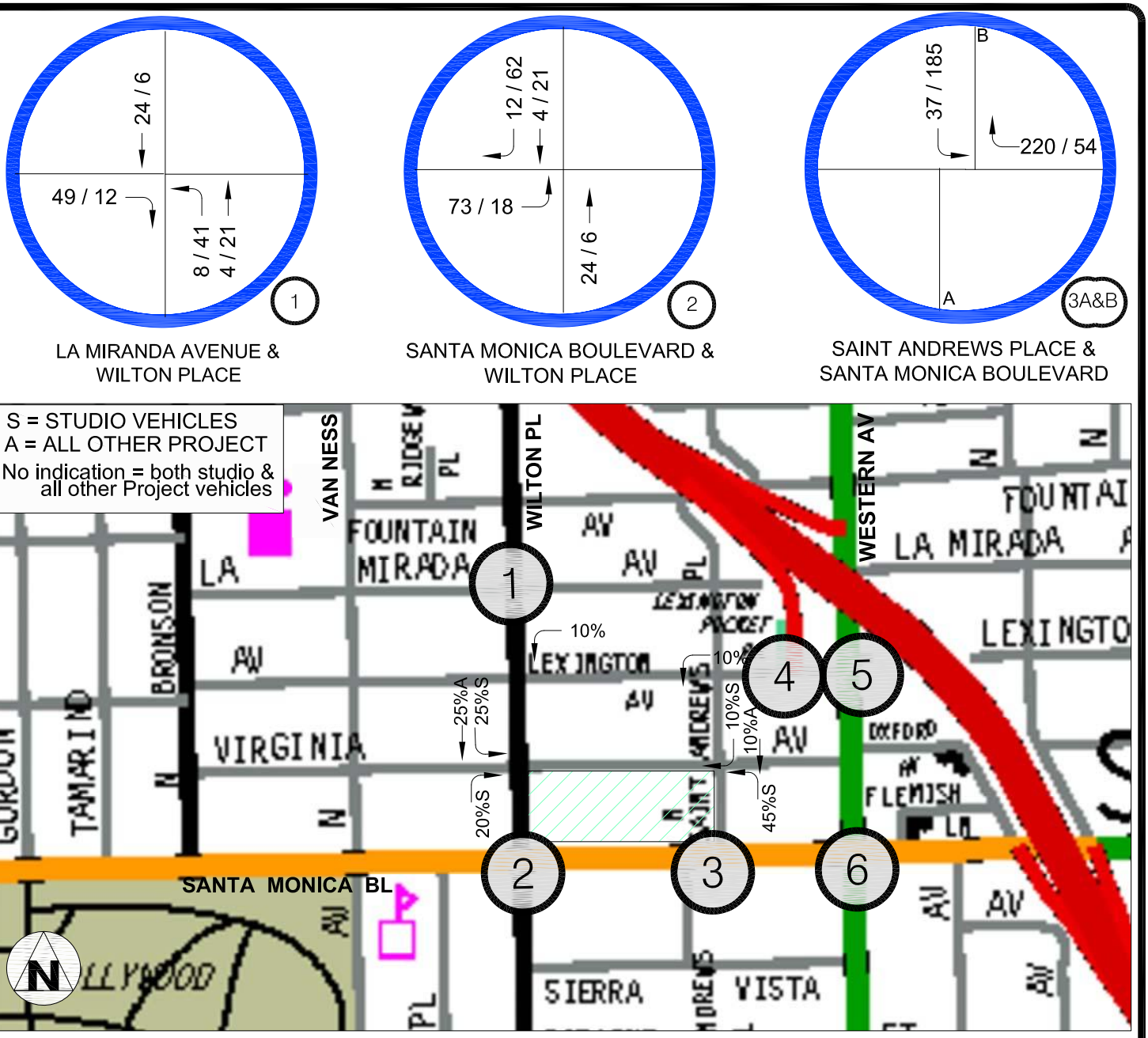


ST ANDREWS PLACE &
SOUTHERLY DRIVEWA
DROP OFF/PICK UP

FIGURE 3

PROJECT TRAFFIC ASSIGNMENT DISTRIBUTION
AT PROJECT DRIVEWAYS

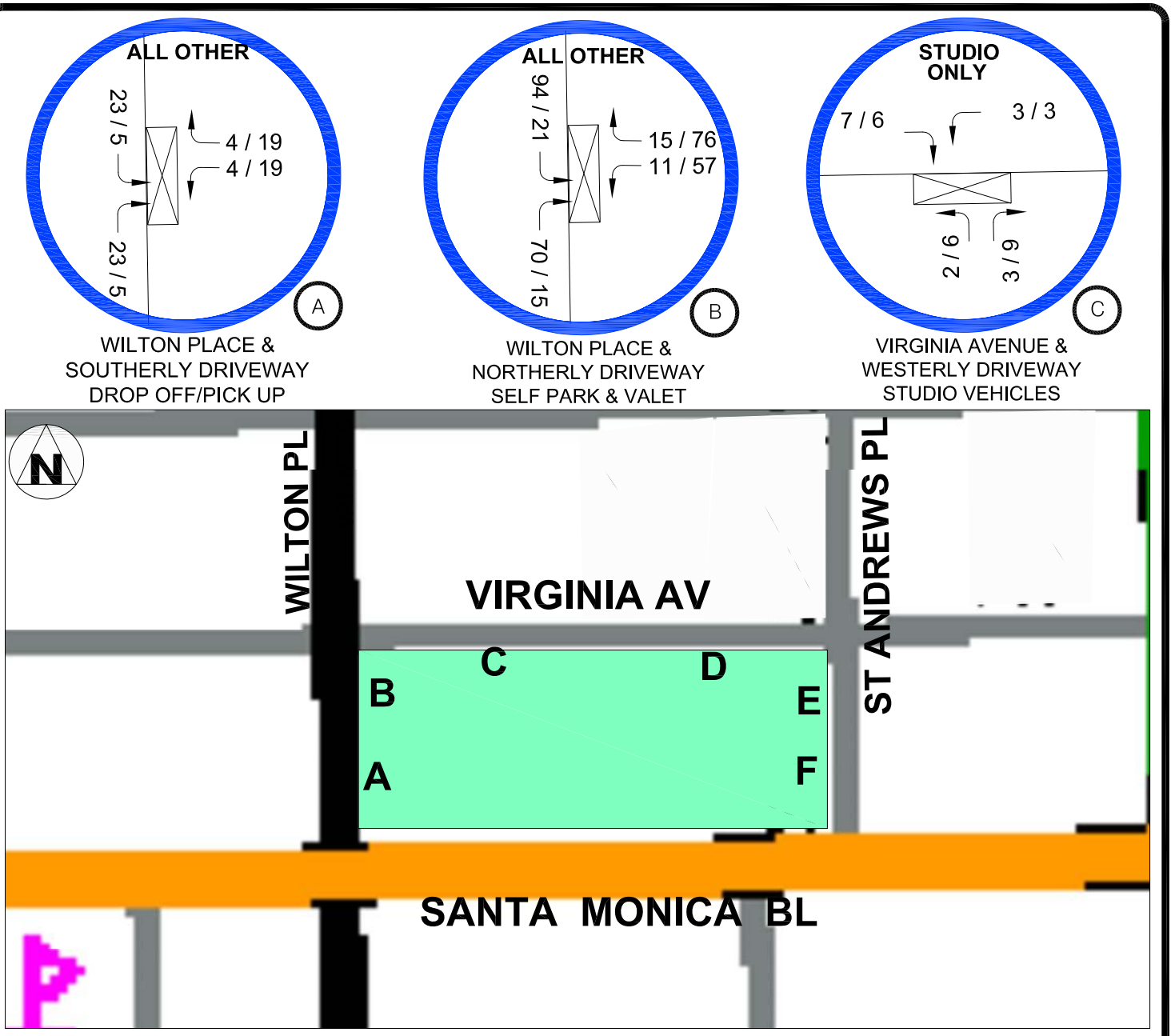
Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl #100, Manhattan Beach Ca 90266
(310)545-1235, (661)799-8423 , liz@overlandtraffic.com



PROJECT TRAFFIC VOLUMES
AT STUDY INTERSECTIONS
AM PEAK HOUR/PM PEAK HOUR

FIGURE 4

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl #100, Manhattan Beach Ca 90266
(310)545-1235, (661)799-8423 , liz@overlandtraffic.com



PROJECT TRAFFIC VOLUMES ONLY
DRIVEWAYS
AM PEAK HOUR/PM PEAK HOUR

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl #100, Manhattan Beach Ca 90266
(310)545-1235, (661)799-8423 , liz@overlandtraffic.com

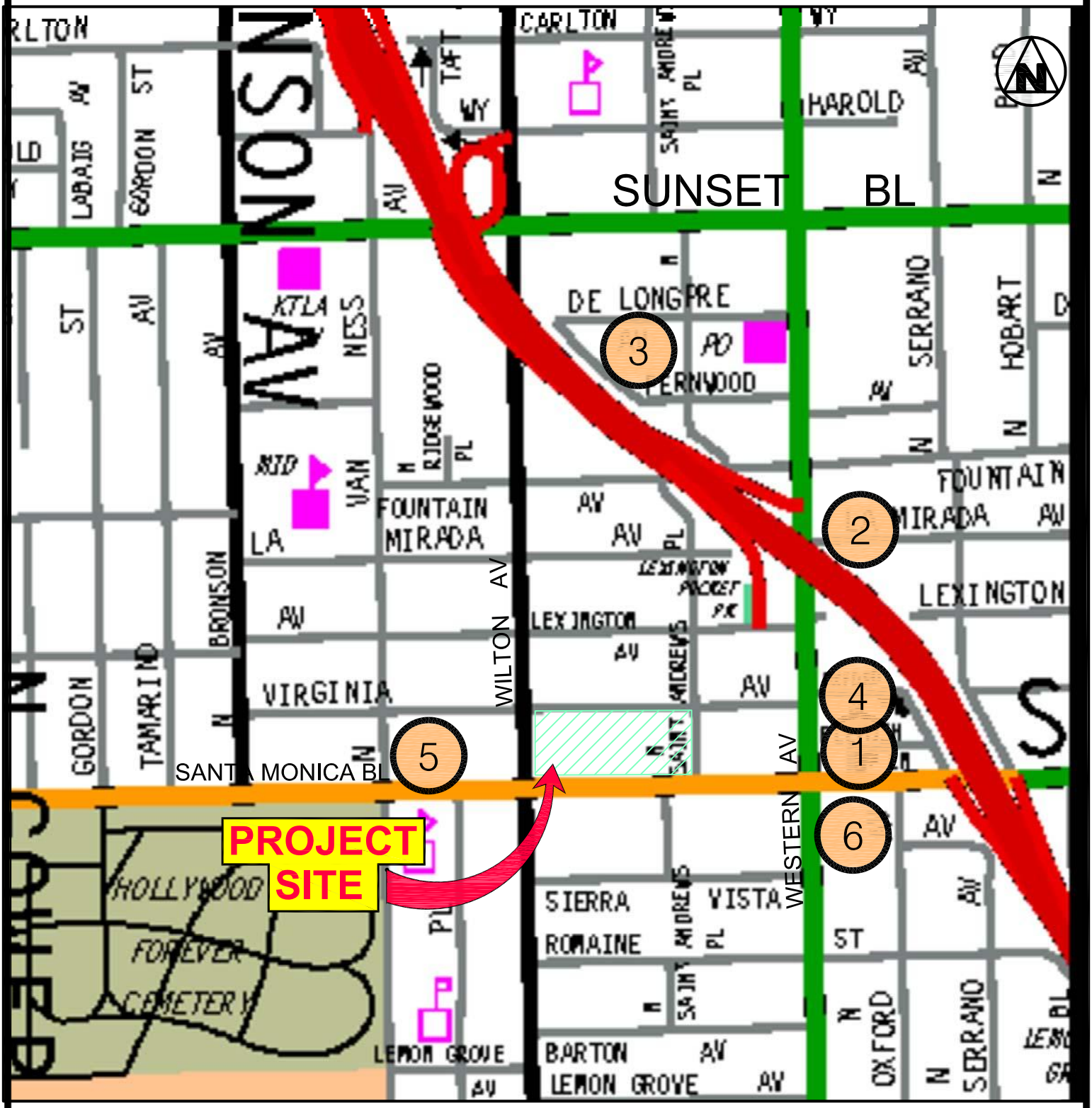


Figure 6

6/2021

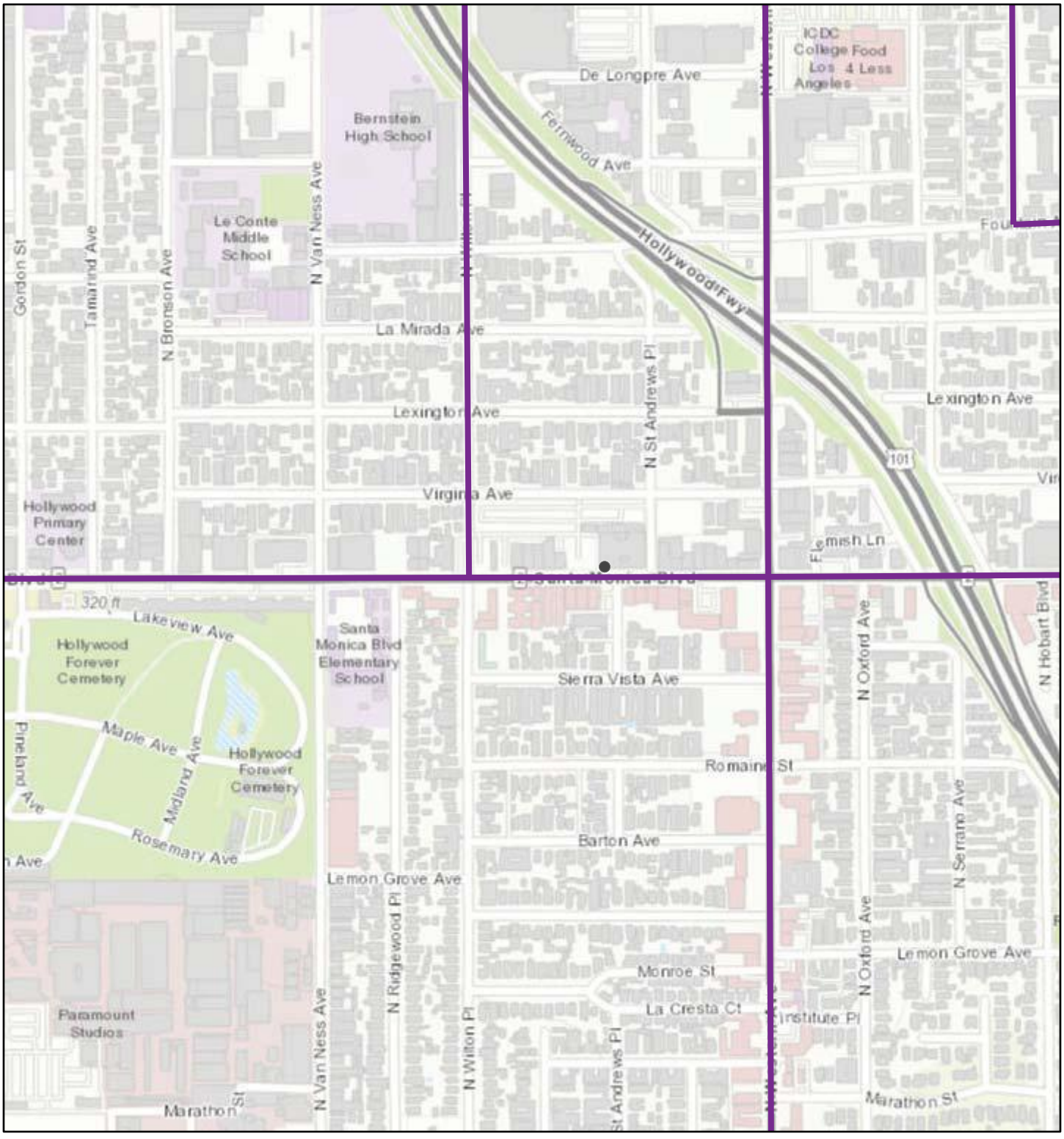
RELATED PROJECT LOCATION MAP

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266
(310) 545-1235, liz@overlandtraffic.com

RELATED PROJECT LIST
5601 SANTA MONICA

#	Project	Size		Location	Daily Traffic	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hours In	PM Peak Hours Out	PM Peak Hours Total
1	Apartments	68	units	5245 Santa Monica Bl	857	3	29	32	45	28	73
	Retail	51,674	sf								
2	Apartments	75	units	5460 Fountain Avenue	424	7	26	33	23	17	40
3	Apartments	185	units	5632 De Longpre Avenue	800	-31	25	-6	50	19	69
4	Apartments	65	units	5430 Virginia Avenue	435	7	21	28	21	11	32
5	Office	180,073	sf	5731 Santa Monica Bl	1112	128	12	140	14	119	133
6	Apartments	735	units	5420 Santa Monica Bl	8655	10	205	215	167	65	232
	Commercial	95,000	sf								

High Injury Network



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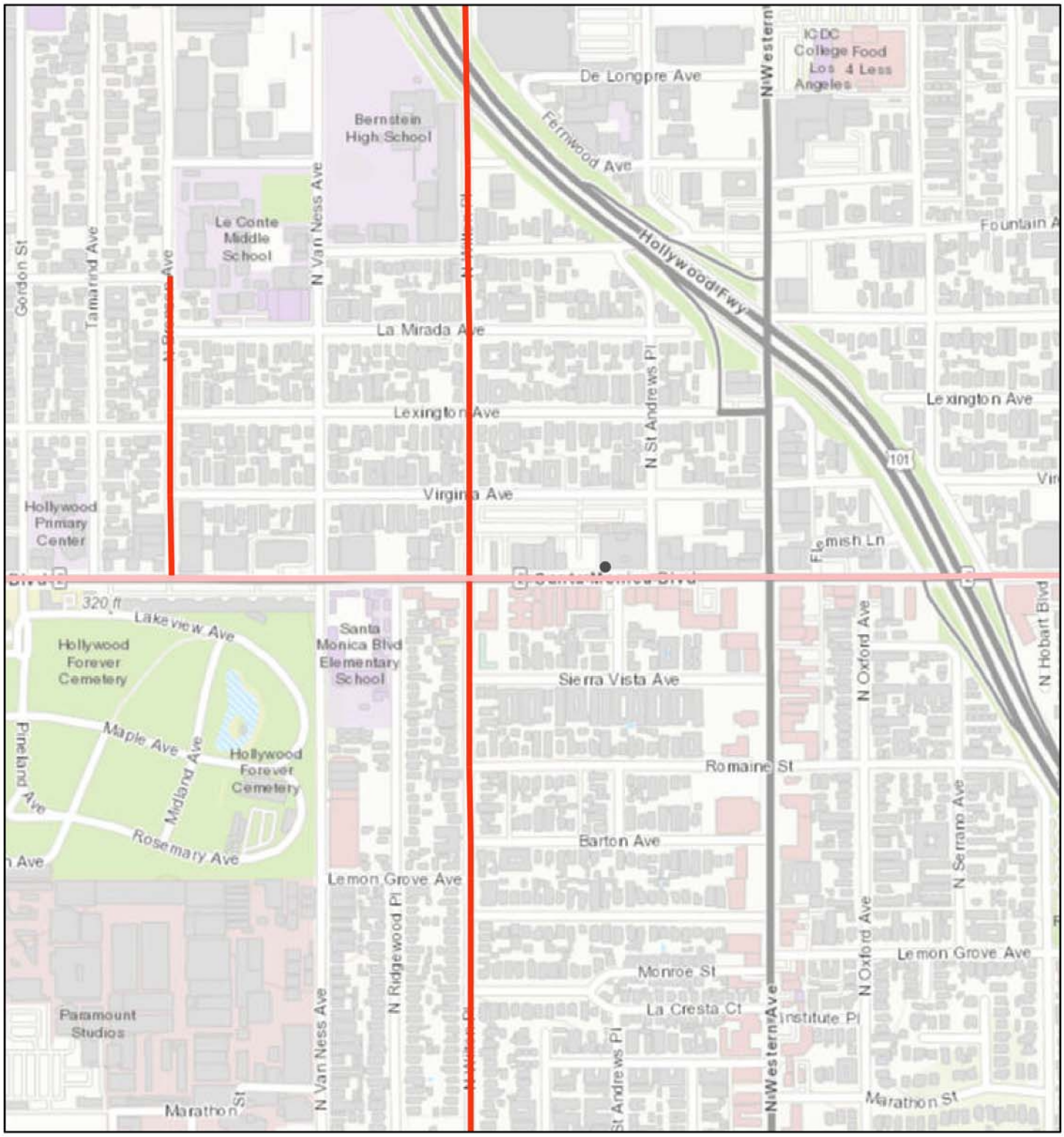
High Injury Network

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Bicycle Network



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0 0.05 0.1 0.2 mi

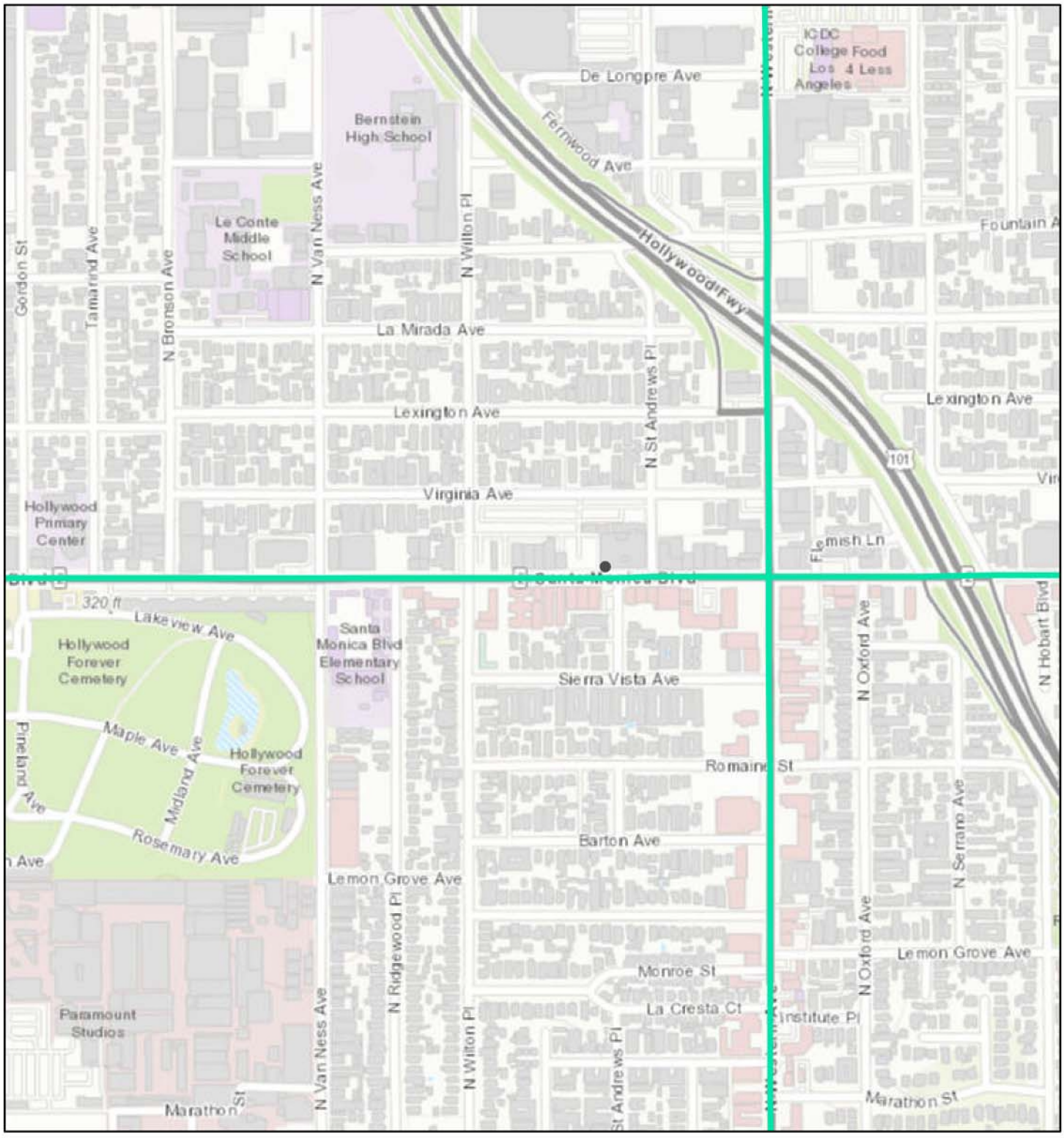
0 0.1 0.2 0.4 km

Bicycle Network

- Tier 2 (BLN)
- Tier 3 (BLN)

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Transit Enhanced Network



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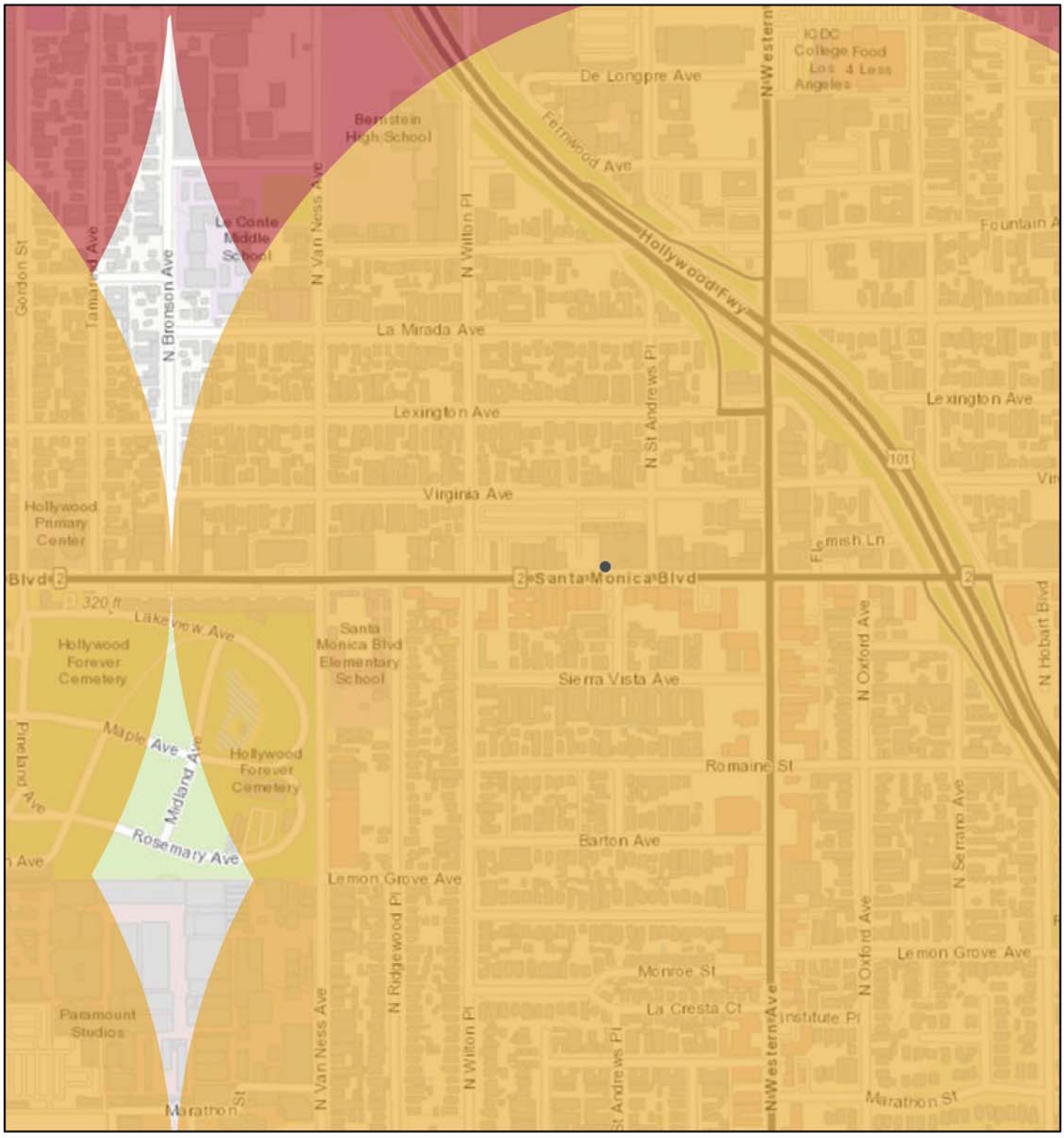
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Transit Enhanced Network (TEN)

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Transit Priority Area



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0 0.05 0.1 0.2 mi

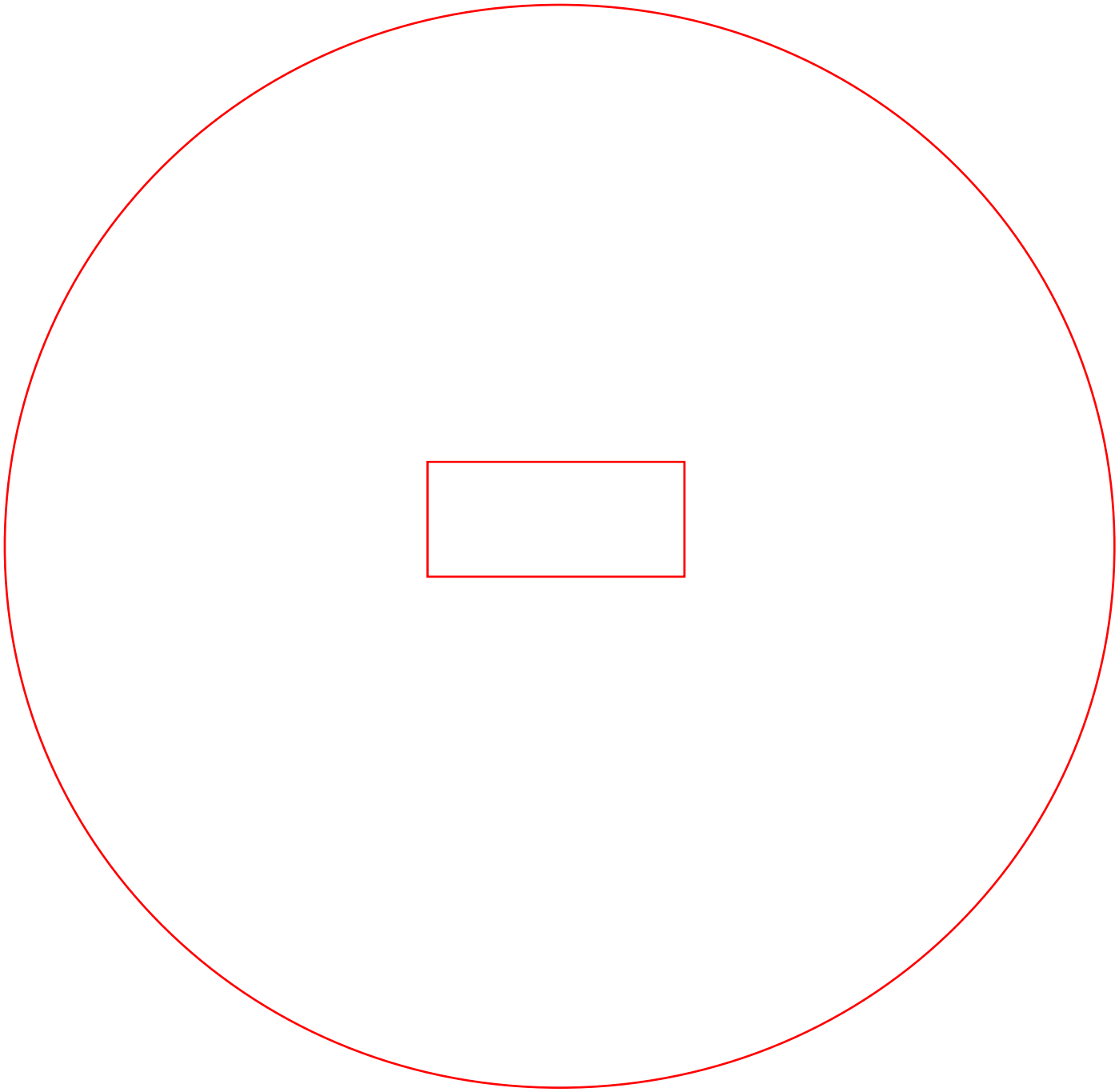
0 0.1 0.2 0.4 km

Transit Priority Area (TPA)

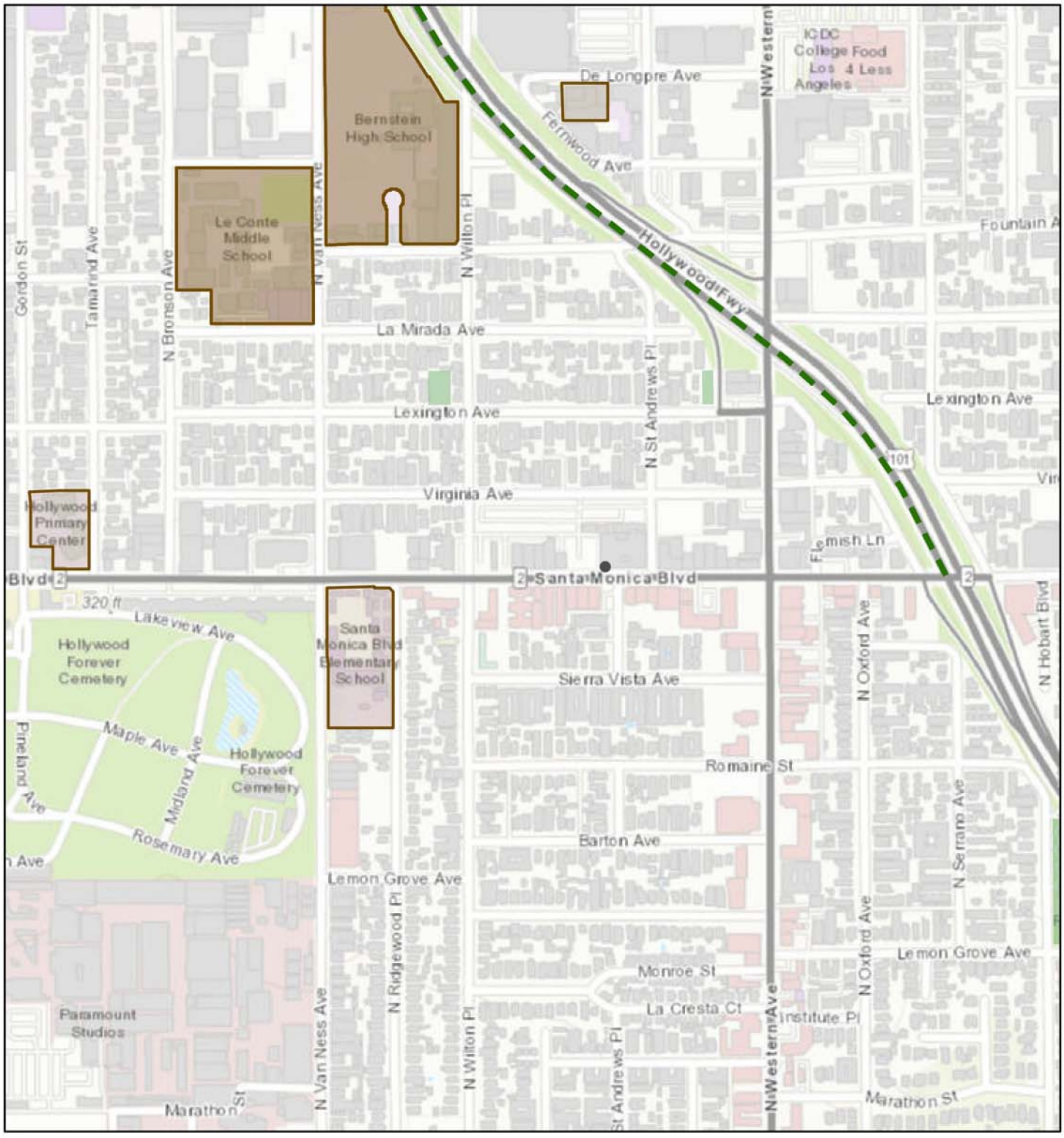
- Heavy Rail
- Major Bus Routes

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Pedestrian Destinations within 1320'



Library, Schools, Green Network, Parks



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0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Schools

Schools

Green Network

Bike Paths (Planned)

Parks

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

APPENDIX B

SCREENING CRITERIA

TAG SCREENING CRITERIA	
If the answer is yes to any of the following threshold questions, further analysis will be required for that question to assess whether the proposed Project would negatively affect the transportation system for all travel modes including pedestrian, bicycle, or transit facilities.	
Screening Criteria	Determination
Threshold T-1 Conflicting with Plans, Programs, Ordinances, or Policies	
Does the project require a discretionary action that requires the decision maker to find that the decision substantially conforms to the purpose, intent, and provisions of the General Plan?	**Yes,** Project is requesting Zone Change
Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?	**Yes,** the Project will inconsistent be with the Mobility Plan 2035. A waiver to dedicate and improve will be requested.
Is the Project proposing to, or required to, make any voluntary or required, modifications to the public right-of-way (i.e. street dedications, reconfigurations of curb lines, etc.)?	**Yes,** according to the BOE PCRF & Mobility Element street dedication and improvements are shown below. • Santa Monica – 12' dedication & 7' widening • Wilton Pl. – 8' dedication & 5' widening • Alley 4' dedication • Corner cut or 20'radius Santa Monica/Virginia, Santa Monica/St. Andrews, Wilton Pl/Virginia Av, & Wilton Pl/St Andrews A WDI will be requested.
Threshold T-2.1 Causing Substantial Vehicle Miles Traveled – Would the project conflict or would it be inconsistent with California Environmental Quality Act (CEQA) Guidelines section 15064.3 subdivision (b)(1)?	
Would the Project generate a net increase of 250 or more daily vehicle trips?	**Yes,** using the LADOT VMT calculator (version 1.3) for screening purposes, the Project will generate an increase of 3938 more daily vehicle trips without any Transportation Demand Management (TDM) strategies. TDM strategies are not considered in the screening criteria.

Would the project generate a net increase in daily VMT?	**Yes,** using the LADOT VMT calculator, the Project would generate 27,585 daily VMT. TDM strategies are not considered in the screening criteria.
If the project includes retail uses, does the retail portion of the project exceed a net 50,000 square feet?	**No,** the Project will 12,378 sf of Restaurant.
Would the Project located within a one-half mile of a fixed-rail or fixed-guideway transit station replace an existing number of residential units with a smaller number of residential units?	**No,** the location of the Project is not within a half mile of a fixed rail or fixed guideway transit station or replacing residential.
Threshold T- 3.1: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use	
Is the Project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way?	**Yes,** the Project will remove 7 driveways and construct 2 driveways each on Wilton Place, Virginia Avenue and St. Andrews
Is the Project proposing to, or required to make any voluntary or required, modifications to the public right-of-way (i.e., street dedications, reconfigurations of curb line, etc.)?	**Yes,** according to the BOE PCRF & Mobility Element street dedication and improvements are shown below. • Santa Monica – 12' dedication & 7' widening • Wilton Pl. – 8' dedication & 5' widening • Alley 4' dedication • Corner cut or 20'radius Santa Monica/Virginia, Santa Monica/St. Andrews, Wilton Pl/Virginia Av, & Wilton Pl/St Andrews A WDI will be requested.
Pedestrian, Bicycle and Transit Access Assessment (Non-CEQA Transportation Analysis)	
Does the land use project involve a discretionary action that would be under review by the Department of City Planning?	**Yes,** Project is requesting Zone Change.
Does the land use project include the construction, 50 dwelling units or guest rooms or combination thereof or 50,000 square feet of non-residential	**Yes,** the Project will construct 510,621 square feet of commercial production studio, office and restaurant

space?	
Would the Project generate a net increase of 1,000 or more daily vehicle trips? Is the Project's frontage along an Avenue, Boulevard or Collector (as designated in the City's General Plan) 250 linear feet or more, or is the Project's frontage encompassing an entire block along an Avenue or Boulevard (as designated in the City's General Plan?	**No,** using the LADOT VMT calculator (version 1.3) for screening purposes, the Project will generate an increase of 3938 more daily vehicle trips without any Transportation Demand Management (TDM) strategies.). Adjacent to the site there is appx 742 feet along Santa Monica – Modified Avenue I & appx 289 feet along Wilton Place – Modified Avenue III
Project Access, Safety and Circulation Evaluation (Non-CEQA Transportation Analysis)	
Does the land use project involve a discretionary action that would be under review by the Department of Planning?	**Yes,** Project is requesting Zone Change
Would the Project generate a net increase of 250 or more daily vehicle trips?	**Yes,** using the LADOT VMT calculator (version 1.3) for screening purposes, the Project will generate an increase of 3938 more daily vehicle trips without any Transportation Demand Management (TDM) strategies

APPENDIX C

PLANS, PROGRAMS, ORDINANCE AND POLICY CONSISTENCY
Threshold Question T-1

Overland Traffic Consultants, Inc.

Plans, Policies and Programs Consistency Worksheet

The worksheet provides a structured approach to evaluate the threshold T-1 question below that asks whether a project conflicts with a program, plan, ordinance, or policy addressing the circulation system. The intention of the worksheet is to streamline the project review by highlighting the most relevant plans, policies and programs when assessing potential impacts to the City's circulation system.

> Threshold T-1: Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?

I. SCREENING CRITERIA FOR POLICY ANALYSIS

If the answer is 'yes' to any of the following questions, further analysis will be required:

Does the project require a discretionary action that requires the decision maker to find that the project would substantially conform to the purpose, intent, and provisions of the General Plan?

Yes

Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?

Yes

Is the project required to, or proposing to, make any voluntary modifications to the public right-of-way (i.e., dedications and/or improvements in the right-of-way, reconfigurations of curb line, etc.)?

Yes, a WDI will be requested

II. PLAN CONSISTENCY ANALYSIS

A. Mobility Plan 2035 Classification Standards for Dedications and Improvements

A.1 Does the project include additions or new construction along a street designated as a Boulevard I, and II, and/or Avenue I, II, or III on property zoned for R3 or less restrictive zone?

No

A.2 Is the project required to make additional dedications or improvements to the Public Right of Way as demonstrated by the street designation?

Yes

a WDI will be requested

A.3 Is the project making the dedications and improvements as necessary to meet the designated dimensions of the fronting street (Boulevard I, and II, or Avenue I, II, or III)?

No, a WDI will be requested

A.4 Is the project applicant asking to waive from the dedication standards?

Yes

Lists any streets subject to dedications or voluntary dedications and include existing roadway and sidewalk widths, required roadway and sidewalk widths, and proposed roadway and sidewalk width or waivers.

- Santa Monica – 12' dedication & 7' widening
- Wilton Pl. – 8' dedication & 5' widening
- Alley 4' dedication
- Corner cut or 20'radius Santa Monica/Virginia, Santa Monica/St. Andrews, Wilton Pl/Virginia Av, & Wilton Pl/St Andrews

Is the project within the service area of Metro Bike Share, or is there demonstrated demand for micro- mobility services?

No

B. Mobility Plan 2035 Policy Alignment with Project-Initiated Changes

B.1 Does the project physically modify the curb placement or turning radius and/or physically alter the sidewalk and parkways space that changes how people access a property?

Yes

Examples of physical changes to the public right-of-way include:

- widening the roadway,
- narrowing the sidewalk,
- adding space for vehicle turn outs or loading areas,
- removing bicycle lanes, bike share stations, or bicycle parking
- modifying existing bus stop, transit shelter, or another street furniture
- paving, narrowing, shifting, or removing an existing parkway or tree well

Driveway Access

Mobility Plan 2035 Program PL.1. Driveway Access**.** Require driveway access to buildings from non-arterial streets or alleys (where feasible) to minimize interference with pedestrian access and vehicular movement.

Project is following PL-1 Driveway Access

Citywide Design Guidelines - Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

Project is following Design Guideline 2

Site Planning Best Practices:

- Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.
- Minimize both the number of driveway entrances and overall driveway widths.
- Do not locate drop-off/pick-up areas between principal building entrances and the adjoining sidewalks.
- Orient vehicular access as far from street intersections as possible.
- Place drive-thru elements away from intersections and avoid placing them so that they create a barrier between the sidewalks and building entrance(s).
- Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.

Project is following Site Planning Best Practices

B.2 Does the project add new driveways along a street designated as an Avenue or a Boulevard that conflict with LADOT's Driveway Design Guidelines (See Sec. 321 in the Manual of Policies and Procedures) by any of the following?

- Locating new driveways for residential properties on an Avenue or Boulevard, and access is otherwise possible using an alley or a collector/local street, or
- Locating new driveways for industrial or commercial properties on an Avenue or Boulevard and access is possible along a collector/local street, or
- The total number of new driveways exceeds 1 driveway per every 200 feet along on the Avenue or Boulevard frontage, or
- Locating new driveways on an Avenue or Boulevard within 150 feet from the intersecting street, or
- Locating new driveways on a collector or local street within 75 feet from the intersecting street, or
- Locating new driveways near mid-block crosswalks, requiring relocation of the mid-block crosswalk

Project is following Driveway Design Guidelines

Impact Analysis

Once the project is reviewed relevant to plans and policies, and existing facilities that may be impacted by the project, the analysis will need to answer the following two questions in concluding if there is an impact due to plan inconsistency.

B.2.1 Would the physical changes in the public right of way or new driveways that conflict with LADOT's Driveway Design Guidelines degrade the experience of vulnerable roadway users such as modify, remove, or otherwise negatively impact existing bicycle, transit, and/or pedestrian infrastructure?

No

B.2.2 Would the physical modifications or new driveways that conflict with LADOT's Driveway Design Guidelines preclude the City from advancing the safety of vulnerable roadway users?

No

C. Network Access

C. 1 Alley, Street and Stairway Access

C.1.1 Does the project propose to vacate or otherwise restrict public access to a street, alley, or public stairway?

No

C.2 New Cul-de-sacs

C.2.1 Does the project create a cul-de-sac or is the project located adjacent to an existing cul-de-sac?

No

C.2.2 If yes, will the cul-de-sac maintain convenient and direct public access to people walking and biking to the adjoining street network?

N/A

D. Parking Supply and Transportation Demand Management

D.1 Would the project propose a supply of onsite parking that exceeds the baseline amount as required in the Los Angeles Municipal Code or a Specific plan, whichever requirement prevails?

No

D.2 Would the project propose to actively manage the demand of parking by independently pricing the supply to all users (e.g. parking cash-out), or for residential properties, unbundle the supply from the lease or sale of residential units?

No

D.3. Would the project provide the minimum on and off-site bicycle parking spaces as required by Section 12.21 A.16 of the LAMC?

Yes

D.4. Does the Project include more than 25,000 square feet of gross floor area construction of new non- residential gross floor?

Yes

D.5 Does the project comply with the City's TDM Ordinance in Section 12.26 J of the LAMC?

Yes

E. Consistency with Regional Plans

This section addresses potential inconsistencies with greenhouse gas (GHG) reduction targets forecasted in the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) / Sustainable Communities Strategy (SCS).

E.1 Does the Project apply one the City's efficiency-based impact thresholds (i.e. VMT per capita, VMT per employee, or VMT per service population) as discussed in Section 2.2.3 of the TAG? Yes

E.2 Does the Project or Plan result in a significant VMT impact?

No

E.3 Does the Project result in a net increase in VMT?

Yes

Table 2.1-2 Questions to Determine Project Applicability to Plans, Policies and Programs				
1.	Does the project include additions or new construction along a street designated as a Boulevard I, II and/or Avenue I, II or III on property zoned for R3 or less restrictive zone?	LAMC Section 12.37 Highway and Collector Street Dedication and Improvement		No, the site is to be developed along Santa Monica Bl, a Modified Avenue II roadway, but the site is not zoned R3
2.	Is project site along any network identified in the City's Mobility Plan?	MP 2.3 through 2.7		Yes
		MP 2.3 Pedestrian Infrastructure (Map F)		Wilton Place & Santa Monica bl, along the Project frontage, are part of the PED Network. The Project has been designed to improve the landscaping and disrepair of pedestrian sidewalk providing a safe walkable sidewalk on this portion of the roadway.
		MP 2.4 Neighborhood Enhanced Network (Map C4)		No Project street frontages are part of the NEN. The Project is not proposing any changes along any streets that would prevent the City from installing additional features as part of the NEN, nor does the Project propose to modify any streets that would increase travel speeds on the neighborhood network.
		MP 2.5 Transit Network (Map B)		Santa Monica Bl is designated a TEN roadways. The Project does not propose to permanently remove or modify transit facilities in a manner that would negatively impact the reliability of existing transit service.
		MP 2.6 Bicycle Network (Map D2)		Yes, Santa Monica is a Tier 3 BEN.
		MP 2.7 Vehicle Network (Map E)		The Project street frontages are not part of the VEN
3.	Are dedications or improvements needed to serve long-term mobility needs identified in the Mobility Plan 2035?	MP - Street Classifications; MP-Street Designations & Standard Roadway Dimensions	MP - 2.17 Street Widenings	**Yes,** according to the BOE PCRF & Mobility Element street dedication and improvements are shown below. • Santa Monica – 12’ dedication & 7’ widening • Wilton Pl. – 8’ dedication & 5’ widening • Alley 4’ dedication • Corner cut or 20’radius Santa Monica/Virginia, Santa Monica/St. Andrews, Wilton Pl/Virginia Av, & Wilton Pl/St Andrews. A WDI will be requested.

4.	Does the project require placement of transit furniture in accordance with City's Coordinated Street Furniture and Bus Bench Program?			No
5.	Is project site in an identified Transit Oriented Community (TOC)?	MP - TEN; MP - PED; MP - BEN; TOC Guidelines		Yes
6.	Is project site on a roadway identified in City's High Injury Network?	Vision Zero	Mobility Plan 2035	Yes, Santa Monica Bl & Wilton Place
7.	Does project propose repurposing existing curb space? (Bike corral, car-sharing, parklet, electric vehicle charging, loading zone, curb extension, etc.)	MP – 2.1 Adaptive Reuse of Streets; MP – 2.10 Loading Areas; MP – 3.5 Multi-Modal Features; MP – 3.8 Bicycle Parking; MP – 4.13 Parking & Land Use Management; MP – 5.4 Clean Fuels & Vehicles	MP – 2.3 Pedestrian Infrastructure; MP – 2.4 Neighborhood Enhanced Network; MP – 3.2 People with Disabilities; MP -4.1 New Technologies; MP 5.1 Substantial Transportation; MP – 5.5 Green Streets	No
8.	Does project propose paving, narrowing, shifting, or removing an existing parkway?	MP - 5.5 Green Streets; Sustainability Plan		No
9.	Does project propose modifying, removing or otherwise affect existing bicycle infrastructure? (ex: driveway proposed along street with bicycle facility)	MP- BEN; MP - 4.15 Public Hearing Process	Vision Zero	No
10.	Is project site adjacent to an alley? If yes, will project make use of, modify, or restrict alley access?	MP - 3.9 Increased Network Access; MP - ENG.9; MP - PL.1; MP - PL.13; MP - PS.3		No. Existing alleys are proposed to be removed
11.	Does project create a cul-de-sac or is project site located adjacent to existing cul-de-sac? If yes, is cul-de-sac consistent with design goal in Mobility Plan 2035 (maintain through bicycle and pedestrian access)?	MP - 3.10 Cul-de-sacs		No, Not applicable
ACCESS: DRIVEWAYS AND LOADING				
12.	Does project site introduce a new driveway or loading access along an arterial (Avenue or Boulevard)?	MO - PL.1; MP - PK.10, CDG 4.1.02	Vision Zero	Yes. The Project will provide a new driveway off North Wilton Place (a modified Avenue III roadway). Driveways will also be provided off Saint Andrews Place and West Virginia Avenue (both local streets). The Project is consistent with Mobility Plan Programs PL.1; PK.10, CDG Policy 4.1.02

13.	If yes to 12, Is a non-arterial frontage or alley access available to serve the driveway or loading access needs?	MP - PL.1; MPP 321	Vision Zero	Yes, driveways will also be provided off Saint Andrews Place and West Virginia Avenue (both local streets) along with those on North Wilton Place. The Project is consistent with MP- PL.1 & MPP 321.
14.	Does project site include a corner lot? (avoid driveways too close to intersections)	CDG 4.1.01		Yes. No driveways will be close to the intersections per MP&P
15.	Does project propose driveway width more than City standard?	MPP Sec. 321	Vision Zero; Sustainability Plan, MP - PED, MP - BEN; CDG 4.1.04	No
16.	Does project propose more driveways than permitted by the City maximum standard?	MPP - Sec No. 321 Driveway Design	Vision Zero; Healthy LA	No
17.	Are loading zones proposed as part of the project?	MP - 2.1 Loading Areas; MP - PK.1; MP - PK.7; MP - PK.8; MPP 321		On-site loading zones proposed.
18.	Does project include "drop-off" zones or areas? If yes, are such areas located to the side or rear of the buildings?	MP - 2.10 Loading Areas		On site zones will be accessed from a driveway on Wilton Place and on St. Andrews Place
19.	Does project propose modifying, limiting/restricting, or removing public access to a public right-of-way (e.g. vacating public right-of-way?)	MP - 2.3 Pedestrian Infrastructure; MP - 3.9 Increased Network Access		Yes, vacating two alleys.

ATTACHMENT D.1: CITY PLAN, POLICIES AND GUIDELINES

The Transportation Element of the City's General Plan, Mobility Plan 2035, established the "Complete Streets Design Guide" as the City's document to guide the operations and design of streets and other public rights-of-way. It lays out a vision for designing safer, more vibrant streets that are accessible to people, no matter what their mode choice. As a living document, it is intended to be frequently updated as City departments identify and implement street standards and experiment with different configurations to promote complete streets. The guide is meant to be a toolkit that provides numerous examples of what is possible in the public right-of-way and that provides guidance on context-sensitive design.

The Plan for A Healthy Los Angeles (March 2015) includes policies directing several City departments to develop plans that promote active transportation and safety.

The City of Los Angeles Community Plans, which make up the Land Use Element of the City's General Plan, guide the physical development of neighborhoods by establishing the goals and policies for land use. The 35 Community Plans provide specific, neighborhood-level detail for land uses and the transportation network, relevant policies, and implementation strategies necessary to achieve General Plan and community-specific objectives.

The stated goal of Vision Zero is to eliminate traffic-related deaths in Los Angeles by 2025 through several strategies, including modifying the design of streets to increase the safety of vulnerable road users. Extensive crash data analysis is conducted on an ongoing basis to prioritize intersections and corridors for implementation of projects that will have the greatest effect on overall fatality reduction. The City designs and deploys Vision Zero Corridor Plans as part of the implementation of Vision Zero. If a project is proposed whose site lies on the High Injury Network (HIN), the applicant should consult with LADOT to inform the project's site plan and to determine appropriate improvements, whether by funding their implementation in full or by making a contribution toward their implementation.

The Citywide Design Guidelines (October 24, 2019) includes sections relevant to development projects where improvements are proposed within the public realm. Specifically, Guidelines one through three provide building design strategies that support the pedestrian experience. The Guidelines provide best practices in designing that apply in three spatial categories of site planning, building design and public right of way. The Guidelines should be followed to ensure that the project design supports pedestrian safety, access, and comfort as they access to and from the building and the immediate public right of way.

The City's Transportation Demand Management (TDM) Ordinance (LA Municipal Code 12.26.J) requires certain projects to incorporate strategies that reduce drive-alone vehicle trips and improve access to destinations and services. The ordinance is revised and updated periodically and should be reviewed for application to specific projects as they are reviewed.

The City's LAMC Section 12.37 (Waivers of Dedication and Improvement) requires certain

projects to dedicate and/or implement improvements within the public right-of-way to meet the street designation standards of the Mobility Plan 2035.

The Bureau of Engineering (BOE) Street Standard Dimensions S-470-1 provides the specific street widths and public right of way dimensions associated with the City's street standards.

APPENDIX D

VMT ANALYSIS WORKSHEETS

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

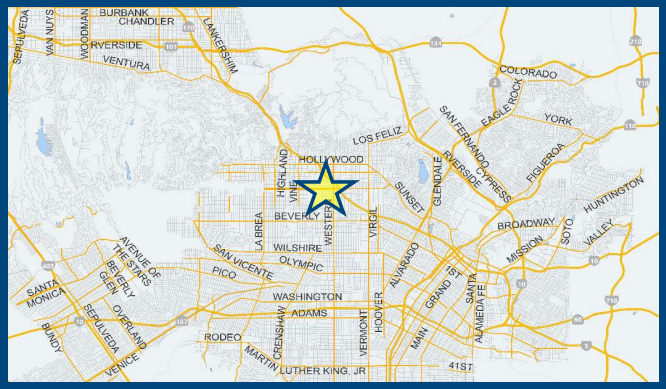
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: Echelon Studio

Scenario:

Address: 5643 W SANTA MONICA BLVD, 90038



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Housing | Single Family		DU

Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Office | General Office	498.243	ksf
Retail | High-Turnover Sit-Down Restaurant	12.378	ksf
Office | General Office	498.243	ksf

Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
0 Daily Vehicle Trips	3,938 Daily Vehicle Trips
0 Daily VMT	27,585 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	3,938 Net Daily Trips
The net increase in daily VMT ≤ 0	27,585 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	12.378 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

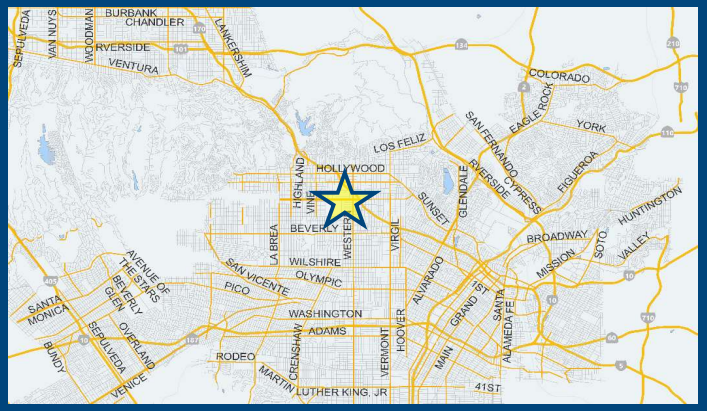
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: Echelon Studio

Scenario:

Address: 5643 W SANTA MONICA BLVD, 90038



Proposed Project Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	12.378	ksf
Office | General Office	498.243	ksf

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	**No**	**No**
Max Work Based TDM Achieved?	**No**	**No**

A Parking

Reduce Parking Supply
☑ Proposed Prj ☐ Mitigation
1012 city code parking provision for the project site
981 actual parking provision for the project site

Unbundle Parking
☐ Proposed Prj ☐ Mitigation
monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
percent of employees eligible

Price Workplace Parking
6.00 daily parking charge (dollar)
☐ Proposed Prj ☐ Mitigation
percent of employees subject to priced parking

Residential Area Parking Permits
200 cost (dollar) of annual permit
☐ Proposed Prj ☐ Mitigation

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
3,830 Daily Vehicle Trips	**3,830** Daily Vehicle Trips
26,824 Daily VMT	**26,824** Daily VMT
0.0 Household VMT per Capita	**0.0** Household VMT per Capita
6.6 Work VMT per Employee	**6.6** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: No Threshold = 7.6 15% Below APC	**Work: No** Threshold = 7.6 15% Below APC

Measuring the Miles

8/22/2022

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: August 22, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	*0*	*DU*
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	*Family*	*0*	*DU*
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	12.378	ksf
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	General Office	498.243	ksf
	Medical Office	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*
Other		*0*	*Trips*

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: August 22, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

Analysis Results			
Total Employees: 2,042 Total Population: 0			
Proposed Project		***With Mitigation***	
3,830	**Daily Vehicle Trips**	**3,830**	**Daily Vehicle Trips**
26,824	**Daily VMT**	**26,824**	**Daily VMT**
0	**Household VMT per Capita**	**0**	**Household VMT per Capita**
6.6	**Work VMT per Employee**	**6.6**	**Work VMT per Employee**

Significant VMT Impact?			
APC: Central			
Impact Threshold: 15% Below APC Average Household = 6.0 Work = 7.6			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0	No	Household > 6.0	No
Work > 7.6	No	Work > 7.6	No

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	1012	1012
		Actual parking provision (spaces)	981	981
	Unbundle parking	*Monthly cost for parking ($)*	*$0*	*$0*
	Parking cash-out	*Employees eligible (%)*	*0%*	*0%*
	Price workplace parking	*Daily parking charge ($)*	*$0.00*	*$0.00*
		Employees subject to priced parking (%)	*0%*	*0%*
	Residential area parking permits	*Cost of annual permit ($)*	*$0*	*$0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	*Reduce transit headways*	*Reduction in headways (increase in frequency) (%)*	*0%*	*0%*
		Existing transit mode share (as a percent of total daily trips) (%)	*0%*	*0%*
		Lines within project site improved (<50%, >=50%)	*0*	*0*
	Implement neighborhood shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees and residents eligible (%)	*0%*	*0%*
	Transit subsidies	*Employees and residents eligible (%)*	*0%*	*0%*
		Amount of transit subsidy per passenger (daily equivalent) ($)	*$0.00*	*$0.00*
Education & Encouragement	*Voluntary travel behavior change program*	*Employees and residents participating (%)*	*0%*	*0%*
	Promotions and marketing	*Employees and residents participating (%)*	*0%*	*0%*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	*Required commute trip reduction program*	*Employees participating (%)*	*0%*	*0%*
	Alternative Work Schedules and Telecommute	*Employees participating (%)*	*0%*	*0%*
		Type of program	*0*	*0*
		Degree of implementation (low, medium, high)	*0*	*0*
	Employer sponsored vanpool or shuttle	*Employees eligible (%)*	*0%*	*0%*
		Employer size (small, medium, large)	*0*	*0*
	Ride-share program	*Employees eligible (%)*	*0%*	*0%*
Shared Mobility	*Car share*	*Car share project setting (Urban, Suburban, All Other)*	*0*	*0*
	Bike share	*Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)*	*0*	*0*
	School carpool program	*Level of implementation (Low, Medium, High)*	*0*	*0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	*Implement/Improve on-street bicycle facility*	*Provide bicycle facility along site (Yes/No)*	*0*	*0*
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	Yes	Yes
Neighborhood Enhancement	*Traffic calming improvements*	*Streets with traffic calming improvements (%)*	*0%*	*0%*
		Intersections with traffic calming improvements (%)	*0%*	*0%*
	Pedestrian network improvements	*Included (within project and connecting off-site/within project only)*	*0*	*0*

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: August 22, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Parking cash-out	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Price workplace parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Residential area parking permits	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
Transit	Reduce transit headways	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Transit subsidies	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Education & Encouragement	Voluntary travel behavior change program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Commute Trip Reductions	Required commute trip reduction program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Employer sponsored vanpool or shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Ride-share program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Shared Mobility	Car-share	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
	School carpool program	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
Neighborhood Enhancement	Traffic calming improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
MAX. TDM EFFECT	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*

= Minimum (X%, 1-[(1-A)*(1-B)…])

where X%=

PLACE	urban	75%
TYPE	*compact infill*	*40%*
MAX:	*suburban center*	*20%*
	suburban	*15%*

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: August 22, 2022
Project Name: Echelon Studio
Project Scenario:
Project Address: 5643 W SANTA MONICA BLVD, 90038

Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	7.9	0	0
Home Based Other Production	0	0.0%	0	5.1	0	0
Non-Home Based Other Production	757	-4.2%	725	7.0	5,299	5,075
Home-Based Work Attraction	2,411	-32.0%	1,639	8.4	20,252	13,768
Home-Based Other Attraction	1,581	-46.3%	849	5.6	8,854	4,754
Non-Home Based Other Attraction	757	-4.2%	725	5.5	4,164	3,988

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-2.8%	0	0	-2.8%	0	0
Home Based Other Production	-2.8%	0	0	-2.8%	0	0
Non-Home Based Other Production	-2.8%	705	4,935	-2.8%	705	4,935
Home-Based Work Attraction	-2.8%	1,594	13,388	-2.8%	1,594	13,388
Home-Based Other Attraction	-2.8%	826	4,623	-2.8%	826	4,623
Non-Home Based Other Attraction	-2.8%	705	3,878	-2.8%	705	3,878

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0
Total Employees: 2,042
APC: Central

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**0**	**0**
Total Home Based Work Attraction VMT	**13,388**	**13,388**
Total Home Based VMT Per Capita	**0.0**	**0.0**
Total Work Based VMT Per Employee	**6.6**	**6.6**

VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term "City" as used below shall refer to the City of Los Angeles. The terms "City" and "Fehr & Peers" as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

VMT Calculator Application for the City of Los Angeles. The City's consultant calibrated the VMT Calculator's parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator's accuracy in estimating VMT in such other locations.

Limited License to Use. This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

Ownership. You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

Warranty Disclaimer. In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED "as is" WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

Limitation of Liability. It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

You, the User

By: _____

Print Name: _____

Title: _____

Company: _____

Address: _____

Phone: _____

Email Address: _____

Date: _____

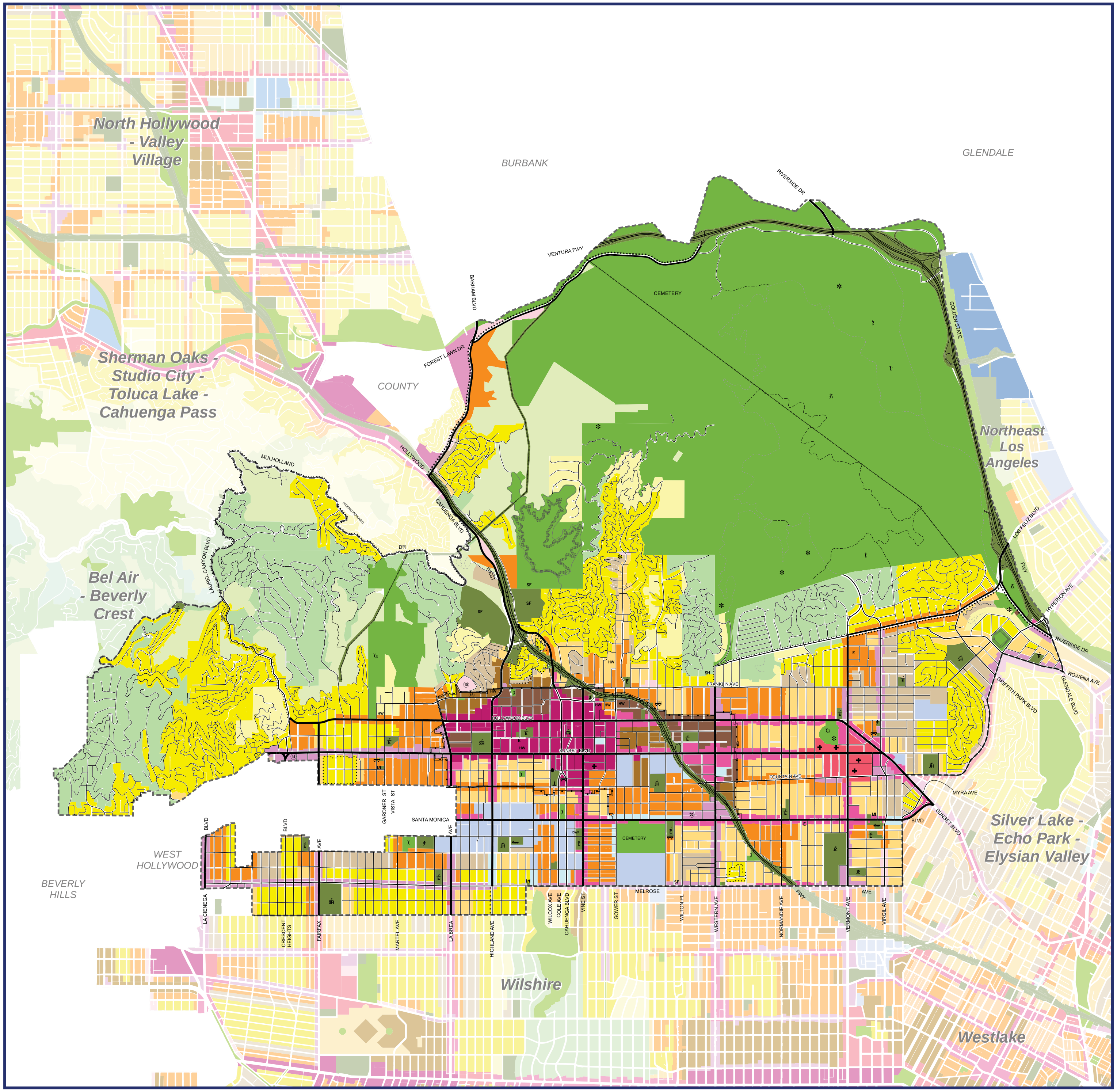
APPENDIX E

COMMUNITY PLAN LAND USE MAPS

Hollywood Community Plan

General Plan Land Use Map

A Part of the General Plan of the City of Los Angeles



Land Use [18] *Corresponding Zones* [1]

Low Density [17]

Land Use	Corresponding Zones
Minimum	RE40
Very Low II	RE15,RE11
Low I	RE9
Low II	RS,R1

Multiple Family [17]

Land Use	Corresponding Zones
Low Medium I [3]	R2,RD5,RD4,RD3
Low Medium II [3]	RD2,RD1.5
Medium [4]	R3
High Medium [5]	[Q]R4
High	R4,[Q]R5 [13]

Land Use [18] *Corresponding Zones* [1]

Commercial [17]

Land Use	Corresponding Zones
Limited Commercial [6]	CR,C1,C1.5,P, RAS3,RAS4
Highway Oriented Commercial [11,12,21]	C1,C2,P, RAS3,RAS4
General Commercial	C1,C2,P, RAS3,RAS4
Neighborhood Office Commercial [7,11]	C1,C2,C4,P, RAS3,RAS4
Community Commercial [8]	CR,C2,C4,P,PB, RAS3,RAS4
Regional Center Commercial [9]	C2,C4,P,PB, RAS3,RAS4

Industrial [17]

Land Use	Corresponding Zones
Commercial Manufacturing [11]	CM,P
Limited Manufacturing	MR1,M1,P,PB

Open Space;Public Facilities [10,19,20]

Land Use	Corresponding Zones
Open Space	OS,A1
Public Facilities	PF

Service Systems

- E Public Elementary School
- JH Public Junior High
- SH Public Senior High
- JC Junior College
- E Private Elementary School
- SH Private Senior High
- SF Private Special School
- Community Park
- Neighborhood Park
- Regional Park
- Public Golf Course
- Branch Administration Center
- Fire Station
- Police Station
- Community Library
- Regional Library
- Cultural/Historical Site
- Maintenance Yard
- Power Distribution Station
- HW House of Worship
- Health Center/Hospital
- DWP DWP Property

Circulation

- Freeway
- Scenic Freeway
- Major Highway II
- Scenic Major Highway II
- Scenic Divided Major Highway II
- Secondary Highway
- Scenic Secondary Highway
- Scenic Divided Secondary Highway
- Scenic Arterial Mountain
- Scenic Parkway
- Collector Street
- Local Street
- Country Road
- Park Road
- Private Street

Other Line Symbols

- Community Boundary
- DWP Lines
- Historic Preservation
- Redevelopment Project Area
- Reservoir Line

FOOTNOTES:

1. Only those zones indicated in the table are recommended in Hollywood.
2. Gross acre includes one-half of abutting street.
3. Height district 1XL.
4. Refer to zoning maps; may be limited to Height District 1XL or to less than maximum R3 zoning density.
5. Height District 1VL; maximum density limited to one dwelling unit per six hundred (600) square feet of lot.
6. For properties with less than one hundred (100) feet of lot depth, the recommended FAR is 1:1.
7. For properties limited to the 1XL and 1VL Height Districts, the recommended FAR is 1.5:1. This Plan designation emphasizes pedestrian-oriented use and design.
8. This designation is limited to the East Hollywood Center Study Area. FAR up to 3:1 may be permitted through application of the CSA 1 Height District.
9. This designation is limited to the Hollywood Redevelopment Project Area. Development intensity is limited to 4.5:1 FAR with a maximum of 6:1 FAR possible through a Transfer of Development Rights procedure and/or City Planning Commission approval.
10. When the use of property designated as "Public Land" or "Open Space" is to be discontinued, the proposed new use must be approved by the City Planning Commission through the procedure established by LAMC 12.24.1.
11. A maximum FAR of 3:1 may be permitted on sites located within designated centers with the application of the CSA 1 Height District.
12. A floor area ratio (FAR) of 1.5:1 shall be permitted on properties designated Highway Oriented commerce located within the Hollywood Redevelopment Project area.
13. The Plan contemplates that certain commercial uses may be allowed on properties designated as High density through LAMC 12.24.C5(j). Commercial uses should be limited to those permitted in the C1 zone and the FAR of such uses should not exceed 1:1. Whenever possible commercial uses should be located at street level, with residential uses on the upper floors.
14. Development of these properties shall be limited to a maximum floor area ratio of 1.9:1.
15. Development of these properties shall be limited to a maximum floor area ratio of 1:1.
16. Hotels may be permitted on these properties subject to approval pursuant to LAMC 12.24C.1(j).
17. Existing mobile home parks, the existing uses and the RMP Zone are consistent with the Plan, and the RMP zone is a corresponding zone for every land use designation in the Plan, including residential, commercial, and industrial Plan designations. The retention or expansion of existing mobile home parks in the RMP Zone encourages the provision of affordable housing and serves as a viable resource to supplement the City's housing stock. New mobile home parks shall be consistent with the Plan when developed in the RMP Zone and in a Residential or Commercial Plan designation. The RMP zone is a corresponding zone for every residential and commercial land use designation in the Plan. New mobile home parks should be established such that their location is: 1) desirable to public convenience and welfare; 2) in harmony with the various elements and objectives of the General Plan; 3) proper in relation to adjacent uses or development; and 4) not materially detrimental to the character of development in the immediate neighborhood.
18. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations.
Zone established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.
It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
19. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zone PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
20. Local streets and freeways are shown for reference only.
21. Floor area ratio (FAR) of 0.5:1. A maximum FAR of 1.5:1 for commercial only buildings and a FAR of up to 3:1 for mixed use commercial / residential, or residential only projects in a unified development shall be permitted in the Highway Oriented Commercial designated properties on the north side of Sunset Boulevard between Bronson Avenue and Van Ness Avenue for:
    (1) a commercial/residential mixed-use project having at least 50 percent of the street-level linear building frontage devoted to commercial land use(s) in order to promote street level pedestrian activity, and/or
    (2) a project that incorporates affordable housing units;
Provided that the aforementioned projects either: (a) utilize the RAS3 or RAS4 Zones or, (b) a conditional use permit is granted pursuant to Section 12.24.W.19 of the Municipal Code to allow FAR averaging of up to 3.0:1 over the entire project site for a unified mixed-use development.
22. Height District 2D with a maximum floor area ratio (FAR) of 3.84:1 for the project described in CPC-2006-4392 the area bounded by Virginia Avenue on the north, St. Andrews Place on the east, Santa Monica Boulevard on the south, and Wilton Place on the west.

* Bikeways are shown on the Citywide Bikeways System maps contained in the City's Bicycle Plan, a part of the Transportation Element of the General Plan, which was adopted by the City Council on August 6, 1996.

N W E S

Feet 0 2,000 4,000

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Sources: Los Angeles Department of City Planning

Notes:

A. The text of the Community Plan can be accessed on the City of Los Angeles' Web Page (cityplanning.lacity.org).
B. Other Special Area Maps may not be included on this document.
C. Parcel level information (plan designation and zoning) can be found on the City of Los Angeles Department of City Planning Zone Information & Map Access System (ZIMAS) web site (zimas.lacity.org).

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Eric Garcetti, Mayor

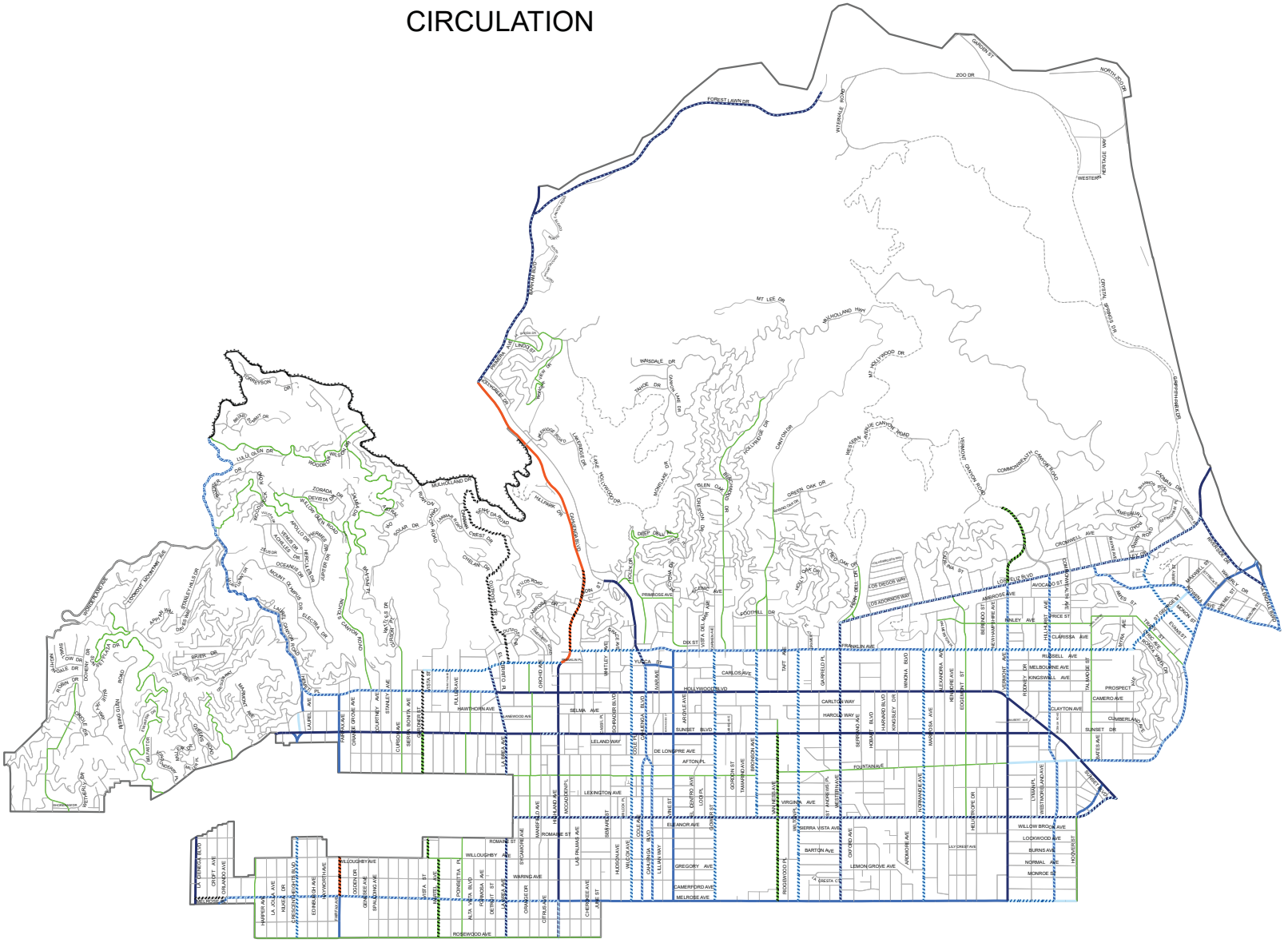
City of Los Angeles Department of City Planning — Geographic Information Systems

Revised: This reflects actions from Council File 12-0303-S4 Adopted 04/02/2014

APPENDIX F

ROADWAY DESIGNATION MAP, STREET STANDARDS
&
INTERSECTION AERIALS

HOLLYWOOD
CIRCULATION



Legend

- Boulevard II
- Boulevard II Modified
- Avenue I
- Avenue I Modified
- Avenue I Modified Divided Scenic
- Avenue I Modified Scenic
- Avenue I Scenic
- Avenue II
- Avenue II Divided Scenic
- Avenue II Modified
- Avenue II Modified Scenic
- Avenue II Scenic
- Avenue III
- Avenue III Modified
- Collector
- Collector Modified
- Local
- Local Modified
- Scenic Highway
- Private Street
- Community Plan Area Boundary

Date: 2/2/2017

DEPARTMENT OF CITY PLANNING
INFORMATION TECHNOLOGIES DIVISION

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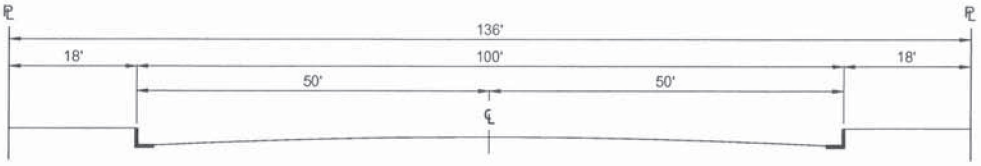
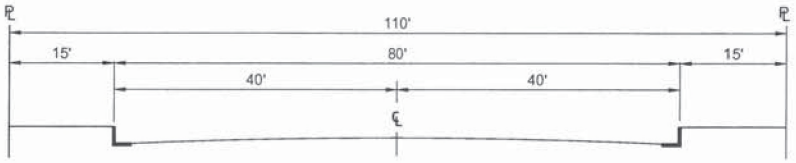
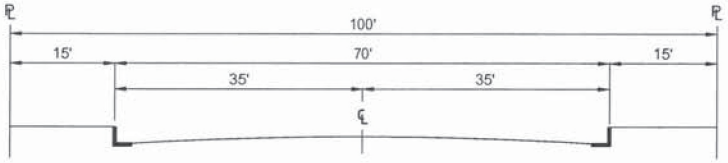
ARTERIAL STREETS



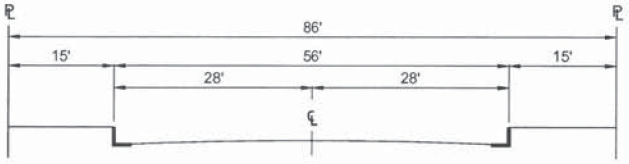
BOULEVARD I (MAJOR HIGHWAY CLASS I)



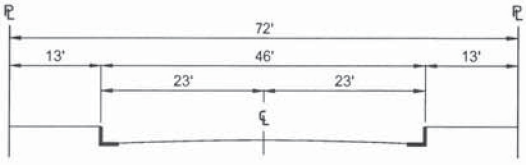
BOULEVARD II (MAJOR HIGHWAY CLASS II)



AVENUE I (SECONDARY HIGHWAY)



AVENUE II (SECONDARY HIGHWAY)



AVENUE III (SECONDARY HIGHWAY)

THIS STANDARD PLAN BECOMES EFFECTIVE CONCURRENT WITH THE ADOPTION OF THE MOBILITY PLAN 2035.

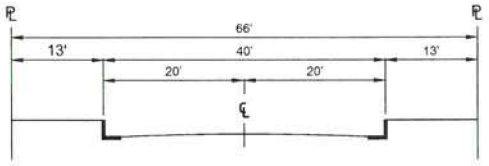
BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

--- DRAFT --- STANDARD STREET DIMENSIONS

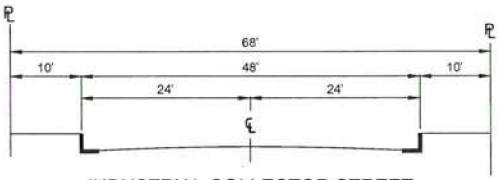
STANDARD PLAN S-470-1

PREPARED	SUBMITTED	APPROVED		SUPERSEDES	REFERENCES
HAMID MADANI, P.E. BUREAU OF ENGINEERING CHECKED RAFFI MASSABKI, P.E. BUREAU OF ENGINEERING	SAMARA ALI-AHMAD, P.E. DATE ENGINEER OF DESIGN BUREAU OF ENGINEERING KENNETH REDD, P.E. DATE DEPUTY CITY ENGINEER	GARY LEE MOORE, P.E., ENV. SP. DATE CITY ENGINEER DEPARTMENT OF TRANSPORTATION DATE GENERAL MANAGER DIRECTOR OF PLANNING DATE	REGISTERED PROFESSIONAL ENGINEER GARY LEE MOORE No. C-49446 Exp. CIVIL STATE OF CALIFORNIA	D-22549 S-470-0	
				VAULT INDEX NUMBER:	
				SHEET 1 OF 4 SHEETS	

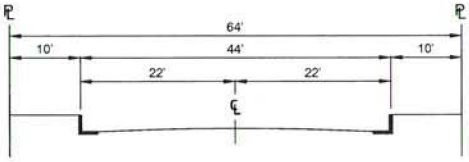
NON-ARTERIAL STREETS



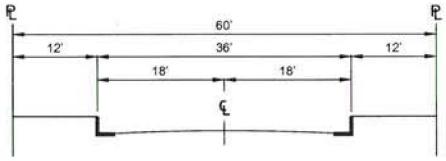
COLLECTOR STREET



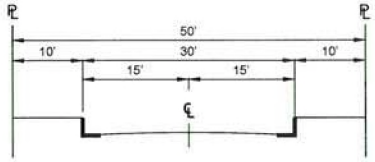
INDUSTRIAL COLLECTOR STREET



INDUSTRIAL LOCAL STREET

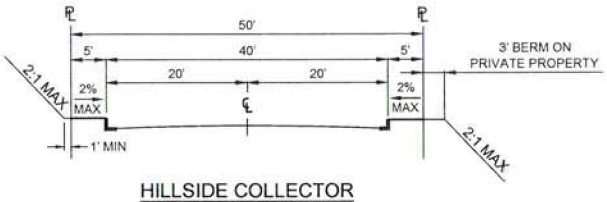


LOCAL STREET - STANDARD

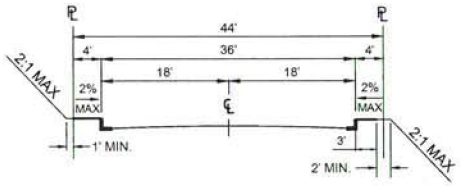


LOCAL STREET - LIMITED

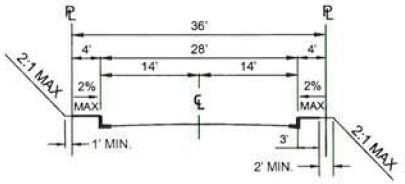
HILLSIDE STREETS



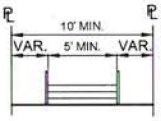
HILLSIDE COLLECTOR



HILLSIDE LOCAL



HILLSIDE LIMITED STANDARD



PUBLIC STAIRWAY

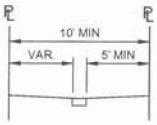
CONSTRUCTED IN ACCORDANCE WITH
BUREAU OF ENGINEERING STANDARD PLANS

STANDARD PLAN NO. S-470-1	VAULT INDEX NUMBER B-	SHEET 2 OF 4 SHEETS

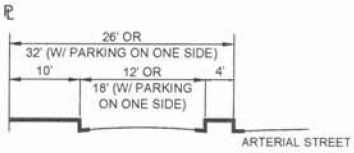
OTHER PUBLIC RIGHTS-OF-WAY



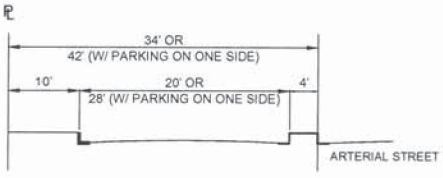
SHARED STREET



PEDESTRIAN WALKWAY

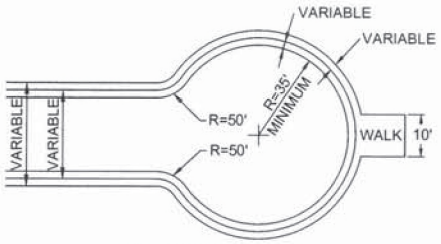


ONE-WAY SERVICE ROAD



BI-DIRECTIONAL SERVICE ROAD

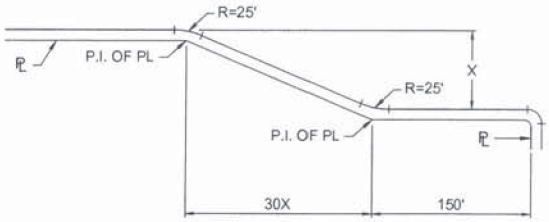
CUL-DE-SAC



MAY BE UNSYMMETRICAL
(PLAN VIEW)

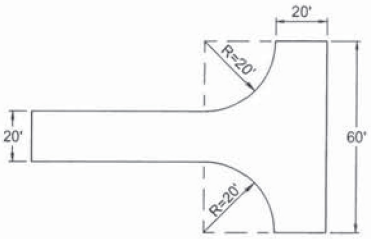
NOTE: FOR FIRE TRUCK CLEARANCE, NO OBSTRUCTION TALLER THAN 6" SHALL BE PERMITTED WITHIN 3FT. OF THE CURB. ON-STREET PARKING SHALL BE PROHIBITED.

TRANSITIONAL EXTENSIONS

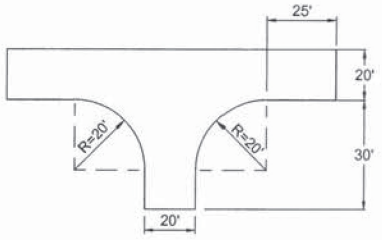


STANDARD FLARE SECTION
(PLAN VIEW)

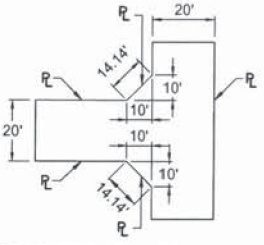
ALLEYS



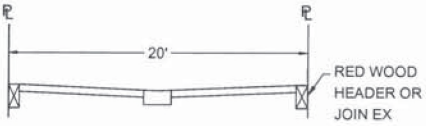
STANDARD TURNING AREA
(PLAN VIEW)



MINIMUM TURNING AREA
(PLAN VIEW)



STANDARD CUT CORNERS
FOR 90° INTERSECTION
(PLAN VIEW)



STANDARD CROSS-SECTION
(PLAN VIEW)

STANDARD PLAN NO. S-470-1	VAULT INDEX NUMBER B-	SHEET 3 OF 4 SHEETS

NOTES

1. CITY COUNCIL MAY, BY ORDINANCE, ADOPT SPECIFIC STANDARDS FOR INDIVIDUAL STREETS THAT DIFFER FROM THESE OFFICIAL STANDARD STREET DIMENSIONS. COMMUNITY PLANS AND SPECIFIC PLANS SHOULD BE REVIEWED FOR FOOTNOTES, INSTRUCTIONS AND/OR MODIFIED STREET DIMENSIONS THAT WOULD REQUIRE STANDARDS DIFFERENT THAN THOSE INDICATED ON THIS STANDARD PLAN.

2. FOR ADDITIONAL GUIDANCE AS TO THE USE OF THE ROADWAY AND SIDEWALK AREA, PLEASE REFER TO THE COMPLETE STREET DESIGN GUIDE AND MANUALS.

3. FOR DISCRETIONARY PROJECTS REQUIRING ACTION FROM THE DEPARTMENT OF CITY PLANNING (PLANNING), PLANNING MAY INCLUDE SPECIFIC INFORMATION AS TO THE DESIGN AND UTILIZATION OF THE SIDEWALK AREA.

4. WHERE A DESIGNATED ARTERIAL CROSSES ANOTHER DESIGNATED ARTERIAL STREET AND THEN CHANGES IN DESIGNATION TO A STREET OF LESSER STANDARD WIDTH, THE ARTERIAL SHALL BE TAPERED IN A STANDARD FLARE SECTION ON BOTH SIDES, AS ON SHEET 3, TO MEET THE WIDTH OF LESSER DESIGNATION AND PROVIDE AN ORDERLY TRANSITION.

5. PRIVATE STREET DEVELOPMENT SHOULD CONFORM TO THE STANDARD PUBLIC STREET DIMENSIONS SHOWN ON THE SHEET, WHERE APPROPRIATE. VARIATIONS MAY BE APPROVED ON A CASE-BY-CASE BASIS BY THE CITY.

6. FIFTY-FOOT CURB RADII (INSTEAD OF THE STANDARD 35' CURB RADII) SHALL BE PROVIDED FOR CUL-DE-SACS IN INDUSTRIAL AREAS. SEE CUL-DE-SAC ILLUSTRATION FOR FURTHER DESIGN STANDARDS.

7. ALLEYS SHALL BE A MINIMUM OF 20' IN WIDTH AND INTERSECTIONS AND/OR DEAD-END TERMINUSES SHALL BE DESIGNED TO CONFORM TO THE ALLEY ILLUSTRATIONS INCLUDED HEREIN.

8. FOR INTERSECTIONS OF STREETS, THE FOLLOWING DEDICATIONS SHALL APPLY;
   A. INTERSECTIONS OF ARTERIAL STREETS WITH ANY OTHER STREET: 15' X 15' CUT CORNER OR 20' CURVED CORNER RADIUS.
   B. INTERSECTIONS ON NON-ARTERIAL AND/OR HILLSIDE STREETS: 10' X 10' CUT CORNER OR 15' CURVED CORNER RADIUS.

9. STREETS THAT ARE ACCOMPANIED BY A PARALLEL FRONTAGE AND/OR SERVICE ROAD ARE DEEMED TO MEET THE STREET STANDARDS SET FORTH HEREIN AND THE DEDICATION REQUIREMENT SHALL BE NO MORE THAN IS NECESSARY TO BRING THE ABUTTING SIDEWALK DIMENSION INTO COMPLIANCE WITH THE STREET STANDARD.

10. DUE TO THEIR UNIQUE CHARACTER AND DIMENSIONS ALL STREETS DESIGNATED AS DIVIDED ARE CONSIDERED TO HAVE MET THEIR STREET STANDARD AND THE DEDICATION SHALL BE NO MORE THAN IS NECESSARY TO BRING THE ABUTTING SIDEWALK DIMENSION COMPLIANT WITH THE STREET STANDARD.

11. THE DIMENSION OF ANY MEDIAN, DIVIDED STRIP AND/OR TRANSIT WAY SHALL BE INCLUDED WHEN DETERMINING THE RIGHT-OF-WAY DIMENSION.

12. THE LOCATION OF THE DRAINAGE GUTTER IS NOT RESTRICTED TO THE CENTER OF THE SHARED STREET AND CAN BE PLACED WHERE NECESSARY AS APPROVED BY THE CITY.

13. A SHARED STREET SHALL PROVIDE A DEDICATED PEDESTRIAN ACCESS ROUTE.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SANTA MONICA BL & WILTON PL
Google Earth
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SANTA MONICA BL & SAINT ANDREWS PL
2
Google Earth
© 2021 Google

LEXINGTON AV & SB 101-FWY OFF RAMP




LEXINGTON AV & WESTERN AV
El Camino Real
Google Earth
© 2021 Google


SANTA MONICA BL & WESTERN AV
Santa Monica Blvd
Google Earth
© 2021 Google

APPENDIX G

TRANSIT ROUTES



Hollywood/ Highland
Hollywood/ Vine
Hollywood/ Western
Vermont/ Sunset
Vermont/ Santa Monica
Vermont/ Beverly
Wilshire/ Vermont
Wilshire/ Western
HOLLYWOOD
SUNSET
MELROSE
BEVERLY
3RD
6TH
FAIRFAX
HANCOCK PARK
Farmers Market
The Grove
LACMA
Fountain
Melrose
Highland
Hauser
6th
VINE
WESTERN
NORMANDIE
VERMONT
HOOVER
RAMPART
LA BREA
Talmadge

Monday through Friday — B & D Lines (Red & Purple)

Effective Feb 20 2022

Eastbound *Al Este* (Approximate Times/*Tiempos Aproximados*)

B Line (Red) Stations · D Line (Purple) Stations

North Hollywood	Universal/Studio City	Hollywood/Highland	Hollywood/Vine	Hollywood/Western	Vermont/Sunset	Vermont/Santa Monica	Vermont/Beverly	Wilshire/Western	Wilshire/Normandie	Wilshire/Vermont	Westlake/MacArthur Park	7th St/Metro Center	Pershing Square	Civic Center/Grand Park	Union Station
NORTH HOLLYWOOD	UNIVERSAL CITY	HOLLYWOOD			LOS ANGELES							DOWNTOWN LA			
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4:32A	4:36A	4:40A	4:42A	4:44A	4:46A	4:47A	4:49A	—	—	4:52	4:54	4:56	4:57	4:58	5:01
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Trains Scheduled Every: 20 minutes								20 minutes				10 minutes			
All service after 9:00PM is subject to minor delays for system maintenance. *Todo servicio después de las 9:00PM es sujeto a retrasos menores para mantenencia a la sistema.*															
—	—	—	—	—	—	—	—	11:48	11:50	11:52	11:54	11:56	11:57	11:58	12:01A
11:42	11:46	11:50	11:52	11:54	11:56	11:57	11:59	—	—	12:02A	12:04A	12:06A	12:07A	12:08A	12:11
—	—	—	—	—	—	—	—	12:08A	12:10A	12:12	12:14	12:16	12:17	12:18	12:21
12:02A	12:06A	12:10A	12:12A	12:14A	12:16A	12:17A	12:19A	—	—	12:22	12:24	12:26	12:27	12:28	12:31

Monday through Friday — B & D Lines (Red & Purple)

Effective Feb 20 2022

Westbound *Al Oeste* (Approximate Times/*Tiempos Aproximados*)

B Line (Red) Stations · D Line (Purple) Stations

Union Station	Civic Center/Grand Park	Pershing Square	7th St/Metro Center	Westlake/MacArthur Park	Wilshire/Vermont	Wilshire/Normandie	Wilshire/Western	Vermont/Beverly	Vermont/Santa Monica	Vermont/Sunset	Hollywood/Western	Hollywood/Vine	Hollywood/Highland	Universal/Studio City	North Hollywood
DOWNTOWN LA				LOS ANGELES							HOLLYWOOD			UNIVERSAL CITY	NORTH HOLLYWOOD
4:10A	4:12A	4:13A	4:15A	4:17A	4:19A	—	—	4:21A	4:23A	4:24A	4:26A	4:29A	4:31A	4:35A	4:39A
4:30	4:32	4:33	4:35	4:37	4:39	—	—	4:41	4:43	4:44	4:46	4:49	4:51	4:55	4:59
4:47	4:49	4:50	4:52	4:54	4:56	—	—	4:58	5:00	5:01	5:03	5:06	5:08	5:12	5:16
4:57	4:59	5:00	5:02	5:04	5:06	5:08A	5:10A	—	—	—	—	—	—	—	—
5:05	5:07	5:08	5:10	5:12	5:14	—	—	5:16	5:18	5:19	5:21	5:24	5:26	5:30	5:34
5:14	5:16	5:17	5:19	5:21	5:23	5:25	5:27	—	—	—	—	—	—	—	—
5:23	5:25	5:26	5:28	5:30	5:32	—	—	5:34	5:36	5:37	5:39	5:42	5:44	5:48	5:52
5:31	5:33	5:34	5:36	5:38	5:40	5:42	5:44	—	—	—	—	—	—	—	—
5:38	5:40	5:41	5:43	5:45	5:47	—	—	5:49	5:51	5:52	5:54	5:57	5:59	6:03	6:07
5:46	5:48	5:49	5:51	5:53	5:55	5:57	5:59	—	—	—	—	—	—	—	—
5:53	5:55	5:56	5:58	6:00	6:02	—	—	6:04	6:06	6:07	6:09	6:12	6:14	6:18	6:22
6:01	6:03	6:04	6:06	6:08	6:10	6:12	6:14	—	—	—	—	—	—	—	—
6:08	6:10	6:11	6:13	6:15	6:17	—	—	6:19	6:21	6:22	6:24	6:27	6:29	6:33	6:37
6:16	6:18	6:19	6:21	6:23	6:25	6:27	6:29	—	—	—	—	—	—	—	—
6:23	6:25	6:26	6:28	6:30	6:32	—	—	6:34	6:36	6:37	6:39	6:42	6:44	6:48	6:52
6:31	6:33	6:34	6:36	6:38	6:40	6:42	6:44	—	—	—	—	—	—	—	—
6:38	6:40	6:41	6:43	6:45	6:47	—	—	6:49	6:51	6:52	6:54	6:57	6:59	7:03	7:07
6:46	6:48	6:49	6:51	6:53	6:55	6:57	6:59	—	—	—	—	—	—	—	—
6:53	6:55	6:56	6:58	7:00	7:02	—	—	7:04	7:06	7:07	7:09	7:12	7:14	7:18	7:22
7:01	7:03	7:04	7:06	7:08	7:10	7:12	7:14	—	—	—	—	—	—	—	—
7:08	7:10	7:11	7:13	7:15	7:17	—	—	7:19	7:21	7:22	7:24	7:27	7:29	7:33	7:37
7:16	7:18	7:19	7:21	7:23	7:25	7:27	7:29	—	—	—	—	—	—	—	—
7:23	7:25	7:26	7:28	7:30	7:32	—	—	7:34	7:36	7:37	7:39	7:42	7:44	7:48	7:52
7:31	7:33	7:34	7:36	7:38	7:40	7:42	7:44	—	—	—	—	—	—	—	—
7:38	7:40	7:41	7:43	7:45	7:47	—	—	7:49	7:51	7:52	7:54	7:57	7:59	8:03	8:07
7:46	7:48	7:49	7:51	7:53	7:55	7:57	7:59	—	—	—	—	—	—	—	—
7:53	7:55	7:56	7:58	8:00	8:02	—	—	8:04	8:06	8:07	8:09	8:12	8:14	8:18	8:22
8:01	8:03	8:04	8:06	8:08	8:10	8:12	8:14	—	—	—	—	—	—	—	—
8:08	8:10	8:11	8:13	8:15	8:17	—	—	8:19	8:21	8:22	8:24	8:27	8:29	8:33	8:37
8:16	8:18	8:19	8:21	8:23	8:25	8:27	8:29	—	—	—	—	—	—	—	—
8:23	8:25	8:26	8:28	8:30	8:32	—	—	8:34	8:36	8:37	8:39	8:42	8:44	8:48	8:52
8:31	8:33	8:34	8:36	8:38	8:40	8:42	8:44	—	—	—	—	—	—	—	—
8:38	8:40	8:41	8:43	8:45	8:47	—	—	8:49	8:51	8:52	8:54	8:57	8:59	9:03	9:07
8:46	8:48	8:49	8:51	8:53	8:55	8:57	8:59	—	—	—	—	—	—	—	—
8:53	8:55	8:56	8:58	9:00	9:02	—	—	9:04	9:06	9:07	9:09	9:12	9:14	9:18	9:22
9:01	9:03	9:04	9:06	9:08	9:10	9:12	9:14	—	—	—	—	—	—	—	—
9:08	9:10	9:11	9:13	9:15	9:17	—	—	9:19	9:21	9:22	9:24	9:27	9:29	9:33	9:37
9:16	9:18	9:19	9:21	9:23	9:25	9:27	9:29	—	—	—	—	—	—	—	—
Trains Scheduled Every: 7.5 minutes						15 minutes		15 minutes							
5:53P	5:55P	5:56P	5:58P	6:00P	6:02P	—	—	6:04P	6:06P	6:07P	6:09P	6:12P	6:14P	6:18P	6:22P
6:01	6:03	6:04	6:06	6:08	6:10	6:12P	6:14P	—	—	—	—	—	—	—	—
6:08	6:10	6:11	6:13	6:15	6:17	—	—	6:19	6:21	6:22	6:24	6:27	6:29	6:33	6:37
6:16	6:18	6:19	6:21	6:23	6:25	6:27	6:29	—	—	—	—	—	—	—	—
6:23	6:25	6:26	6:28	6:30	6:32	—	—	6:34	6:36	6:37	6:39	6:42	6:44	6:48	6:52
6:31	6:33	6:34	6:36	6:38	6:40	6:42	6:44	—	—	—	—	—	—	—	—
6:38	6:40	6:41	6:43	6:45	6:47	—	—	6:49	6:51	6:52	6:54	6:57	6:59	7:03	7:07
6:46	6:48	6:49	6:51	6:53	6:55	6:57	6:59	—	—	—	—	—	—	—	—
6:53	6:55	6:56	6:58	7:00	7:02	—	—	7:04	7:06	7:07	7:09	7:12	7:14	7:18	7:22
7:01	7:03	7:04	7:06	7:08	7:10	7:12	7:14	—	—	—	—	—	—	—	—
7:08	7:10	7:11	7:13	7:15	7:17	—	—	7:19	7:21	7:22	7:24	7:27	7:29	7:33	7:37
7:16	7:18	7:19	7:21	7:23	7:25	7:27	7:29	—	—	—	—	—	—	—	—
7:23	7:25	7:26	7:28	7:30	7:32	—	—	7:34	7:36	7:37	7:39	7:42	7:44	7:48	7:52
7:32	7:34	7:35	7:37	7:39	7:41	7:43	7:45	—	—	—	—	—	—	—	—
7:41	7:43	7:44	7:46	7:48	7:50	—	—	7:52	7:54	7:55	7:57	8:00	8:02	8:06	8:10
7:51	7:53	7:54	7:56	7:58	8:00	8:02	8:04	—	—	—	—	—	—	—	—
8:01	8:03	8:04	8:06	8:08	8:10	—	—	8:12	8:14	8:15	8:17	8:20	8:22	8:26	8:30
8:11	8:13	8:14	8:16	8:18	8:20	8:22	8:24	—	—	—	—	—	—	—	—
8:21	8:23	8:24	8:26	8:28	8:30	—	—	8:32	8:34	8:35	8:37	8:40	8:42	8:46	8:50
8:31	8:33	8:34	8:36	8:38	8:40	8:42	8:44	—	—	—	—	—	—	—	—
8:41	8:43	8:44	8:46	8:48	8:50	—	—	8:52	8:54	8:55	8:57	9:00	9:02	9:06	9:10
8:51	8:53	8:54	8:56	8:58	9:00	9:02	9:04	—	—	—	—	—	—	—	—
Trains Scheduled Every:10 minutes						20 minutes		20 minutes							
All service after 9:00PM is subject to minor delays for system maintenance. *Todo servicio después de las 9:00PM es sujeto a retrasos menores para mantenencia a la sistema.*															
11:51	11:53	11:54	11:56	11:58	12:00A	12:02A	12:04A	—	—	—	—	—	—	—	—
12:01A	12:03A	12:04A	12:06A	12:08A	12:10	—	—	12:12A	12:14A	12:15A	12:17A	12:20A	12:22A	12:26A	12:30A
12:11	12:13	12:14	12:16	12:18	12:20	12:22	12:24	—	—	—	—	—	—	—	—

Saturday, Sunday and Holiday Schedules

Saturday, Sunday and Holiday Schedule in effect on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

Horarios de domingo y días feriados

Horarios de sábado, domingo, y días feriados en vigor para New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day y Christmas Day.

Special Notes

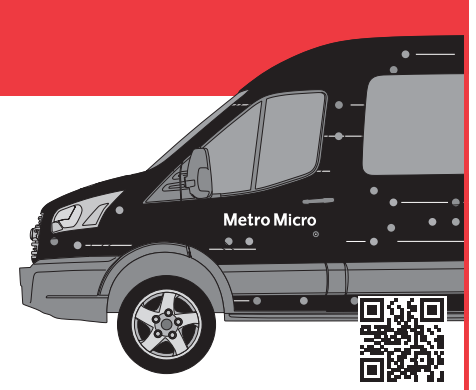
All service after 9:00PM is subject to minor delays for system maintenance. Please visit http://bit.ly/Red411 or call 323.GO.METRO for latest information.

Avisos especiales

Todo servicio después de las 9:00PM es sujeto a retrasos menores para mantenencia a la sistema. Favor de visitar http://bit.ly/Red411 o llamar al 323.GO.METRO para mas informacion.

Meet Metro Micro.

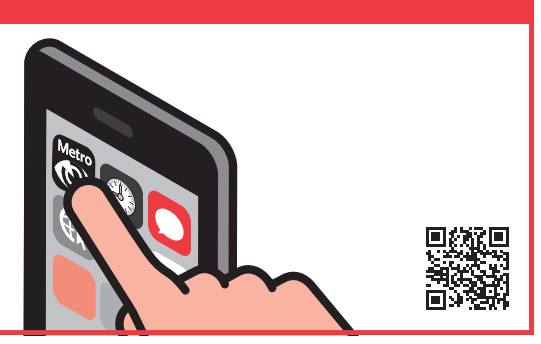
Metro's on-demand rideshare service is safe and affordable for local trips. Find your zone and download the app at *metro.net/micro* or call 323.466.3876.



Connect to Metro Security 24/7.

Call: 888.950.7233
Text: 213.788.2777
App: LA Metro Transit Watch

Call 911 for emergencies.



Need information?

Transit Information: 323.466.3876
Customer Relations: 213.922.6235
In an Emergency: 1.888.950.7233 or 911

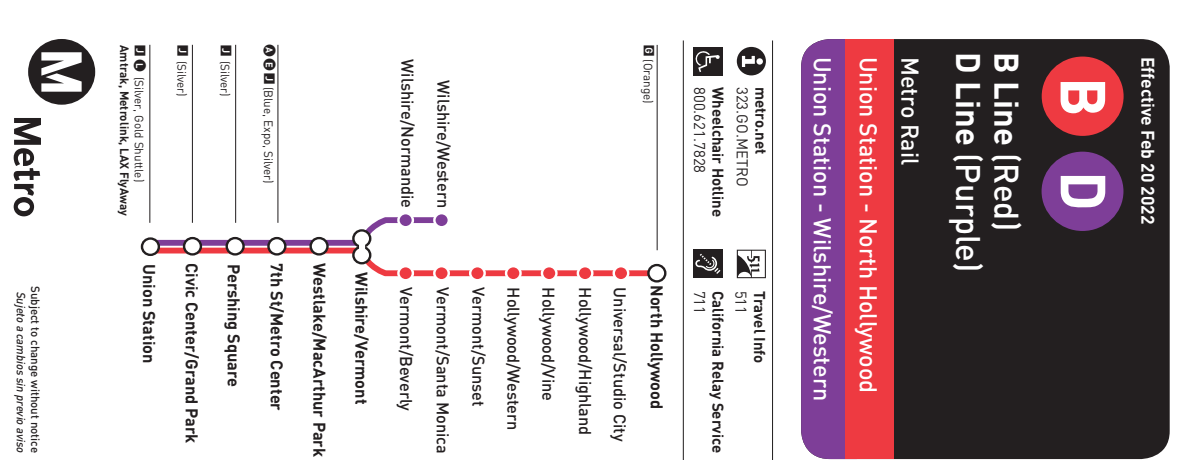
And for all you need to know, visit *metro.net*.



Lose something?

Learn more about Metro's Lost & Found service. Visit *metro.net/lostandfound* or call 323.937.8920.





151074

Saturday, Sunday & Holiday
Effective Feb 20 2022

B & D Lines (Red & Purple)

Eastbound *Al Este* (Approximate Times/*Tiempos Aproximados*)

NORTH HOLLYWOOD	UNIVERSAL CITY	HOLLYWOOD			LOS ANGELES								DOWNTOWN LA	
B Line (Red) Stations														
D Line (Purple) Stations														
North Hollywood	Universal/Studio City	Hollywood/Highland	Hollywood/Vine	Hollywood/Western	Vermont/Sunset	Vermont/Santa Monica	Vermont/Beverly	Wilshire/Western	Wilshire/Normandie	Wilshire/Vermont	Westlake/MacArthur Park	7th St/Metro Center	Pershing Square	Civic Center/Grand Park	Union Station
—	—	—	—	—	—	—	—	4:40A	4:42A	4:44A	4:46A	4:48A	4:49A	4:50A	4:53A
4:32A	4:36A	4:40A	4:42A	4:44A	4:46A	4:47A	4:49A	—	—	4:52	4:54	4:56	4:57	4:58	5:01
—	—	—	—	—	—	—	—	4:58	5:00	5:02	5:04	5:06	5:07	5:08	5:11
4:52	4:56	5:00	5:02	5:04	5:06	5:07	5:09	—	—	5:12	5:14	5:16	5:17	5:18	5:21
—	—	—	—	—	—	—	—	5:18	5:20	5:22	5:24	5:26	5:27	5:28	5:31
5:12	5:16	5:20	5:22	5:24	5:26	5:27	5:29	—	—	5:32	5:34	5:36	5:37	5:38	5:41
—	—	—	—	—	—	—	—	5:38	5:40	5:42	5:44	5:46	5:47	5:48	5:51
5:32	5:36	5:40	5:42	5:44	5:46	5:47	5:49	—	—	5:52	5:54	5:56	5:57	5:58	6:01
—	—	—	—	—	—	—	—	5:58	6:00	6:02	6:04	6:06	6:07	6:08	6:11
5:52	5:56	6:00	6:02	6:04	6:06	6:07	6:09	—	—	6:12	6:14	6:16	6:17	6:18	6:21
—	—	—	—	—	—	—	—	6:18	6:20	6:22	6:24	6:26	6:27	6:28	6:31
6:12	6:16	6:20	6:22	6:24	6:26	6:27	6:29	—	—	6:32	6:34	6:36	6:37	6:38	6:41
—	—	—	—	—	—	—	—	6:38	6:40	6:42	6:44	6:46	6:47	6:48	6:51
6:32	6:36	6:40	6:42	6:44	6:46	6:47	6:49	—	—	6:52	6:54	6:56	6:57	6:58	7:01
—	—	—	—	—	—	—	—	6:58	7:00	7:02	7:04	7:06	7:07	7:08	7:11
6:52	6:56	7:00	7:02	7:04	7:06	7:07	7:09	—	—	7:12	7:14	7:16	7:17	7:18	7:21
—	—	—	—	—	—	—	—	7:18	7:20	7:22	7:24	7:26	7:27	7:28	7:31
7:12	7:16	7:20	7:22	7:24	7:26	7:27	7:29	—	—	7:32	7:34	7:36	7:37	7:38	7:41
—	—	—	—	—	—	—	—	7:38	7:40	7:42	7:44	7:46	7:47	7:48	7:51
7:32	7:36	7:40	7:42	7:44	7:46	7:47	7:49	—	—	7:52	7:54	7:56	7:57	7:58	8:01
—	—	—	—	—	—	—	—	7:58	8:00	8:02	8:04	8:06	8:07	8:08	8:11
7:52	7:56	8:00	8:02	8:04	8:06	8:07	8:09	—	—	8:12	8:14	8:16	8:17	8:18	8:21
—	—	—	—	—	—	—	—	8:18	8:20	8:22	8:24	8:26	8:27	8:28	8:31
8:11	8:15	8:19	8:21	8:23	8:25	8:26	8:28	—	—	8:31	8:33	8:35	8:36	8:37	8:40
—	—	—	—	—	—	—	—	8:35	8:37	8:39	8:41	8:43	8:44	8:45	8:48
8:27	8:31	8:35	8:37	8:39	8:41	8:42	8:44	—	—	8:47	8:49	8:51	8:52	8:53	8:56
—	—	—	—	—	—	—	—	8:51	8:53	8:55	8:57	8:59	9:00	9:01	9:04
8:43	8:47	8:51	8:53	8:55	8:57	8:58	9:00	—	—	9:03	9:05	9:07	9:08	9:09	9:12
—	—	—	—	—	—	—	—	9:06	9:08	9:10	9:12	9:14	9:15	9:16	9:19
8:58	9:02	9:06	9:08	9:10	9:12	9:13	9:15	—	—	9:18	9:20	9:22	9:23	9:24	9:27
—	—	—	—	—	—	—	—	9:21	9:23	9:25	9:27	9:29	9:30	9:31	9:34
9:13	9:17	9:21	9:23	9:25	9:27	9:28	9:30	—	—	9:33	9:35	9:37	9:38	9:39	9:42
—	—	—	—	—	—	—	—	9:36	9:38	9:40	9:42	9:44	9:45	9:46	9:49
9:28	9:32	9:36	9:38	9:40	9:42	9:43	9:45	—	—	9:48	9:50	9:52	9:53	9:54	9:57
—	—	—	—	—	—	—	—	9:51	9:53	9:55	9:57	9:59	10:00	10:01	10:04
9:43	9:47	9:51	9:53	9:55	9:57	9:58	10:00	—	—	10:03	10:05	10:07	10:08	10:09	10:12
—	—	—	—	—	—	—	—	10:06	10:08	10:10	10:12	10:14	10:15	10:16	10:19
9:58	10:02	10:06	10:08	10:10	10:12	10:13	10:15	—	—	10:18	10:20	10:22	10:23	10:24	10:27
—	—	—	—	—	10:21	10:23	10:25	10:27	10:29	10:31	10:34				
10:13	10:17	10:21	10:23	10:25	10:27	10:28	10:30	—	—	10:33	10:35	10:37	10:38	10:39	10:42
—	—	—	—	—	—	—	—	10:36	10:38	10:40	10:42	10:44	10:45	10:46	10:49
10:28	10:32	10:36	10:38	10:40	10:42	10:43	10:45	—	—	10:48	10:50	10:52	10:53	10:54	10:57
—	—	—	—	—	—	—	—	10:51	10:53	10:55	10:57	10:59	11:00	11:01	11:04
10:43	10:47	10:51	10:53	10:55	10:57	10:58	11:00	—	—	11:03	11:05	11:07	11:08	11:09	11:12
Trains Scheduled Every: 15 minutes							15 minutes			7.5 minutes					
—	—	—	—	—	—	—	—	5:51P	5:53P	5:55P	5:57P	5:59P	6:00P	6:01P	6:04P
5:43P	5:47P	5:51P	5:53P	5:55P	5:57P	5:58P	6:00P	—	—	6:03	6:05	6:07	6:08	6:09	6:12
—	—	—	—	—	—	—	—	6:06	6:08	6:10	6:12	6:14	6:15	6:16	6:19
5:58	6:02	6:06	6:08	6:10	6:12	6:13	6:15	—	—	6:18	6:20	6:22	6:23	6:24	6:27
—	—	—	—	—	—	—	—	6:21	6:23	6:25	6:27	6:29	6:30	6:31	6:34
6:13	6:17	6:21	6:23	6:25	6:27	6:28	6:30	—	—	6:33	6:35	6:37	6:38	6:39	6:42
—	—	—	—	—	—	—	—	6:36	6:38	6:40	6:42	6:44	6:45	6:46	6:49
6:28	6:32	6:36	6:38	6:40	6:42	6:43	6:45	—	—	6:48	6:50	6:52	6:53	6:54	6:57
—	—	—	—	—	—	—	—	6:51	6:53	6:55	6:57	6:59	7:00	7:01	7:04
6:43	6:47	6:51	6:53	6:55	6:57	6:58	7:00	—	—	7:03	7:05	7:07	7:08	7:09	7:12
—	—	—	—	—	—	—	—	7:06	7:08	7:10	7:12	7:14	7:15	7:16	7:19
6:58	7:02	7:06	7:08	7:10	7:12	7:13	7:15	—	—	7:18	7:20	7:22	7:23	7:24	7:27
—	—	—	—	—	—	—	—	7:21	7:23	7:25	7:27	7:29	7:30	7:31	7:34
7:13	7:17	7:21	7:23	7:25	7:27	7:28	7:30	—	—	7:33	7:35	7:37	7:38	7:39	7:42
—	—	—	—	—	—	—	—	7:36	7:38	7:40	7:42	7:44	7:45	7:46	7:49
7:28	7:32	7:36	7:38	7:40	7:42	7:43	7:45	—	—	7:48	7:50	7:52	7:53	7:54	7:57
—	—	—	—	—	—	—	—	7:51	7:53	7:55	7:57	7:59	8:00	8:01	8:04
7:43	7:47	7:51	7:53	7:55	7:57	7:58	8:00	—	—	8:03	8:05	8:07	8:08	8:09	8:12
—	—	—	—	—	—	—	—	8:07	8:09	8:11	8:13	8:15	8:16	8:17	8:20
7:59	8:03	8:07	8:09	8:11	8:13	8:14	8:16	—	—	8:19	8:21	8:23	8:24	8:25	8:28
8:07	8:11	8:15	8:17	8:19	8:21	8:22	8:24	—	—	8:27	8:29	8:31	8:32	8:33	8:36
—	—	—	—	—	8:28	8:30	8:32	8:34	8:36	8:37	8:38	8:41			
8:22	8:26	8:30	8:32	8:34	8:36	8:37	8:39	—	—	8:42	8:44	8:46	8:47	8:48	8:51
—	—	—	—	—	8:48	8:50	8:52	8:54	8:56	8:57	8:58	9:01			
8:42	8:46	8:50	8:52	8:54	8:56	8:57	8:59	—	—	9:02	9:04	9:06	9:07	9:08	9:11
—	—	—	—	—	9:08	9:10	9:12	9:14	9:16	9:17	9:18	9:21			
9:02	9:06	9:10	9:12	9:14	9:16	9:17	9:19	—	—	9:22	9:24	9:26	9:27	9:28	9:31
Trains Scheduled Every: 20 minutes								20 minutes				10 minutes			

All service after 9:00PM is subject to minor delays for system maintenance. *Todo servicio después de las 9:00PM es sujeto a retrasos menores para mantenencia a la sistema.*

—	—	—	—	—	—	—	—	11:48	11:50	11:52	11:54	11:56	11:57	11:58	12:01A
11:42	11:46	11:50	11:52	11:54	11:56	11:57	11:59	—	—	12:02A	12:04A	12:06A	12:07A	12:08A	12:11
—	—	—	—	—	—	—	—	12:08A	12:10A	12:12	12:14	12:16	12:17	12:18	12:21
12:02A	12:06A	12:10A	12:12A	12:14A	12:16A	12:17A	12:19A	—	—	12:22	12:24	12:26	12:27	12:28	12:31

Saturday, Sunday & Holiday
Effective Feb 20 2022

B & D Lines (Red & Purple)

Westbound *Al Oeste* (Approximate Times/*Tiempos Aproximados*)

DOWNTOWN LA		LOS ANGELES								HOLLYWOOD				UNIVERSAL CITY	NORTH HOLLYWOOD
B Line (Red) Stations															
D Line (Purple) Stations															
Union Station	Civic Center/Grand Park	Pershing Square	7th St/Metro Center	Westlake/MacArthur Park	Wilshire/Vermont	Wilshire/Normandie	Wilshire/Western	Vermont/Beverly	Vermont/Santa Monica	Vermont/Sunset	Hollywood/Western	Hollywood/Vine	Hollywood/Highland	Universal/Studio City	North Hollywood
4:10A	4:12A	4:13A	4:15A	4:17A	4:19A	—	—	4:21A	4:23A	4:24A	4:26A	4:29A	4:31A	4:35A	4:39A
4:31	4:33	4:34	4:36	4:38	4:40	—	—	4:42	4:44	4:45	4:47	4:50	4:52	4:56	5:00
4:51	4:53	4:54	4:56	4:58	5:00	—	—	5:02	5:04	5:05	5:07	5:10	5:12	5:16	5:20
5:01	5:03	5:04	5:06	5:08	5:10	5:12A	5:14A	—	—	—	—	—	—	—	—
5:11	5:13	5:14	5:16	5:18	5:20	—	—	5:22	5:24	5:25	5:27	5:30	5:32	5:36	5:40
5:21	5:23	5:24	5:26	5:28	5:30	5:32	5:34	—	—	—	—	—	—	—	—
5:31	5:33	5:34	5:36	5:38	5:40	—	—	5:42	5:44	5:45	5:47	5:50	5:52	5:56	6:00
5:41	5:43	5:44	5:46	5:48	5:50	5:52	5:54	—	—	—	—	—	—	—	—
5:51	5:53	5:54	5:56	5:58	6:00	—	—	6:02	6:04	6:05	6:07	6:10	6:12	6:16	6:20
6:01	6:03	6:04	6:06	6:08	6:10	6:12	6:14	—	—	—	—	—	—	—	—
6:11	6:13	6:14	6:16	6:18	6:20	—	—	6:22	6:24	6:25	6:27	6:30	6:32	6:36	6:40
6:21	6:23	6:24	6:26	6:28	6:30	6:32	6:34	—	—	—	—	—	—	—	—
6:31	6:33	6:34	6:36	6:38	6:40	—	—	6:42	6:44	6:45	6:47	6:50	6:52	6:56	7:00
6:41	6:43	6:44	6:46	6:48	6:50	6:52	6:54	—	—	—	—	—	—	—	—
6:51	6:53	6:54	6:56	6:58	7:00	—	—	7:02	7:04	7:05	7:07	7:10	7:12	7:16	7:20
7:01	7:03	7:04	7:06	7:08	7:10	7:12	7:14	—	—	—	—	—	—	—	—
7:11	7:13	7:14	7:16	7:18	7:20	—	—	7:22	7:24	7:25	7:27	7:30	7:32	7:36	7:40
7:21	7:23	7:24	7:26	7:28	7:30	7:32	7:34	—	—	—	—	—	—	—	—
7:31	7:33	7:34	7:36	7:38	7:40	—	—	7:42	7:44	7:45	7:47	7:50	7:52	7:56	8:00
7:41	7:43	7:44	7:46	7:48	7:50	7:52	7:54	—	—	—	—	—	—	—	—
7:51	7:53	7:54	7:56	7:58	8:00	—	—	8:02	8:04	8:05	8:07	8:10	8:12	8:16	8:20
8:00	8:02	8:03	8:05	8:07	8:09	8:11	8:13	—	—	—	—	—	—	—	—
8:08	8:10	8:11	8:13	8:15	8:17	—	—	8:19	8:21	8:22	8:24	8:27	8:29	8:33	8:37
8:16	8:18	8:19	8:21	8:23	8:25	8:27	8:29	—	—	—	—	—	—	—	—
8:24	8:26	8:27	8:29	8:31	8:33	—	—	8:35	8:37	8:38	8:40	8:43	8:45	8:49	8:53
8:32	8:34	8:35	8:37	8:39	8:41	8:43	8:45	—	—	—	—	—	—	—	—
8:39	8:41	8:42	8:44	8:46	8:48	—	—	8:50	8:52	8:53	8:55	8:58	9:00	9:04	9:08
8:47	8:49	8:50	8:52	8:54	8:56	8:58	9:00	—	—	—	—	—	—	—	—
8:54	8:56	8:57	8:59	9:01	9:03	—	—	9:05	9:07	9:08	9:10	9:13	9:15	9:19	9:23
9:02	9:04	9:05	9:07	9:09	9:11	9:13	9:15	—	—	—	—	—	—	—	—
9:09	9:11	9:12	9:14	9:16	9:18	—	—	9:20	9:22	9:23	9:25	9:28	9:30	9:34	9:38
9:17	9:19	9:20	9:22	9:24	9:26	9:28	9:30	—	—	—	—	—	—	—	—
9:24	9:26	9:27	9:29	9:31	9:33	—	—	9:35	9:37	9:38	9:40	9:43	9:45	9:49	9:53
9:32	9:34	9:35	9:37	9:39	9:41	9:43	9:45	—	—	—	—	—	—	—	—
9:39	9:41	9:42	9:44	9:46	9:48	—	—	9:50	9:52	9:53	9:55	9:58	10:00	10:04	10:08
9:47	9:49	9:50	9:52	9:54	9:56	9:58	10:00	—	—	—	—	—	—	—	—
9:54	9:56	9:57	9:59	10:01	10:03	—	—	10:05	10:07	10:08	10:10	10:13	10:15	10:19	10:23
10:02	10:04	10:05	10:07	10:09	10:11	10:13	10:15	—	—	—	—	—	—	—	—
10:09	10:11	10:12	10:14	10:16	10:18	—	—	10:20	10:22	10:23	10:25	10:28	10:30	10:34	10:38
10:17	10:19	10:20	10:22	10:24	10:26	10:28	10:30	—	—	—	—	—	—	—	—
10:24	10:26	10:27	10:29	10:31	10:33	—	—	10:35	10:37	10:38	10:40	10:43	10:45	10:49	10:53
10:32	10:34	10:35	10:37	10:39	10:41	10:43	10:45	—	—	—	—	—	—	—	—
10:39	10:41	10:42	10:44	10:46	10:48	—	—	10:50	10:52	10:53	10:55	10:58	11:00	11:04	11:08
10:47	10:49	10:50	10:52	10:54	10:56	10:58	11:00	—	—	—	—	—	—	—	—
10:54	10:56	10:57	10:59	11:01	11:03	—	—	11:05	11:07	11:08	11:10	11:13	11:15	11:19	11:23
11:02	11:04	11:05	11:07	11:09	11:11	11:13	11:15	—	—	—	—	—	—	—	—
11:09	11:11	11:12	11:14	11:16	11:18	—	—	11:20	11:22	11:23	11:25	11:28	11:30	11:34	11:38
11:17	11:19	11:20	11:22	11:24	11:26	11:28	11:30	—	—	—	—	—	—	—	—
11:24	11:26	11:27	11:29	11:31	11:33	—	—	11:35	11:37	11:38	11:40	11:43	11:45	11:49	11:53
Trains Scheduled Every: 7.5 minutes					15 minutes					15 minutes					
5:54P	5:56P	5:57P	5:59P	6:01P	6:03P	—	—	6:05P	6:07P	6:08P	6:10P	6:13P	6:15P	6:19P	6:23P
6:02	6:04	6:05	6:07	6:09	6:11	6:13P	6:15P	—	—	—	—	—	—	—	—
6:09	6:11	6:12	6:14	6:16	6:18	—	—	6:20	6:22	6:23	6:25	6:28	6:30	6:34	6:38
6:17	6:19	6:20	6:22	6:24	6:26	6:28	6:30	—	—	—	—	—	—	—	—
6:24	6:26	6:27	6:29	6:31	6:33	—	—	6:35	6:37	6:38	6:40	6:43	6:45	6:49	6:53
6:32	6:34	6:35	6:37	6:39	6:41	6:43	6:45	—	—	—	—	—	—	—	—
6:39	6:41	6:42	6:44	6:46	6:48	—	—	6:50	6:52	6:53	6:55	6:58	7:00	7:04	7:08
6:47	6:49	6:50	6:52	6:54	6:56	6:58	7:00	—	—	—	—	—	—	—	—
6:54	6:56	6:57	6:59	7:01	7:03	—	—	7:05	7:07	7:08	7:10	7:13	7:15	7:19	7:23
7:02	7:04	7:05	7:07	7:09	7:11	7:13	7:15	—	—	—	—	—	—	—	—
7:09	7:11	7:12	7:14	7:16	7:18	—	—	7:20	7:22	7:23	7:25	7:28	7:30	7:34	7:38
7:17	7:19	7:20	7:22	7:24	7:26	7:28	7:30	—	—	—	—	—	—	—	—
7:24	7:26	7:27	7:29	7:31	7:33	—	—	7:35	7:37	7:38	7:40	7:43	7:45	7:49	7:53
7:32	7:34	7:35	7:37	7:39	7:41	7:43	7:45	—	—	—	—	—	—	—	—
7:41	7:43	7:44	7:46	7:48	7:50	—	—	7:52	7:54	7:55	7:57	8:00	8:02	8:06	8:10
7:51	7:53	7:54	7:56	7:58	8:00	8:02	8:04	—	—	—	—	—	—	—	—
8:01	8:03	8:04	8:06	8:08	8:10	—	—	8:12	8:14	8:15	8:17	8:20	8:22	8:26	8:30
8:11	8:13	8:14	8:16	8:18	8:20	8:22	8:24	—	—	—	—	—	—	—	—
8:21	8:23	8:24	8:26	8:28	8:30	—	—	8:32	8:34	8:35	8:37	8:40	8:42	8:46	8:50
8:31	8:33	8:34	8:36	8:38	8:40	8:42	8:44	—	—	—	—	—	—	—	—
8:41	8:43	8:44	8:46	8:48	8:50	—	—	8:52	8:54	8:55	8:57	9:00	9:02	9:06	9:10
8:51	8:53	8:54	8:56	8:58	9:00	9:02	9:04	—	—	—	—	—	—	—	—
9:01	9:03	9:04	9:06	9:08	9:10	—	—	9:12	9:14	9:15	9:17	9:20	9:22	9:26	9:30
Trains Scheduled Every: 10 minutes					20 minutes					20 minutes					

All service after 9:00PM is subject to minor delays for system maintenance. *Todo servicio después de las 9:00PM es sujeto a retrasos menores para mantenencia a la sistema.*

11:51	11:53	11:54	11:56	11:58	12:00A	12:02A	12:04A	—	—	—	—	—	—	—	—
12:01A	12:03A	12:04A	12:06A	12:08A	12:10	—	—	12:12A	12:14A	12:15A	12:17A	12:20A	12:22A	12:26A	12:30A
12:11	12:13	12:14	12:16	12:18	12:20	12:22	12:24	—	—	—	—	—	—	—	—

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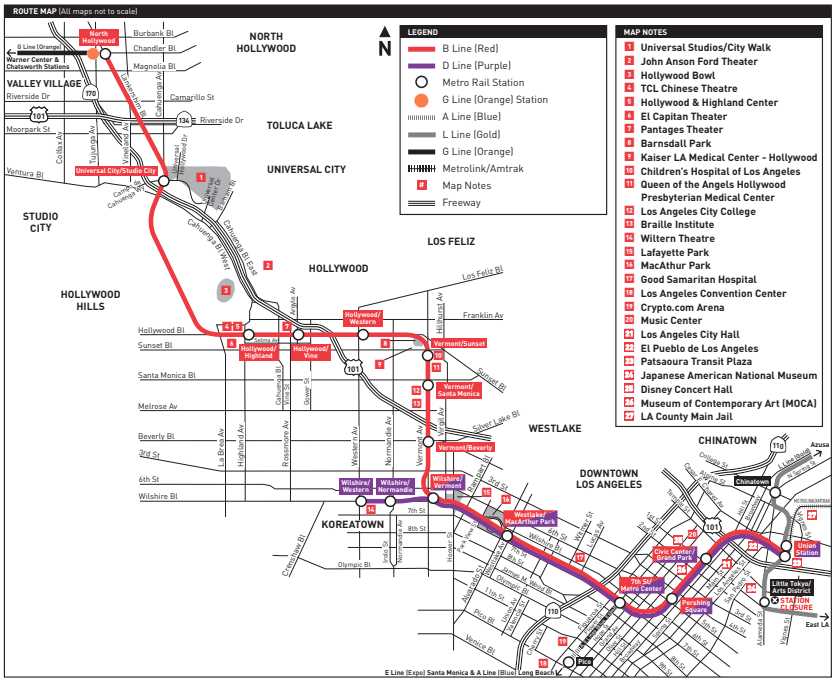
ROUTE MAP (All maps not to scale)



LEGEND

- B Line (Red)
- D Line (Purple)
- Metro Rail Station
- G Line (Orange) Station
- A Line (Blue)
- L Line (Gold)
- G Line (Orange)
- Metrolink/Amtrak
- Map Notes
- Freeway

MAP NOTES

1. Universal Studios/City Walk
2. John Anson Ford Theater
3. Hollywood Bowl
4. TCL Chinese Theatre
5. Hollywood & Highland Center
6. El Capitan Theater
7. Pantages Theater
8. Barnsdall Park
9. Kaiser LA Medical Center - Hollywood
10. Children's Hospital of Los Angeles
11. Queen of the Angels Hollywood Presbyterian Medical Center
12. Los Angeles City College
13. Braille Institute
14. Wiltern Theatre
15. Lafayette Park
16. MacArthur Park
17. Good Samaritan Hospital
18. Los Angeles Convention Center
19. Crypto.com Arena
20. Music Center
21. Los Angeles City Hall
22. El Pueblo de Los Angeles
23. Patsaoura Transit Plaza
24. Japanese American National Museum
25. Disney Concert Hall
26. Museum of Contemporary Art (MOCA)
27. LA County Main Jail

CONNECTIONS

Union Station — PARKING AVAILABLE
- Metro — **Metro Rail** L Line (Gold) Shuttle; **Metro Busway** J Line (Silver); **Metro Local** 28, 30, 40, 70, 76, 78, 106, 487, 489;
- Foothill Transit — Silver Streak, 493, 495, 497, 498, 499, 699
- LADOT — DASH B, D; DASH Lincoln Heights/Chinatown; Commuter Express 431, 438, 439, 534; Union Station/Bunker Hill Shuttle
- Metrolink — Antelope Valley Line, Ventura County Line, San Bernardino Line, Riverside Line, Orange County Line, 91/Perris Valley Line
- Amtrak — Pacific Surfliner, Coast Starlight, Southwest Chief, Sunset Limited/Texas Eagle, San Joaquin Bus Connection
- Other providers — Antelope Valley Transit Authority 785, City of Santa Clarita Transit 794, Orange County Transportation Authority 701, Santa Monica Big Blue Bus R10; Torrance Transit 4; LAX FlyAway

Civic Center/Grand Park
- Metro — **Metro Busway** J Line (Silver); **Metro Local** 4, 10, 14, 28, 30, 33, 37, 60, 45, 48, 76, 78, 81, 90, 92, 94, 487, 489;
- Foothill Transit — **Metro Rapid** 720, Silver Streak, 493, 495, 497, 498, 499, 699
- LADOT — DASH A, B, D; Commuter Express 409, 419, 422, 423, 431, 437, 438, 448, 534
- Other Providers — Antelope Valley Transit Authority 785; Santa Clarita Transit 799; Montebello Bus Line 90 Express; Santa Monica Big Blue Bus Rapid 10; Torrance Transit 4

Pershing Square
- Metro — **Metro Busway** J Line (Silver); **Metro Local** 4, 10, 14, 16, 18, 28, 30, 33, 37, 38, 40, 45, 48, 53, 55, 62, 76, 78, 81, 92, 94, 440, 487, 489; **Metro Rapid** 720,
- Foothill Transit — Silver Streak
- LADOT — DASH B, D; Commuter Express 419
- Other Providers — Montebello Bus Lines 40, 50, 90 Express; Orange County Transportation Authority 701, 721; Torrance Transit 4X

7th Street/Metro Center
- Metro — **Metro Rail** A, E Lines (Blue, Expo); **Metro Busway** J Line (Silver); **Metro Local** 14, 16, 18, 20, 35 late night, 37, 38 late night, 51, 55, 60, 62, 66, 76, 78, 81, 660; **Metro Rapid** 720
- Foothill Transit — Silver Streak, 493, 495, 497, 498, 499, 699
- LADOT — DASH A, B, E, F; Commuter Express 409, 422, 423, 431, 437, 438, 448, 534
- Other Providers — Antelope Valley Transit Authority 785; City of Santa Clarita Transit 799; Montebello Bus Lines 40, 50, 90 Express; Orange County Transportation Authority 701, 721; Santa Monica Big Blue Bus R10; Torrance Transit 4X

Westlake/MacArthur Park
- Metro — **Metro Local** 2, 18, 20, 51, 603; **Metro Rapid** 720
- Other providers — LADOT DASH Pico Union/Echo Park

Wilshire/Vermont
- Metro — **Metro Local** 18, 20, 204; **Metro Rapid** 720, 754
- Other providers — LADOT DASH Wilshire Center/Koreatown

Wilshire/Normandie
- Metro — **Metro Local** 18, 20, 206; **Metro Rapid** 720

Wilshire/Western
- Metro — **Metro Local** 18, 20, 66, 207; **Metro Rapid** 720
- LADOT — DASH Wilshire Center/Koreatown, DASH Hollywood/Wilshire; Santa Monica Big Blue Bus Rapid 7

Vermont/Beverly
- Metro — **Metro Local** 14, 204; **Metro Rapid** 754

Vermont/Santa Monica
- Metro — **Metro Local** 4, 204; **Metro Rapid** 754
- LADOT — DASH Hollywood

Vermont/Sunset
- Metro — **Metro Local** 2, 180, 204, 206, 217 Owl; **Metro Rapid** 754
- LADOT — DASH Hollywood, DASH Los Feliz, DASH Observatory

Hollywood/Western
- Metro — **Metro Local** 180, 207, 217

Hollywood/Vine
- Metro — **Metro Local** 180, 210, 212, 217, 222
- Other providers — DASH Beachwood Canyon, DASH Hollywood, DASH Hollywood/Wilshire

Hollywood/Highland
- Metro — **Metro Local** 212, 217, 224 Owl
- Other providers — DASH Hollywood; West Hollywood Cityline Commuter

Universal City — PARKING AVAILABLE
- Metro — **Metro Local** 155, 222, 224, 240
- Other providers — Universal Studios/Citywalk Shuttle; Burbank Bus Pink Route

North Hollywood — PARKING AVAILABLE
- Metro — **Metro Busway** G Line (Orange); **Metro Local** 90, 94, 152, 154, 155, 162, 224, 237, 501
- Other providers — BurbankBus NoHo-Media District (Green Route), NoHo-Airport (Orange Route); City of Santa Clarita Transit 757; LADOT Commuter Express 549

Monday through Friday

Effective Jun 26 2022

4

Eastbound *Al Este* (Approximate Times / *Tiempos Aproximados*)

SANTA MONICA	WEST LOS ANGELES	WEST HOLLYWOOD		LOS ANGELES		ECHO PARK	LOS ANGELES
1 6th & Santa Monica	2 Santa Monica & Westwood B	3 Santa Monica & San Vicente	4 Santa Monica & Fairfax	5 Santa Monica & Western	6 Santa Monica / Vermont Station	7 Sunset & Echo Park	8 Venice & Broadway
4:37A	4:55A	5:08A	5:14A	5:27A	5:32A	5:42A	6:02A
4:57	5:16	5:29	5:35	5:48	5:53	6:03	6:23
5:16	5:35	5:48	5:54	6:07	6:13	6:24	6:45
5:28	5:48	6:01	6:07	6:21	6:27	6:39	7:01
5:39	5:59	6:13	6:19	6:33	6:39	6:51	7:13
5:50	6:11	6:25	6:31	6:45	6:51	7:03	7:25
6:02	6:23	6:37	6:43	6:57	7:03	7:16	7:39
6:10	6:31	6:46	6:52	7:07	7:13	7:26	7:49
—	6:40	6:55	7:01	7:17	7:23	7:36	8:00
6:26	6:49	7:04	7:11	7:27	7:33	7:47	8:11
—	6:58	7:14	7:21	7:37	7:43	7:57	8:21
6:44	7:07	7:23	7:30	7:47	7:53	8:07	8:31
—	7:17	7:33	7:40	7:57	8:03	8:17	8:41
7:02	7:26	7:43	7:50	8:07	8:13	8:27	8:51
—	7:36	7:53	8:00	8:17	8:23	8:37	9:01
7:20	7:45	8:02	8:10	8:27	8:33	8:47	9:11
—	7:54	8:12	8:20	8:37	8:43	8:57	9:21
7:39	8:04	8:22	8:30	8:47	8:53	9:08	9:32
—	8:14	8:32	8:40	8:57	9:03	9:18	9:42
7:57	8:23	8:42	8:50	9:07	9:13	9:28	9:51
—	8:33	8:52	9:00	9:17	9:23	9:38	10:01
8:16	8:43	9:02	9:10	9:27	9:33	9:48	10:12
—	8:53	9:12	9:20	9:37	9:43	9:58	10:22
8:35	9:03	9:22	9:30	9:47	9:53	10:08	10:32
—	9:12	9:31	9:40	9:57	10:03	10:18	10:43
8:54	9:22	9:41	9:50	10:07	10:13	10:28	10:53
—	9:31	9:50	9:59	10:17	10:23	10:39	11:04
9:14	9:41	10:00	10:09	10:27	10:33	10:49	11:14
—	9:51	10:10	10:19	10:37	10:43	10:59	11:24
9:33	10:00	10:19	10:28	10:47	10:53	11:09	11:34
—	10:10	10:29	10:38	10:57	11:04	11:20	11:45
9:53	10:20	10:39	10:48	11:07	11:14	11:30	11:55
—	10:29	10:48	10:57	11:17	11:24	11:41	12:06P
10:11	10:38	10:57	11:07	11:27	11:34	11:51	12:16
—	10:48	11:07	11:17	11:37	11:44	12:01P	12:26
10:30	10:57	11:16	11:26	11:47	11:54	12:11	12:36
—	11:07	11:26	11:36	11:57	12:04P	12:21	12:46
10:49	11:17	11:36	11:46	12:07P	12:14	12:31	12:56
—	11:26	11:46	11:56	12:17	12:24	12:41	1:06
11:06	11:35	11:55	12:06P	12:27	12:34	12:51	1:16
—	11:45	12:05P	12:16	12:37	12:44	1:01	1:26
11:22	11:53	12:14	12:25	12:47	12:54	1:11	1:36
—	12:03P	12:24	12:35	12:57	1:04	1:21	1:46
11:41	12:13	12:34	12:45	1:07	1:14	1:31	1:56
—	12:22	12:44	12:55	1:17	1:24	1:41	2:06
11:59	12:32	12:54	1:05	1:27	1:34	1:51	2:16
—	12:41	1:03	1:15	1:37	1:44	2:01	2:26
12:18P	12:50	1:12	1:24	1:47	1:54	2:11	2:36
—	1:00	1:22	1:34	1:57	2:04	2:21	2:46
12:38	1:10	1:32	1:44	2:07	2:14	2:31	2:56
—	1:19	1:42	1:54	2:17	2:24	2:42	3:07
12:56	1:29	1:52	2:04	2:27	2:34	2:52	3:17
—	1:39	2:02	2:14	2:37	2:44	3:02	3:28
1:15	1:49	2:12	2:24	2:47	2:54	3:13	3:39
—	1:59	2:22	2:34	2:57	3:04	3:23	3:49
1:35	2:09	2:32	2:44	3:07	3:14	3:33	3:59
—	2:18	2:41	2:53	3:17	3:24	3:43	4:09
1:52	2:27	2:51	3:03	3:27	3:34	3:53	4:19
—	2:37	3:01	3:13	3:37	3:44	4:03	4:29
2:10	2:46	3:10	3:22	3:47	3:54	4:13	4:39
—	2:56	3:21	3:33	3:58	4:05	4:24	4:50
2:31	3:07	3:32	3:44	4:09	4:16	4:35	5:01
—	3:18	3:43	3:55	4:20	4:27	4:45	5:11
2:52	3:29	3:54	4:06	4:31	4:38	4:56	5:22
—	3:38	4:03	4:16	4:41	4:48	5:06	5:32
3:11	3:48	4:13	4:26	4:51	4:58	5:16	5:42
—	3:57	4:23	4:36	5:01	5:08	5:26	5:52
3:30	4:07	4:33	4:46	5:11	5:18	5:36	6:02
—	4:16	4:43	4:56	5:21	5:28	5:46	6:11
3:48	4:25	4:53	5:06	5:31	5:38	5:56	6:21
—	4:35	5:03	5:16	5:41	5:48	6:06	6:31
4:08	4:45	5:13	5:26	5:51	5:58	6:15	6:39
—	4:55	5:24	5:36	6:01	6:08	6:25	6:49
4:28	5:05	5:34	5:46	6:11	6:18	6:35	6:58
—	5:16	5:45	5:57	6:21	6:28	6:44	7:07
4:50	5:27	5:56	6:07	6:31	6:38	6:54	7:16
—	5:39	6:07	6:18	6:41	6:48	7:04	7:26
5:18	5:52	6:20	6:31	6:53	7:00	7:16	7:38
—	6:05	6:32	6:43	7:05	7:11	7:27	7:48
5:47	6:19	6:45	6:56	7:17	7:23	7:38	7:59
6:01	6:33	6:58	7:08	7:29	7:35	7:50	8:11
6:17	6:47	7:11	7:21	7:41	7:47	8:02	8:23
6:32	7:01	7:24	7:34	7:53	7:59	8:13	8:34
6:46	7:14	7:36	7:46	8:05	8:11	8:25	8:46
7:02	7:29	7:49	7:59	8:17	8:23	8:37	8:58
7:15	7:41	8:01	8:11	8:29	8:35	8:49	9:10
7:29	7:55	8:14	8:24	8:41	8:47	9:01	9:22
7:42	8:08	8:27	8:36	8:53	8:59	9:12	9:33
7:55	8:21	8:39	8:48	9:05	9:11	9:24	9:45
8:08	8:33	8:51	9:00	9:17	9:23	9:36	9:57
8:21	8:45	9:03	9:12	9:29	9:35	9:48	10:08
8:33	8:57	9:15	9:24	9:41	9:47	10:00	10:19
8:46	9:09	9:27	9:36	9:53	9:59	10:11	10:30
8:58	9:21	9:39	9:48	10:05	10:10	10:22	10:41
9:12	9:35	9:53	10:02	10:18	10:23	10:35	10:54
9:25	9:48	10:06	10:15	10:31	10:36	10:48	11:07
9:38	10:01	10:19	10:28	10:44	10:49	11:01	11:20
9:51	10:14	10:32	10:41	10:57	11:02	11:13	11:32
10:05	10:28	10:46	10:55	11:11	11:16	11:27	11:46
10:21	10:44	11:02	11:10	11:26	11:31	11:41	11:59
10:37	11:00	11:17	11:25	11:41	11:46	11:56	12:15A
10:52	11:15	11:32	11:40	11:56	12:01A	12:11A	12:29
11:09	11:32	11:48	11:56	12:11A	12:16	12:26	12:43
11:25	11:47	12:03A	12:11A	12:26	12:31	12:40	12:57
11:41	12:03A	12:19	12:27	12:41	12:46	12:55	1:12
11:59	12:19	12:35	12:42	12:56	1:01	1:10	1:27
12:16A	12:35	12:50	12:57	1:11	1:16	1:25	1:42
12:31	12:50	1:05	1:12	1:26	1:31	1:40	1:57
12:46	1:05	1:20	1:27	1:41	1:46	1:55	2:11
1:01	1:20	1:35	1:42	1:56	2:01	2:09	2:25
1:18	1:37	1:52	1:59	2:12	2:17	2:25	2:41
1:38	1:57	2:12	2:19	2:32	2:37	2:45	3:01
1:59	2:17	2:32	2:39	2:52	2:57	3:05	3:21
2:24	2:42	2:57	3:04	3:17	3:22	3:30	3:46
2:49	3:07	3:22	3:29	3:42	3:47	3:55	4:11
3:16	3:34	3:48	3:54	4:07	4:12	4:20	4:36
3:48	4:06	4:19	4:25	4:37	4:42	4:50	5:06
4:18	4:36	4:49	4:55	5:07	5:12	5:20	5:36

Westbound *Al Oeste* (Approximate Times / *Tiempos Aproximados*)

LOS ANGELES	ECHO PARK	LOS ANGELES		WEST HOLLYWOOD		WEST LOS ANGELES	SANTA MONICA
8 Venice & Broadway	7 Sunset & Echo Park	6 Santa Monica / Vermont Station	5 Santa Monica & Western	4 Santa Monica & Fairfax	3 Santa Monica & San Vicente	2 Santa Monica & Westwood C	1 6th & Santa Monica
4:08A	4:23A	4:32A	4:36A	4:47A	4:53A	5:05A	5:25A
4:33	4:48	4:57	5:01	5:12	5:18	5:30	5:51
4:51	5:08	5:18	5:23	5:35	5:41	5:54	6:16
5:12	5:29	5:39	5:44	5:57	6:04	6:19	6:41
5:27	5:45	5:55	6:00	6:14	6:21	6:36	6:59
5:38	5:56	6:07	6:12	6:26	6:33	6:50	—
5:48	6:06	6:17	6:22	6:36	6:43	6:59	7:23
5:58	6:16	6:27	6:32	6:47	6:54	7:12	—
6:07	6:25	6:36	6:42	6:57	7:05	7:13	7:38
6:16	6:34	6:46	6:52	7:07	7:15	7:35	—
6:25	6:44	6:56	7:02	7:18	7:26	7:40	8:06
6:35	6:54	7:06	7:12	7:28	7:36	7:58	—
6:44	7:03	7:16	7:22	7:39	7:47	8:07	8:33
6:53	7:13	7:26	7:32	7:50	7:58	8:20	—
7:01	7:22	7:35	7:42	8:00	8:09	8:30	8:56
7:10	7:31	7:45	7:52	8:10	8:19	8:41	—
7:20	7:41	7:55	8:02	8:20	8:29	8:50	9:16
7:30	7:51	8:05	8:12	8:30	8:39	9:01	—
7:40	8:01	8:15	8:22	8:40	8:49	9:10	9:37
7:49	8:11	8:25	8:32	8:50	8:59	9:21	—
7:58	8:21	8:35	8:42	9:00	9:10	9:31	9:58
8:08	8:31	8:45	8:52	9:10	9:20	9:42	—
8:18	8:41	8:55	9:02	9:20	9:30	9:51	10:19
8:28	8:51	9:05	9:12	9:30	9:40	10:02	—
8:37	9:00	9:15	9:22	9:41	9:51	10:11	10:39
8:47	9:10	9:25	9:32	9:51	10:01	10:23	—
8:57	9:20	9:35	9:42	10:01	10:11	10:31	11:00
9:07	9:30	9:45	9:52	10:12	10:22	10:45	—
9:17	9:40	9:55	10:02	10:22	10:32	10:52	11:22
9:27	9:50	10:05	10:12	10:32	10:42	11:05	—
9:37	10:00	10:15	10:22	10:42	10:52	11:12	11:43
9:47	10:10	10:25	10:32	10:52	11:02	11:25	—
9:56	10:20	10:35	10:42	11:02	11:12	11:32	12:03P
10:06	10:30	10:45	10:52	11:12	11:22	11:46	—
10:16	10:40	10:55	11:02	11:22	11:32	11:53	12:24
10:26	10:50	11:05	11:12	11:32	11:43	12:07P	—
10:35	10:59	11:15	11:22	11:43	11:54	12:15	12:46
10:44	11:09	11:25	11:32	11:53	12:04P	12:28	—
10:52	11:18	11:34	11:42	12:03P	12:14	12:35	1:06
11:01	11:27	11:44	11:52	12:13	12:24	12:48	—
11:11	11:37	11:54	12:02P	12:23	12:34	12:55	1:26
11:21	11:47	12:04P	12:12	12:33	12:44	1:08	—
11:31	11:57	12:14	12:22	12:43	12:54	1:15	1:46
11:41	12:07P	12:24	12:32	12:53	1:04	1:28	—
11:51	12:17	12:34	12:42	1:03	1:14	1:35	2:07
11:59	12:26	12:44	12:52	1:13	1:24	1:48	—
12:09P	12:36	12:54	1:02	1:23	1:34	1:56	2:28
12:19	12:46	1:04	1:12	1:33	1:44	2:08	—
12:29	12:56	1:14	1:22	1:43	1:54	2:17	2:49
12:39	1:06	1:24	1:32	1:53	2:04	2:28	—
12:49	1:16	1:34	1:42	2:03	2:14	2:37	3:10
12:59	1:26	1:44	1:52	2:13	2:24	2:48	—
1:09	1:36	1:54	2:02	2:23	2:34	2:57	3:30
1:19	1:46	2:04	2:12	2:33	2:44	3:08	—
1:28	1:56	2:14	2:22	2:43	2:54	3:17	3:50
1:38	2:06	2:24	2:32	2:53	3:04	3:28	—
1:48	2:16	2:34	2:42	3:03	3:14	3:37	4:10
1:58	2:26	2:44	2:52	3:13	3:24	3:48	—
2:08	2:36	2:54	3:02	3:23	3:34	3:57	4:30
2:18	2:46	3:04	3:12	3:33	3:44	4:08	—
2:28	2:56	3:14	3:22	3:43	3:54	4:17	4:50
2:38	3:06	3:24	3:32	3:53	4:04	4:28	—
2:48	3:16	3:34	3:42	4:03	4:14	4:37	5:08
2:59	3:26	3:44	3:52	4:12	4:23	4:47	—
3:09	3:36	3:54	4:02	4:22	4:33	4:56	5:27
3:19	3:46	4:04	4:12	4:32	4:43	5:07	—
3:29	3:56	4:14	4:22	4:42	4:53	5:16	5:47
3:39	4:06	4:24	4:32	4:52	5:03	5:27	—
3:49	4:16	4:34	4:42	5:02	5:13	5:36	6:06
4:00	4:26	4:44	4:52	5:12	5:23	5:45	6:15
4:10	4:36	4:54	5:02	5:22	5:33	5:55	6:24
4:20	4:46	5:04	5:12	5:32	5:43	6:07	—
4:31	4:57	5:14	5:22	5:41	5:52	6:13	6:41
4:41	5:07	5:24	5:32	5:51	6:02	6:26	—
4:52	5:18	5:35	5:42	6:01	6:11	6:32	6:59
5:03	5:29	5:46	5:53	6:12	6:22	6:42	7:09
5:15	5:40	5:57	6:04	6:23	6:33	6:52	7:19
5:27	5:52	6:08	6:15	6:34	6:44	7:03	7:30
5:39	6:04	6:20	6:27	6:45	6:55	7:13	7:40
5:51	6:16	6:32	6:39	6:57	7:07	7:25	7:51
6:03	6:28	6:44	6:51	7:09	7:19	7:37	8:03
6:15	6:40	6:56	7:03	7:20	7:30	7:47	8:12
6:28	6:52	7:08	7:15	7:32	7:41	7:58	8:22
6:40	7:04	7:20	7:27	7:44	7:53	8:10	8:34
6:53	7:17	7:33	7:39	7:56	8:05	8:22	8:46
7:06	7:30	7:45	7:51	8:08	8:17	8:34	8:58
7:18	7:42	7:57	8:03	8:19	8:28	8:45	9:08
7:31	7:54	8:09	8:15	8:31	8:40	8:57	9:20
7:43	8:06	8:21	8:27	8:43	8:52	9:08	9:31
7:55	8:18	8:33	8:39	8:55	9:04	9:20	9:43
8:07	8:30	8:45	8:51	9:07	9:15	9:31	9:53
8:19	8:42	8:57	9:03	9:19	9:27	9:43	10:05
8:31	8:54	9:09	9:15	9:31	9:39	9:55	10:16
8:43	9:06	9:21	9:27	9:42	9:50	10:06	10:27
8:58	9:19	9:34	9:39	9:54	10:02	10:18	10:39
9:12	9:32	9:46	9:51	10:06	10:14	10:30	10:51
9:26	9:46	10:00	10:05	10:20	10:28	10:44	11:05
9:42	10:02	10:15	10:20	10:35	10:43	10:59	11:20
9:57	10:17	10:30	10:35	10:50	10:58	11:14	11:35
10:12	10:32	10:45	10:50	11:05	11:13	11:29	11:50
10:28	10:48	11:01	11:05	11:20	11:28	11:43	12:04A
10:46	11:06	11:18	11:22	11:37	11:45	11:59	12:20
D 11:07	11:25	11:36	11:40	11:54	12:02A	12:16A	12:36
11:25	11:44	11:55	11:59	12:12A	12:20	12:34	12:53
11:45	12:04A	12:15A	12:19A	12:32	12:39	12:52	1:11
D 12:06A	12:24	12:35	12:39	12:51	12:58	1:11	1:30
12:26	12:44	12:55	12:59	1:11	1:18	1:31	1:50
12:46	1:04	1:15	1:19	1:31	1:38	1:51	2:10
D 1:07	1:25	1:35	1:39	1:51	1:58	2:11	2:30
1:36	1:54	2:04	2:08	2:20	2:27	2:40	2:59
D 2:06	2:24	2:34	2:38	2:49	2:56	3:08	3:27
2:36	2:54	3:04	3:08	3:19	3:25	3:37	3:56
D 3:06	3:24	3:34	3:38	3:49	3:55	4:07	4:26
3:39	3:55	4:04	4:08	4:19	4:25	4:37	4:55

Saturday, Sunday and Holiday Schedules

Saturday, Sunday & Holiday schedule in effect on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

Horarios de sábado, domingo y días feriados

Horarios de sábado, domingo y días feriados en vigor para New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day y Christmas Day.

Special Notes

- **B** Trips shown originating at Santa Monica & Westwood begin service from Nebraska & Sepulveda 5 - 9 minutes before time shown.
- **C** Trips shown terminating at Santa Monica & Westwood continue to Nebraska & Sepulveda arriving approximately 2 - 5 minutes after time shown.
- **D** Waits at Broadway & 7th for transfer connection.

Avisos especiales

- **B** *Los viajes que se muestran originándose en Santa Mónica y Westwood empiezan el servicio desde Nebraska y Sepulveda 5 - 9 minutos antes de la hora mostrada.*
- **C** *Los viajes que se muestran terminando en Santa Mónica y Westwood continúan hacia Nebraska & Sepulveda llegando a aproximadamente 2 - 5 minutos después de la hora mostrada.*
- **D** *Espera en Broadway y 7th para las conexione de transferencia.*

Need information?

Transit Information: 323.466.3876
Customer Relations: 213.922.6235
In an Emergency: 1.888.950.7233 or 911

And for all you need to know, visit *metro.net*.



Connect to Metro Security 24/7.

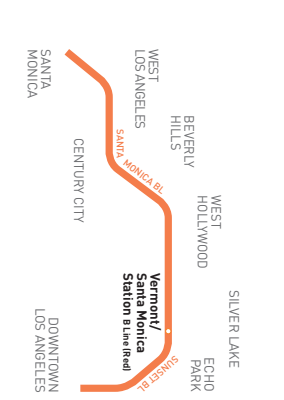
Call: 888.950.7233
Text: 213.788.2777
App: LA Metro Transit Watch

Call 911 for emergencies.



Metro

Subject to change without notice
Sujeto a cambios sin previo aviso



metro.net
323.GO.METRO

Wheelchair Hotline
800.621.7828

Travel Info
511

California Relay Service
711

Effective Jun 26 2022

Metro Local

Eastbound to Downtown Los Angeles
Westbound to Santa Monica
via Santa Monica Bl & Sunset Bl

4

Saturday, Sunday and Holiday Schedule

Effective Jun 26 2022

4

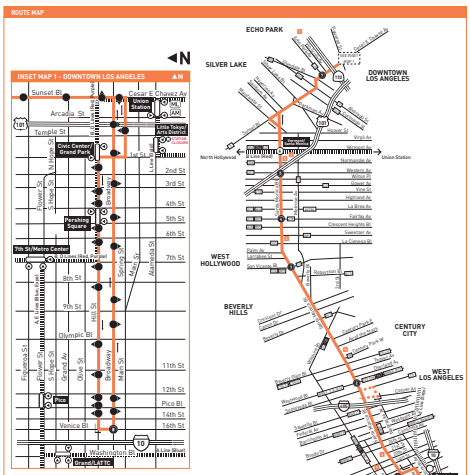
Eastbound *Al Este* (Approximate Times / *Tiempos Aproximados*)

SANTA MONICA	WEST LOS ANGELES	WEST HOLLYWOOD	LOS ANGELES			CENTURY CITY	LOS ANGELES
1	2	3	4	5	6	7	8
4th & Santa Monica	Santa Monica & Westwood Blvd	Santa Monica & San Vicente	Santa Monica & Fairfax	Santa Monica & Western	Santa Monica / Vermont Station	Sunset & Cole Park	Venice & Broadway
4:42A	5:00A	5:13A	5:19A	5:32A	5:37A	5:47A	6:07A
5:07	5:25	5:38	5:44	5:57	6:02	6:12	6:32
5:28	5:46	5:59	6:05	6:19	6:24	6:34	6:54
5:50	6:09	6:22	6:28	6:42	6:47	6:58	7:19
6:10	6:29	6:42	6:48	7:02	7:07	7:19	7:40
6:24	6:43	6:58	7:05	7:20	7:25	7:37	7:58
6:40	6:59	7:14	7:21	7:36	7:41	7:53	8:14
6:53	7:12	7:27	7:34	7:49	7:54	8:06	8:27
7:05	7:24	7:39	7:46	8:01	8:06	8:18	8:39
—	7:36	7:51	7:58	8:13	8:18	8:30	8:51
7:28	7:48	8:03	8:10	8:25	8:30	8:43	9:04
—	8:00	8:15	8:22	8:37	8:43	8:56	9:18
7:51	8:12	8:27	8:34	8:49	8:55	9:09	9:31
—	8:23	8:39	8:46	9:01	9:07	9:21	9:43
8:11	8:34	8:50	8:57	9:13	9:19	9:33	9:55
—	8:46	9:02	9:09	9:25	9:31	9:45	10:07
8:33	8:57	9:14	9:21	9:37	9:43	9:57	10:19
—	9:08	9:25	9:32	9:49	9:55	10:09	10:31
8:55	9:19	9:36	9:44	10:01	10:07	10:21	10:44
—	9:29	9:47	9:55	10:13	10:19	10:33	10:56
9:16	9:40	9:58	10:07	10:25	10:31	10:47	11:10
—	9:52	10:10	10:19	10:37	10:43	10:59	11:23
9:40	10:04	10:22	10:31	10:49	10:55	11:12	11:36
—	10:16	10:34	10:43	11:01	11:07	11:24	11:48
10:04	10:28	10:46	10:55	11:13	11:19	11:36	11:59
—	10:40	10:58	11:07	11:25	11:31	11:48	12:12P
10:27	10:52	11:10	11:19	11:37	11:43	11:59	12:24
—	11:04	11:22	11:31	11:49	11:55	12:12P	12:36
10:49	11:15	11:33	11:43	12:01P	12:07P	12:24	12:48
—	11:25	11:44	11:54	12:13	12:19	12:36	1:00
11:10	11:36	11:55	12:05P	12:25	12:31	12:48	1:12
—	11:47	12:06P	12:17	12:37	12:43	1:00	1:24
11:30	11:58	12:18	12:29	12:49	12:55	1:13	1:37
—	12:10P	12:30	12:41	1:01	1:07	1:25	1:49
11:52	12:21	12:42	12:53	1:13	1:19	1:37	2:01
—	12:33	12:54	1:05	1:25	1:31	1:49	2:13
12:16P	12:45	1:06	1:17	1:37	1:43	2:01	2:25
—	12:57	1:18	1:29	1:49	1:55	2:13	2:37
12:40	1:09	1:30	1:41	2:01	2:07	2:25	2:49
—	1:20	1:41	1:52	2:13	2:19	2:37	3:01
1:03	1:32	1:53	2:04	2:25	2:31	2:49	3:12
—	1:44	2:05	2:16	2:37	2:43	3:01	3:24
1:27	1:56	2:17	2:28	2:49	2:55	3:13	3:36
—	2:08	2:29	2:40	3:01	3:07	3:25	3:48
1:51	2:20	2:41	2:52	3:13	3:19	3:37	4:00
—	2:31	2:53	3:04	3:25	3:31	3:49	4:12
2:15	2:43	3:05	3:16	3:37	3:43	4:01	4:24
—	2:55	3:17	3:28	3:49	3:55	4:13	4:36
2:39	3:07	3:29	3:40	4:01	4:07	4:25	4:48
—	3:19	3:41	3:52	4:13	4:19	4:37	5:00
3:02	3:30	3:53	4:04	4:25	4:31	4:49	5:12
—	3:42	4:05	4:16	4:37	4:43	5:01	5:24
3:26	3:54	4:17	4:28	4:49	4:55	5:13	5:36
—	4:06	4:29	4:40	5:01	5:07	5:25	5:48
3:51	4:18	4:41	4:52	5:13	5:19	5:37	6:00
—	4:30	4:53	5:04	5:25	5:31	5:48	6:11
4:15	4:42	5:05	5:16	5:37	5:43	6:00	6:23
—	4:54	5:17	5:28	5:49	5:55	6:11	6:34
4:39	5:06	5:29	5:40	6:01	6:07	6:23	6:45
—	5:19	5:42	5:53	6:13	6:19	6:35	6:57
5:05	5:32	5:55	6:05	6:25	6:31	6:47	7:09
—	5:44	6:07	6:17	6:37	6:43	6:59	7:21
5:29	5:56	6:19	6:29	6:49	6:55	7:10	7:32
—	6:08	6:31	6:41	7:01	7:07	7:22	7:43
5:55	6:22	6:44	6:54	7:13	7:19	7:34	7:54
—	6:35	6:57	7:06	7:25	7:31	7:45	8:05
6:21	6:47	7:09	7:18	7:37	7:43	7:57	8:17
—	7:01	7:22	7:31	7:49	7:55	8:08	8:28
6:47	7:13	7:34	7:43	8:01	8:07	8:20	8:40
—	7:27	7:47	7:56	8:13	8:19	8:32	8:52
7:14	7:39	7:59	8:08	8:25	8:31	8:44	9:04
—	7:52	8:11	8:20	8:37	8:43	8:56	9:16
7:40	8:05	8:24	8:33	8:49	8:55	9:07	9:27
—	8:17	8:36	8:45	9:01	9:06	9:18	9:38
8:04	8:30	8:48	8:57	9:13	9:18	9:30	9:50
—	8:42	9:00	9:09	9:25	9:30	9:42	10:02
8:30	8:54	9:12	9:21	9:37	9:42	9:54	10:13
—	9:06	9:24	9:33	9:49	9:54	10:06	10:25
8:55	9:18	9:36	9:45	10:01	10:06	10:18	10:37
—	9:32	9:50	9:59	10:15	10:20	10:32	10:51
9:23	9:46	10:04	10:13	10:29	10:34	10:46	11:05
—	10:00	10:18	10:27	10:43	10:48	11:00	11:19
9:51	10:14	10:32	10:41	10:57	11:02	11:13	11:32
—	10:28	10:46	10:55	11:11	11:16	11:27	11:46
10:21	10:44	11:02	11:10	11:26	11:31	11:41	11:59
10:37	11:00	11:17	11:25	11:41	11:46	11:56	12:15A
10:52	11:15	11:32	11:40	11:56	12:01A	12:11A	12:29
11:09	11:32	11:48	11:56	12:11A	12:16	12:26	12:43
11:25	11:47	12:03A	12:11A	12:26	12:31	12:40	12:57
11:41	12:03A	12:19	12:27	12:41	12:46	12:55	1:12
11:59	12:19	12:35	12:42	12:56	1:01	1:10	1:27
12:16A	12:35	12:50	12:57	1:11	1:16	1:25	1:42
12:31	12:50	1:05	1:12	1:26	1:31	1:40	1:57
12:46	1:05	1:20	1:27	1:41	1:46	1:55	2:11
1:01	1:20	1:35	1:42	1:56	2:01	2:09	2:25
1:18	1:37	1:52	1:59	2:12	2:17	2:25	2:41
1:38	1:57	2:12	2:19	2:32	2:37	2:45	3:01
1:59	2:17	2:32	2:39	2:52	2:57	3:05	3:21
2:24	2:42	2:57	3:04	3:17	3:22	3:30	3:46
2:49	3:07	3:22	3:29	3:42	3:47	3:55	4:11
3:16	3:34	3:48	3:54	4:07	4:12	4:20	4:36
3:48	4:06	4:19	4:25	4:37	4:42	4:50	5:06
4:18	4:36	4:49	4:55	5:07	5:12	5:20	5:36

Westbound *Al Oeste* (Approximate Times / *Tiempos Aproximados*)

LOS ANGELES	CENTURY CITY	LOS ANGELES			WEST HOLLYWOOD		WEST LOS ANGELES	SANTA MONICA
8	7	6	5	4	3	2	2	1
Venice & Broadway	Sunset & Cole Park	Santa Monica / Vermont Station	Santa Monica & Western	Santa Monica & Fairfax	Santa Monica & San Vicente	Santa Monica & Westwood Blvd	4th & Santa Monica
4:08A	4:23A	4:32A	4:36A	4:47A	4:53A	5:05A	5:23A
4:33	4:48	4:57	5:01	5:12	5:18	5:30	5:48
4:53	5:10	5:20	5:25	5:36	5:42	5:54	6:12
5:17	5:34	5:44	5:49	6:00	6:06	6:19	6:37
5:39	5:57	6:07	6:12	6:23	6:29	6:43	7:03
5:56	6:14	6:24	6:29	6:41	6:47	7:01	7:21
6:07	6:25	6:36	6:41	6:53	6:59	7:16	—
6:18	6:37	6:48	6:53	7:05	7:12	7:28	7:49
6:30	6:49	7:00	7:05	7:18	7:25	7:42	—
6:41	7:00	7:12	7:17	7:30	7:37	7:53	8:15
6:53	7:12	7:24	7:29	7:42	7:49	8:06	—
7:05	7:24	7:36	7:41	7:54	8:01	8:18	8:40
7:17	7:36	7:48	7:53	8:06	8:13	8:31	—
7:28	7:48	8:00	8:05	8:19	8:26	8:43	9:05
7:40	8:00	8:12	8:17	8:31	8:39	8:57	—
7:51	8:12	8:24	8:29	8:45	8:53	9:10	9:32
8:02	8:23	8:35	8:41	8:57	9:05	9:24	—
8:13	8:34	8:47	8:53	9:09	9:17	9:34	9:58
8:25	8:46	8:59	9:05	9:21	9:29	9:49	—
8:36	8:57	9:11	9:17	9:33	9:42	9:59	10:23
8:48	9:09	9:23	9:29	9:46	9:55	10:15	—
8:59	9:20	9:36	9:41	9:58	10:07	10:25	10:50
9:10	9:31	9:46	9:53	10:11	10:20	10:40	—
9:21	9:43	9:58	10:05	10:23	10:32	10:50	11:15
9:32	9:54	10:10	10:17	10:35	10:44	11:04	—
9:43	10:06	10:22	10:29	10:47	10:56	11:14	11:39
9:54	10:18	10:34	10:41	10:59	11:08	11:28	—
10:05	10:29	10:44	10:53	11:11	11:20	11:38	12:05P
10:17	10:41	10:58	11:05	11:23	11:32	11:52	—
10:27	10:52	11:10	11:17	11:35	11:44	12:03P	12:30
10:39	11:04	11:22	11:29	11:47	11:56	12:18	—
10:50	11:16	11:34	11:41	11:59	12:08P	12:29	12:56
11:02	11:28	11:46	11:53	12:12P	12:21	12:43	—
11:13	11:39	11:57	12:05P	12:24	12:33	12:54	1:22
11:25	11:51	12:09P	12:17	12:36	12:45	1:07	—
11:37	12:03P	12:21	12:29	12:48	12:57	1:18	1:46
11:49	12:15	12:33	12:41	1:00	1:10	1:32	—
12:01P	12:27	12:45	12:53	1:13	1:23	1:44	2:12
12:13	12:39	12:57	1:05	1:25	1:34	1:59	—
12:26	12:52	1:09	1:17	1:37	1:48	2:09	2:37
12:38	1:04	1:21	1:29	1:49	2:00	2:23	—
12:50	1:16	1:33	1:41	2:01	2:12	2:34	3:02
1:02	1:28	1:45	1:53	2:13	2:24	2:47	—
1:14	1:40	1:57	2:05	2:25	2:36	2:58	3:26
1:24	1:52	2:09	2:17	2:37	2:48	3:11	—
1:38	2:04	2:21	2:29	2:49	3:00	3:22	3:50
1:50	2:16	2:33	2:41	3:01	3:12	3:35	—
2:02	2:28	2:45	2:53	3:13	3:23	3:45	4:13
2:14	2:40	2:57	3:05	3:24	3:35	3:58	—
2:24	2:52	3:09	3:17	3:36	3:47	4:09	4:36
2:38	3:04	3:21	3:29	3:48	3:59	4:21	—
2:51	3:17	3:34	3:41	4:00	4:11	4:33	5:00
3:03	3:29	3:46	3:53	4:12	4:23	4:45	—
3:15	3:41	3:58	4:05	4:24	4:35	4:56	5:22
3:27	3:53	4:10	4:17	4:36	4:46	5:08	—
3:39	4:05	4:22	4:29	4:47	4:57	5:17	5:43
3:51	4:17	4:34	4:41	4:59	5:09	5:31	—
4:03	4:29	4:46	4:53	5:11	5:21	5:41	6:07
4:15	4:41	4:58	5:05	5:23	5:33	5:53	—
4:27	4:53	5:10	5:17	5:35	5:45	6:05	6:30
4:39	5:05	5:22	5:29	5:47	5:57	6:19	—
4:52	5:17	5:34	5:41	5:59	6:09	6:28	6:52
5:04	5:29	5:46	5:53	6:10	6:20	6:41	—
5:16	5:41	5:58	6:05	6:22	6:32	6:51	7:15
5:29	5:56	6:10	6:17	6:34	6:44	7:04	—
5:42	6:06	6:22	6:29	6:46	6:56	7:15	7:39
5:54	6:18	6:34	6:41	6:58	7:08	7:28	—
6:06	6:30	6:46	6:53	7:10	7:20	7:38	8:02
6:18	6:42	6:58	7:05	7:22	7:32	7:51	—
6:31	6:54	7:10	7:17	7:34	7:43	8:00	8:23
6:43	7:06	7:22	7:29	7:45	7:54	8:13	—
6:56	7:19	7:35	7:42	7:58	8:06	8:22	8:45
7:11	7:34	7:49	7:56	8:12	8:20	8:39	—
7:27	7:49	8:04	8:10	8:26	8:34	8:50	9:13
7:41	8:03	8:18	8:24	8:40	8:48	9:06	—
7:56	8:17	8:32	8:38	8:54	9:02	9:18	9:41
8:10	8:31	8:46	8:52	9:08	9:16	9:33	—
8:24	8:45	9:00	9:06	9:22	9:30	9:46	10:08
8:38	8:59	9:14	9:20	9:36	9:44	10:01	—
8:54	9:15	9:30	9:35	9:50	9:58	10:14	10:35
9:10	9:31	9:45	9:50	10:05	10:13	10:29	10:50
9:26	9:46	10:00	10:05	10:20	10:28	10:44	11:05
9:42	10:02	10:15	10:20	10:35	10:43	10:59	11:20
9:57	10:17	10:30	10:35	10:50	10:58	11:14	11:35
10:12	10:32	10:45	10:50	11:05	11:13	11:29	11:50
10:27	10:47	11:00	11:05	11:20	11:28	11:43	12:04A
10:45	11:05	11:17	11:22	11:37	11:45	11:59	12:20
11:07	11:25	11:36	11:40	11:54	12:02A	12:16A	12:36
11:25	11:44	11:55	11:59	12:12A	12:20	12:34	12:53
11:45	12:04A	12:15A	12:19A	12:32	12:39	12:52	1:11
12:04A	12:24	12:35	12:39	12:51	12:58	1:11	1:30
12:26	12:44	12:55	12:59	1:11	1:18	1:31	1:50
12:46	1:04	1:15	1:19	1:31	1:38	1:51	2:10
1:07	1:25	1:35	1:39	1:51	1:58	2:11	2:30
1:36	1:54	2:04	2:08	2:20	2:27	2:40	2:59
2:06	2:24	2:34	2:38	2:49	2:56	3:08	3:27
2:36	2:54	3:04	3:08	3:19	3:25	3:37	3:56
3:06	3:24	3:34	3:38	3:49	3:55	4:07	4:26
3:39	3:55	4:04	4:08	4:19	4:25	4:37	4:55

ROUTE MAP



INSET 1 - DOWNTOWN LOS ANGELES

- Line 4 Route
- Local Stop Timepoint
- Local Stop Timepoint - Single Direction Only
- Metro Rail Station
- Metro Rail Station Entrance
- (ML) Metrolink
- (AM) Amtrak

MAP NOTES

1. **Dodger Stadium**
2. **Braille Institute**
3. **LA City College**
4. **West Hollywood City Hall**
5. **Westfield Century City**
   Metro 4, 28; AV786; BBB5; C3, CE534, 573; SC792, 797
6. **St. John's Hospital**
7. **Santa Monica-UCLA Medical Center**
8. **Santa Monica Bl & 4th St/ Broadway & 4th St**
   Metro 4, 20 Owl, 534, 720; BBB1, 2, 3, 5, 7, 8, 9, 18; Rapid 7, 10
9. **Ocean Av & Santa Monica Bl**
   Metro 534; BBB8

LEGEND

- Line 4 Route
- Shortline Turnaround Loop at Nebraska & Sepulveda
- Local Stop
- Local Stop - Single Direction Only
- Metro Rail Station & Timepoint
- Metro Rail
- Metro Rail Station
- AV Antelope Valley Transit Authority
- BBB Santa Monica's Big Blue Bus
- C Culver CityBus
- CE LADOT Commuter Express
- LD LADOT DASH
- SC Santa Clarita Transit
- WH West Hollywood Cityline

Tap with pride.

Don't forget to tap the validator with valid fare on your card before boarding. To learn more about fares and ways to save, visit *metro.net/fares*.

150903

Monday through Friday

Effective Jun 26 2022

207

Northbound *(Approximate Times)*

HAWTHORNE	ATHENS	LOS ANGELES		KOREATOWN	HOLLYWOOD
1	2	3	4	5	6
Crenshaw Station	Western & Imperial	Western & Manchester	Expo/Western Station	Wilshire & Western Station	Hollywood & Western
—	4:07A	4:13A	4:27A	4:40A	4:57A
—	4:35	4:41	4:55	5:08	5:25
—	4:57	5:04	5:18	5:31	5:48
—	5:15	5:22	5:38	5:51	6:10
—	5:28	5:35	5:52	6:06	6:27
5:31A	5:36	5:43	6:00	6:16	6:37
—	5:41	5:48	6:06	6:22	6:43
—	5:47	5:54	6:12	6:28	6:50
5:47	5:52	5:59	6:18	6:34	6:56
—	5:57	6:04	6:23	6:40	7:02
—	6:02	6:10	6:29	6:46	7:08
6:03	6:08	6:16	6:35	6:52	7:15
—	6:14	6:22	6:41	6:58	7:21
—	6:20	6:28	6:47	7:04	7:27
6:20	6:25	6:33	6:52	7:10	7:33
6:26	6:31	6:39	6:58	7:16	7:39
—	6:37	6:45	7:04	7:22	7:45
6:37	6:42	6:50	7:10	7:28	7:51
—	6:47	6:55	7:16	7:34	7:57
—	6:53	7:01	7:22	7:40	8:04
6:54	6:59	7:07	7:28	7:46	8:10
7:00	7:05	7:13	7:34	7:52	8:17
—	7:11	7:19	7:40	7:58	8:23
7:12	7:17	7:25	7:46	8:04	8:29
7:17	7:22	7:30	7:51	8:10	8:35
—	7:28	7:36	7:57	8:16	8:41
7:29	7:34	7:42	8:03	8:22	8:47
—	7:40	7:48	8:09	8:28	8:53
7:42	7:47	7:55	8:16	8:35	9:00
7:52	7:57	8:05	8:26	8:45	9:11
—	8:07	8:15	8:36	8:55	9:21
—	8:17	8:25	8:46	9:05	9:31
8:20	8:26	8:34	8:55	9:15	9:41
—	8:36	8:44	9:05	9:25	9:51
8:40	8:46	8:54	9:15	9:35	10:01
—	8:55	9:04	9:25	9:45	10:11
8:58	9:04	9:13	9:34	9:55	10:22
—	9:14	9:23	9:44	10:05	10:32
9:17	9:23	9:32	9:54	10:15	10:42
—	9:32	9:42	10:04	10:25	10:52
9:36	9:42	9:52	10:14	10:35	11:02
—	9:51	10:01	10:24	10:45	11:12
9:55	10:01	10:11	10:34	10:55	11:23
—	10:11	10:21	10:44	11:05	11:33
10:14	10:20	10:30	10:53	11:15	11:43
—	10:30	10:40	11:03	11:25	11:53
10:33	10:39	10:49	11:13	11:35	12:03P
—	10:59	11:08	11:23	11:45	12:13
10:54	11:00	11:10	11:33	11:55	12:24
—	11:10	11:20	11:43	12:05P	12:34
11:13	11:19	11:29	11:52	12:15	12:44
—	11:29	11:39	12:02P	12:25	12:54
11:33	11:39	11:49	12:12	12:35	1:04
—	11:49	11:59	12:22	12:45	1:14
11:53	11:59	12:09P	12:32	12:55	1:24
—	12:09P	12:19	12:42	1:05	1:34
12:11P	12:17	12:27	12:51	1:15	1:44
—	12:27	12:37	1:01	1:25	1:55
—	12:36	12:46	1:11	1:35	2:05
12:39	12:46	12:56	1:21	1:45	2:15
12:49	12:56	1:06	1:31	1:55	2:25
—	1:06	1:16	1:41	2:05	2:35
1:09	1:16	1:26	1:51	2:15	2:45
—	1:25	1:36	2:01	2:25	2:55
1:28	1:35	1:46	2:11	2:35	3:05
—	1:45	1:56	2:21	2:45	3:15
1:48	1:55	2:06	2:31	2:55	3:25
—	2:01	2:12	2:37	3:01	3:31
2:00	2:07	2:18	2:43	3:07	3:37
—	2:13	2:24	2:49	3:13	3:43
2:12	2:19	2:30	2:55	3:19	3:49
2:18	2:25	2:36	3:01	3:25	3:55
—	2:31	2:42	3:07	3:31	4:01
2:30	2:37	2:48	3:13	3:37	4:08
—	2:43	2:54	3:19	3:43	4:14
2:42	2:49	3:00	3:25	3:49	4:20
—	2:55	3:06	3:31	3:55	4:26
2:54	3:01	3:12	3:37	4:01	4:32
3:00	3:07	3:18	3:43	4:07	4:38
—	3:13	3:24	3:49	4:13	4:44
3:12	3:19	3:30	3:55	4:19	4:50
—	3:25	3:36	4:01	4:25	4:55
3:25	3:32	3:43	4:07	4:31	5:01
3:31	3:38	3:49	4:13	4:37	5:07
—	3:44	3:55	4:19	4:43	5:13
—	3:50	4:01	4:25	4:49	5:19
3:51	3:58	4:08	4:32	4:55	5:25
3:58	4:05	4:15	4:38	5:01	5:31
—	4:11	4:21	4:44	5:07	5:37
4:10	4:17	4:27	4:50	5:13	5:43
4:16	4:23	4:33	4:56	5:19	5:49
—	4:29	4:39	5:02	5:25	5:55
4:28	4:35	4:45	5:08	5:31	6:01
4:34	4:41	4:51	5:14	5:37	6:06
—	4:47	4:57	5:20	5:43	6:12
4:46	4:53	5:03	5:26	5:49	6:18
4:52	4:59	5:09	5:32	5:55	6:23
—	5:07	5:17	5:40	6:03	6:31
5:10	5:16	5:26	5:49	6:11	6:39
—	5:24	5:34	5:57	6:19	6:47
5:27	5:33	5:43	6:05	6:27	6:55
5:35	5:41	5:51	6:13	6:35	7:03
—	5:50	6:00	6:21	6:43	7:11
5:53	5:59	6:08	6:29	6:51	7:18
—	6:10	6:19	6:40	7:02	7:29
6:17	6:23	6:32	6:53	7:14	7:41
6:29	6:35	6:44	7:05	7:26	7:53
—	6:48	6:57	7:17	7:38	8:04
6:54	7:00	7:09	7:29	7:50	8:15
—	7:12	7:21	7:41	8:02	8:26
7:20	7:26	7:35	7:55	8:14	8:38
—	7:41	7:50	8:10	8:29	8:53
7:55	8:00	8:08	8:28	8:45	9:09
—	8:21	8:29	8:48	9:05	9:28
8:37	8:42	8:50	9:08	9:25	9:46
—	9:04	9:11	9:29	9:45	10:06
9:21	9:26	9:33	9:50	10:05	10:26
—	9:47	9:54	10:10	10:25	10:46
10:02	10:07	10:14	10:30	10:45	11:04
—	10:28	10:35	10:51	11:05	11:24
10:48	10:53	11:00	11:16	11:30	11:49
—	11:18	11:25	11:41	11:55	12:13A
11:39	11:44	11:51	12:07A	12:20A	12:38
—	12:13A	12:19A	12:35	12:48	1:05
12:35A	12:40	12:46	1:01	1:14	1:31
—	1:08	1:14	1:29	1:42	1:59
—	2:08	2:14	2:29	2:41	2:58
—	3:08	3:14	3:28	3:40	3:56

Southbound *(Approximate Times)*

HOLLYWOOD	KOREATOWN	LOS ANGELES		ATHENS	HAWTHORNE
7	5	4	3	2	1
Western & Franklin	Wilshire & Western Station	Expo/Western Station	Western & Manchester	Western & Imperial	Crenshaw Station
4:54A	5:10A	5:24A	5:40A	5:48A	—
5:05	5:22	5:36	5:52	6:00	—
5:17	5:34	5:48	6:04	6:12	—
5:29	5:44	5:58	6:17	6:24	6:27A
5:39	5:56	6:11	6:28	6:36	—
5:48	6:06	6:21	6:38	6:46	—
5:54	6:12	6:27	6:44	6:52	6:55
6:00	6:18	6:33	6:50	6:58	7:01
6:06	6:24	6:39	6:56	7:04	—
6:12	6:30	6:45	7:02	7:10	7:13
6:18	6:36	6:51	7:09	7:17	7:20
6:24	6:42	6:57	7:16	7:24	—
6:30	6:48	7:04	7:23	7:31	7:34
6:36	6:54	7:10	7:29	7:37	7:40
6:42	7:00	7:17	7:37	7:46	—
6:47	7:06	7:23	7:44	7:52	7:55
6:53	7:12	7:29	7:50	7:59	—
6:58	7:18	7:35	7:56	8:05	8:09
7:04	7:24	7:41	8:02	8:11	—
7:10	7:30	7:47	8:08	8:17	—
7:16	7:36	7:53	8:14	8:23	—
7:22	7:42	7:59	8:20	8:29	8:33
7:28	7:48	8:05	8:26	8:35	—
7:34	7:54	8:11	8:32	8:41	—
7:40	8:00	8:17	8:38	8:47	8:51
7:46	8:06	8:23	8:44	8:53	—
7:52	8:12	8:29	8:50	8:59	9:03
7:58	8:18	8:35	8:56	9:05	—
8:04	8:24	8:41	9:02	9:11	—
8:10	8:30	8:47	9:08	9:17	9:21
8:16	8:36	8:53	9:14	9:23	—
8:22	8:42	8:59	9:20	9:29	9:33
8:28	8:48	9:05	9:26	9:36	9:40
8:34	8:54	9:12	9:33	9:42	—
8:41	9:01	9:19	9:40	9:50	9:54
8:50	9:11	9:29	9:50	9:59	—
8:59	9:21	9:39	10:00	10:10	10:14
9:09	9:31	9:49	10:10	10:19	—
9:19	9:41	9:59	10:21	10:31	10:35
9:29	9:51	10:10	10:32	10:41	—
9:39	10:01	10:21	10:43	10:53	10:57
9:49	10:11	10:31	10:53	11:02	—
9:58	10:21	10:41	11:03	11:13	11:17
10:08	10:31	10:51	11:13	11:22	—
10:16	10:41	11:01	11:23	11:33	11:37
10:26	10:51	11:11	11:33	11:42	—
10:36	11:01	11:21	11:44	11:54	11:58
10:46	11:11	11:31	11:55	12:04P	—
10:56	11:21	11:41	12:05P	12:15	12:19P
11:06	11:31	11:51	12:15	12:25	12:29
11:16	11:41	12:01P	12:26	12:36	12:40
11:25	11:51	12:11	12:36	12:46	—
11:35	12:01P	12:22	12:47	12:57	1:01
11:44	12:11	12:32	12:57	1:07	—
11:53	12:21	12:42	1:07	1:17	1:21
12:03P	12:31	12:52	1:17	1:27	—
12:13	12:41	1:02	1:27	1:37	1:42
12:23	12:51	1:12	1:37	1:47	—
12:33	1:01	1:22	1:47	1:57	2:02
12:43	1:11	1:32	1:57	2:07	—
12:53	1:21	1:42	2:08	2:18	2:23
1:03	1:31	1:52	2:18	2:28	—
1:13	1:41	2:02	2:27	2:37	2:42
1:23	1:51	2:12	2:38	2:48	—
1:33	2:01	2:24	2:49	2:59	3:04
1:43	2:11	2:34	2:59	3:09	—
1:53	2:21	2:44	3:09	3:19	3:24
2:03	2:31	2:54	3:19	3:29	—
2:13	2:41	3:04	3:29	3:39	3:44
2:23	2:51	3:14	3:39	3:49	—
2:33	3:01	3:24	3:49	3:59	4:03
2:39	3:07	3:30	3:55	4:05	4:09
2:45	3:13	3:36	4:01	4:11	—
2:51	3:19	3:42	4:07	4:17	4:21
2:57	3:25	3:48	4:13	4:23	—
3:03	3:31	3:54	4:19	4:29	—
3:09	3:37	4:00	4:25	4:35	4:39
3:15	3:43	4:06	4:31	4:40	4:44
3:21	3:49	4:12	4:37	4:47	—
3:27	3:55	4:18	4:43	4:52	4:56
3:33	4:01	4:24	4:49	4:58	5:02
3:39	4:07	4:30	4:55	5:05	—
3:45	4:13	4:36	5:01	5:10	—
3:51	4:19	4:42	5:06	5:15	5:19
3:57	4:25	4:48	5:11	5:20	—
4:03	4:31	4:54	5:17	5:26	—
4:09	4:37	5:00	5:23	5:32	5:36
4:15	4:43	5:06	5:29	5:38	—
4:21	4:49	5:12	5:35	5:44	5:48
4:27	4:55	5:18	5:41	5:50	—
4:33	5:01	5:24	5:47	5:56	—
4:39	5:07	5:30	5:53	6:02	6:06
4:45	5:13	5:36	5:59	6:08	6:12
4:51	5:19	5:42	6:05	6:14	—
4:57	5:25	5:48	6:11	6:20	—
5:03	5:31	5:54	6:17	6:26	6:30
5:09	5:37	6:00	6:22	6:31	—
5:15	5:43	6:05	6:27	6:36	—
5:21	5:49	6:11	6:33	6:42	6:46
5:27	5:55	6:16	6:38	6:47	—
5:35	6:03	6:24	6:46	6:55	—
5:43	6:11	6:32	6:54	7:03	7:07
5:51	6:19	6:40	7:02	7:11	—
5:59	6:27	6:48	7:10	7:19	—
6:07	6:35	6:56	7:18	7:27	7:31
6:15	6:43	7:03	7:25	7:34	—
6:23	6:51	7:11	7:33	7:42	—
6:31	6:59	7:18	7:39	7:48	7:52
6:40	7:07	7:26	7:46	7:55	—
6:48	7:15	7:34	7:54	8:03	—
6:58	7:23	7:42	8:02	8:10	8:13
7:06	7:31	7:49	8:09	8:18	—
7:15	7:39	7:57	8:17	8:26	—
7:23	7:47	8:05	8:25	8:33	8:36
7:31	7:55	8:12	8:32	8:41	—
7:39	8:03	8:20	8:39	8:48	—
7:47	8:11	8:28	8:47	8:55	8:58
7:56	8:19	8:36	8:55	9:04	—
8:04	8:27	8:44	9:03	9:12	—
8:16	8:37	8:54	9:12	9:20	9:23
8:27	8:47	9:04	9:22	9:31	—
8:42	9:02	9:18	9:36	9:45	—
9:04	9:22	9:38	9:56	10:03	10:06
9:24	9:42	9:58	10:16	10:23	10:26
9:44	10:02	10:18	10:36	10:43	10:46
10:04	10:22	10:38	10:56	11:05	—
10:24	10:42	10:58	11:16	11:23	11:26
10:47	11:06	11:21	11:38	11:46	—
11:15	11:31	11:45	11:59	12:07A	12:10A
11:40	11:56	12:09A	12:24A	12:31	—
12:07A	12:21A	12:34	12:49	12:56	—
12:35	12:49	1:02	1:17	1:23	—
1:10	1:24	1:37	1:52	1:58	—
2:10	2:24	2:36	2:51	2:57	—
3:10	3:24	3:36	3:51	3:57	—
4:10	4:24	4:36	4:51	4:57	—

Saturday

Effective Jun 26 2022

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Northbound *(Approximate Times)*

HAWTHORNE	ATHENS	LOS ANGELES		KOREATOWN	HOLLYWOOD
1	2	3	4	5	6
Crenshaw Station	Western & Imperial	Western & Manchester	Expo/Western Station	Wilshire & Western Station	Hollywood & Western
—	4:04A	4:10A	4:24A	4:36A	4:53A
—	4:35	4:41	4:55	5:07	5:24
—	5:07	5:13	5:27	5:40	5:57
—	5:20	5:26	5:42	5:55	6:12
—	5:35	5:41	5:57	6:10	6:27
—	5:50	5:56	6:12	6:25	6:43
—	6:01	6:07	6:23	6:37	6:56
6:07A	6:11	6:17	6:33	6:48	7:08
—	6:20	6:26	6:43	6:58	7:18
6:26	6:30	6:36	6:53	7:09	7:29
—	6:40	6:46	7:03	7:19	7:39
6:46	6:50	6:56	7:13	7:29	7:49
—	6:59	7:06	7:23	7:39	7:59
7:05	7:09	7:16	7:33	7:49	8:10
—	7:19	7:26	7:43	7:59	8:21
7:25	7:29	7:36	7:53	8:09	8:31
—	7:39	7:46	8:03	8:20	8:43
7:44	7:49	7:56	8:13	8:30	8:54
7:53	7:58	8:05	8:23	8:40	9:04
8:03	8:08	8:15	8:33	8:50	9:14
—	8:17	8:24	8:43	9:00	9:25
8:21	8:26	8:34	8:53	9:11	9:36
—	8:36	8:44	9:03	9:21	9:46
8:39	8:44	8:52	9:11	9:29	9:54
—	8:54	9:02	9:22	9:40	10:06
9:01	9:06	9:14	9:34	9:52	10:19
—	9:16	9:24	9:44	10:02	10:30
9:20	9:25	9:33	9:53	10:12	10:40
—	9:34	9:42	10:02	10:22	10:50
9:38	9:43	9:51	10:12	10:32	11:00
—	9:53	10:01	10:22	10:42	11:10
9:58	10:03	10:11	10:32	10:52	11:20
10:08	10:13	10:21	10:42	11:02	11:30
10:16	10:21	10:29	10:50	11:11	11:39
—	10:31	10:39	11:00	11:21	11:49
10:35	10:41	10:49	11:10	11:31	11:59
10:44	10:50	10:58	11:20	11:41	12:09P
10:54	11:00	11:08	11:30	11:51	12:19
—	11:10	11:18	11:40	12:01P	12:29
11:14	11:20	11:28	11:50	12:11	12:39
11:24	11:30	11:38	11:59	12:21	12:49
—	11:39	11:47	12:10P	12:31	12:59
11:42	11:49	11:57	12:20	12:41	1:09
—	11:58	12:07P	12:30	12:51	1:19
11:59	12:07P	12:16	12:39	1:00	1:28
—	12:17	12:26	12:49	1:10	1:38
12:20P	12:27	12:36	12:59	1:20	1:48
12:30	12:37	12:46	1:09	1:30	1:58
12:40	12:47	12:56	1:19	1:40	2:08
—	12:57	1:06	1:29	1:50	2:18
1:00	1:07	1:16	1:39	2:00	2:28
1:10	1:17	1:26	1:49	2:10	2:38
1:20	1:27	1:36	1:59	2:20	2:48
—	1:37	1:46	2:09	2:30	2:58
1:41	1:47	1:56	2:19	2:40	3:08
1:51	1:57	2:06	2:29	2:50	3:18
2:01	2:07	2:16	2:39	3:00	3:28
—	2:17	2:26	2:49	3:10	3:38
2:21	2:27	2:36	2:59	3:20	3:48
2:31	2:37	2:46	3:09	3:30	3:58
2:41	2:47	2:56	3:19	3:40	4:08
—	2:57	3:06	3:29	3:50	4:18
3:01	3:07	3:16	3:39	4:00	4:28
3:11	3:17	3:26	3:49	4:10	4:38
3:20	3:26	3:35	3:58	4:19	4:47
—	3:36	3:45	4:08	4:29	4:57
3:41	3:47	3:56	4:19	4:40	5:08
3:52	3:58	4:07	4:30	4:51	5:19
4:03	4:09	4:18	4:40	5:01	5:29
—	4:20	4:29	4:50	5:11	5:39
4:24	4:30	4:39	5:00	5:21	5:49
4:34	4:40	4:49	5:10	5:31	5:59
4:44	4:50	4:59	5:20	5:41	6:09
—	5:00	5:09	5:30	5:51	6:18
5:04	5:10	5:19	5:40	6:01	6:28
5:14	5:20	5:29	5:50	6:11	6:38
5:24	5:30	5:39	6:00	6:20	6:47
—	5:40	5:49	6:10	6:30	6:57
5:45	5:51	6:00	6:20	6:40	7:06
5:56	6:02	6:10	6:30	6:50	7:16
6:06	6:12	6:20	6:40	7:00	7:26
—	6:22	6:30	6:50	7:10	7:36
6:26	6:32	6:40	7:00	7:20	7:44
6:37	6:43	6:51	7:10	7:30	7:55
6:48	6:54	7:02	7:21	7:40	8:05
—	7:04	7:12	7:31	7:50	8:15
7:08	7:14	7:22	7:41	8:00	8:24
7:19	7:25	7:33	7:52	8:10	8:34
7:30	7:36	7:44	8:03	8:20	8:44
—	7:50	7:58	8:17	8:34	8:58
8:00	8:05	8:12	8:31	8:48	9:12
—	8:21	8:28	8:47	9:04	9:27
8:37	8:42	8:49	9:07	9:24	9:45
—	9:04	9:11	9:29	9:45	10:04
9:21	9:26	9:33	9:50	10:05	10:26
—	9:47	9:54	10:10	10:25	10:46
10:02	10:07	10:14	10:30	10:45	11:04
10:23	10:28	10:35	10:51	11:05	11:24
10:48	10:53	11:00	11:16	11:30	11:49
—	11:18	11:25	11:41	11:55	12:13A
11:39	11:44	11:51	12:07A	12:20A	12:38
—	12:13A	12:19A	12:35	12:48	1:05
12:35A	12:40	12:46	1:01	1:14	1:31
—	1:08	1:14	1:29	1:42	1:59
—	2:08	2:14	2:29	2:41	2:58
—	3:08	3:14	3:28	3:40	3:56

Southbound *(Approximate Times)*

HOLLYWOOD	KOREATOWN	LOS ANGELES		ATHENS	HAWTHORNE
7	5	4	3	2	1
Western & Franklin	Wilshire & Western Station	Expo/Western Station	Western & Manchester	Western & Imperial	Crenshaw Station
5:03A	5:19A	5:33A	5:48A	5:55A	5:58A
5:32	5:49	6:03	6:18	6:25	6:28
5:56	6:13	6:27	6:42	6:49	6:52
6:11	6:28	6:42	6:57	7:04	7:07
6:26	6:43	6:57	7:14	7:21	7:24
6:40	6:57	7:12	7:29	7:36	7:39
7:02	7:19	7:34	7:51	7:59	—
7:12	7:29	7:44	8:01	8:09	8:12
7:22	7:39	7:54	8:12	8:21	—
7:32	7:49	8:05	8:23	8:31	8:34
7:42	7:59	8:15	8:33	8:42	—
7:52	8:09	8:25	8:43	8:52	8:55
8:02	8:19	8:35	8:53	9:02	—
8:12	8:29	8:45	9:03	9:12	9:15
8:22	8:39	8:55	9:14	9:23	—
8:32	8:49	9:05	9:25	9:34	9:37
8:42	8:59	9:16	9:36	9:45	9:48
8:50	9:09	9:26	9:46	9:55	9:58
8:58	9:19	9:36	9:56	10:05	—
9:08	9:29	9:46	10:06	10:15	10:18
9:18	9:39	9:56	10:17	10:26	10:29
9:28	9:49	10:06	10:27	10:36	10:39
9:37	9:58	10:16	10:37	10:46	—
9:48	10:09	10:27	10:48	10:57	11:00
9:58	10:19	10:37	10:58	11:07	11:10
10:07	10:28	10:47	11:09	11:18	11:21
10:17	10:38	10:57	11:19	11:28	—
10:27	10:48	11:07	11:29	11:38	11:41
10:36	10:58	11:17	11:39	11:48	—
10:46	11:08	11:27	11:49	11:58	12:01P
10:55	11:18	11:37	11:59	12:08P	12:12
11:05	11:28	11:47	12:09P	12:18	12:22
11:15	11:38	11:57	12:19	12:28	—
11:25	11:48	12:07P	12:29	12:39	12:43
11:35	11:58	12:17	12:39	12:49	12:53
11:44	12:08P	12:27	12:49	12:59	1:03
11:55	12:20	12:39	1:01	1:10	—
12:04P	12:29	12:48	1:10	1:20	1:24
12:13	12:38	12:57	1:19	1:29	1:33
12:24	12:49	1:08	1:30	1:40	1:44
12:35	1:00	1:20	1:42	1:51	—
12:42	1:08	1:28	1:50	2:00	2:04
12:52	1:18	1:38	2:00	2:10	2:14
1:03	1:29	1:49	2:11	2:21	2:25
1:14	1:40	2:00	2:22	2:31	—
1:23	1:49	2:09	2:31	2:41	2:45
1:32	1:58	2:18	2:40	2:50	2:54
1:42	2:08	2:28	2:50	3:00	3:04
1:52	2:18	2:38	3:00	3:09	—
2:02	2:28	2:48	3:10	3:19	3:23
2:12	2:38	2:58	3:20	3:29	3:33
2:22	2:48	3:08	3:30	3:39	3:43
2:32	2:58	3:18	3:40	3:49	—
2:42	3:08	3:28	3:50	3:59

Sunday & Holiday Schedule

Effective Jun 26 2022

207

Northbound *(Approximate Times)*

HAWTHORNE	ATHENS	LOS ANGELES		KOREATOWN	HOLLYWOOD
1	2	3	4	5	6
Crenshaw Station	Western & Imperial	Western & Manchester	Expo/Western Station	Wilshire & Western Station	Hollywood & Western
—	4:04A	4:10A	4:24A	4:36A	4:53A
—	4:35	4:41	4:55	5:07	5:25
—	5:06	5:12	5:26	5:39	5:56
—	5:20	5:26	5:42	5:55	6:12
—	5:34	5:40	5:56	6:10	6:27
—	5:49	5:55	6:11	6:25	6:43
—	6:04	6:10	6:26	6:40	6:58
6:09A	6:13	6:19	6:36	6:50	7:08
—	6:21	6:27	6:45	7:00	7:18
6:26	6:30	6:37	6:55	7:10	7:28
—	6:40	6:47	7:05	7:20	7:40
6:46	6:50	6:57	7:15	7:30	7:50
—	6:59	7:06	7:24	7:40	8:01
7:05	7:09	7:16	7:34	7:50	8:11
—	7:19	7:26	7:44	8:00	8:21
7:25	7:29	7:36	7:54	8:10	8:31
—	7:39	7:46	8:04	8:20	8:41
7:44	7:49	7:56	8:14	8:30	8:52
7:54	7:59	8:06	8:24	8:40	9:02
8:03	8:08	8:15	8:33	8:50	9:12
—	8:17	8:24	8:43	9:00	9:22
8:21	8:26	8:34	8:53	9:10	9:33
—	8:36	8:44	9:03	9:20	9:43
8:41	8:46	8:54	9:13	9:30	9:53
—	8:55	9:03	9:22	9:40	10:05
9:00	9:05	9:13	9:32	9:50	10:16
—	9:15	9:23	9:42	10:00	10:26
9:20	9:25	9:33	9:52	10:10	10:36
—	9:34	9:42	10:01	10:20	10:46
9:39	9:44	9:52	10:11	10:30	10:56
—	9:52	10:00	10:21	10:40	11:06
9:57	10:02	10:10	10:31	10:50	11:16
10:07	10:12	10:20	10:41	11:00	11:26
10:17	10:22	10:30	10:51	11:10	11:36
—	10:32	10:40	11:01	11:20	11:46
10:35	10:41	10:49	11:10	11:30	11:56
10:45	10:51	10:59	11:20	11:40	12:06P
10:55	11:01	11:09	11:30	11:50	12:16
—	11:11	11:19	11:40	11:59	12:26
11:15	11:21	11:29	11:50	12:10P	12:36
11:24	11:31	11:39	11:59	12:20	12:46
—	11:41	11:49	12:10P	12:30	12:57
11:44	11:51	11:59	12:20	12:40	1:07
—	12:01P	12:09P	12:30	12:50	1:17
12:02P	12:09	12:17	12:40	1:00	1:27
—	12:19	12:27	12:50	1:10	1:37
12:22	12:29	12:37	1:00	1:20	1:47
12:32	12:39	12:47	1:10	1:30	1:57
12:42	12:49	12:57	1:20	1:40	2:07
—	12:59	1:07	1:30	1:50	2:17
1:02	1:09	1:17	1:40	2:00	2:27
1:12	1:19	1:27	1:50	2:10	2:37
1:22	1:29	1:37	2:00	2:20	2:47
—	1:40	1:48	2:10	2:30	2:57
1:44	1:50	1:58	2:20	2:40	3:07
1:54	2:00	2:08	2:30	2:50	3:17
2:04	2:10	2:18	2:40	3:00	3:27
—	2:20	2:28	2:50	3:10	3:37
2:24	2:30	2:38	3:00	3:20	3:47
2:34	2:40	2:48	3:10	3:30	3:57
2:44	2:50	2:58	3:20	3:40	4:07
—	3:01	3:09	3:31	3:50	4:17
3:05	3:11	3:19	3:41	4:00	4:27
3:15	3:21	3:29	3:50	4:09	4:36
3:24	3:30	3:38	3:59	4:18	4:45
—	3:40	3:48	4:09	4:28	4:55
3:44	3:50	3:58	4:19	4:38	5:04
3:54	4:00	4:08	4:29	4:48	5:14
4:04	4:10	4:18	4:39	4:58	5:24
—	4:20	4:28	4:49	5:08	5:34
4:24	4:30	4:38	4:59	5:18	5:44
4:34	4:40	4:48	5:09	5:28	5:54
4:44	4:50	4:58	5:19	5:38	6:04
—	5:00	5:08	5:29	5:48	6:14
5:04	5:10	5:18	5:39	5:58	6:23
5:14	5:20	5:28	5:49	6:08	6:33
5:24	5:30	5:38	5:59	6:18	6:43
—	5:40	5:48	6:09	6:28	6:53
5:45	5:51	5:59	6:19	6:38	7:03
5:55	6:01	6:09	6:29	6:48	7:13
6:05	6:11	6:19	6:39	6:58	7:23
—	6:21	6:29	6:49	7:08	7:33
6:25	6:31	6:39	6:59	7:18	7:43
6:35	6:41	6:49	7:09	7:28	7:53
6:45	6:51	6:59	7:19	7:38	8:03
—	7:01	7:09	7:29	7:48	8:12
7:05	7:11	7:19	7:39	7:58	8:21
7:16	7:22	7:30	7:50	8:08	8:31
7:28	7:34	7:42	8:02	8:19	8:42
—	7:47	7:55	8:14	8:31	8:54
7:58	8:04	8:11	8:30	8:47	9:10
—	8:22	8:29	8:48	9:05	9:28
8:37	8:42	8:49	9:07	9:24	9:45
—	9:04	9:11	9:29	9:45	10:06
9:21	9:26	9:33	9:50	10:05	10:26
—	9:47	9:54	10:10	10:25	10:46
10:02	10:07	10:14	10:30	10:45	11:04
10:23	10:28	10:35	10:51	11:05	11:24
10:48	10:53	11:00	11:16	11:30	11:49
—	11:18	11:25	11:41	11:55	12:13A
11:39	11:44	11:51	12:07A	12:20A	12:38
—	12:13A	12:19A	12:35	12:48	1:05
12:35A	12:40	12:46	1:01	1:14	1:31
—	1:08	1:14	1:29	1:42	1:59
—	2:08	2:14	2:29	2:41	2:58
—	3:08	3:14	3:28	3:40	3:56

Southbound *(Approximate Times)*

HOLLYWOOD	KOREATOWN	LOS ANGELES		ATHENS	HAWTHORNE
7	5	4	3	2	1
Western & Franklin	Wilshire & Western Station	Expo/Western Station	Western & Manchester	Western & Imperial	Crenshaw Station
5:08A	5:22A	5:34A	5:48A	5:55A	5:58A
5:35	5:50	6:03	6:19	6:26	6:29
5:58	6:13	6:27	6:43	6:50	6:53
6:13	6:28	6:42	6:58	7:05	7:08
6:27	6:43	6:57	7:13	7:20	7:23
6:42	6:58	7:12	7:28	7:35	7:38
6:52	7:08	7:22	7:38	7:45	7:48
7:02	7:18	7:32	7:48	7:56	—
7:13	7:28	7:42	7:59	8:07	8:10
7:23	7:38	7:52	8:10	8:18	—
7:33	7:48	8:03	8:21	8:29	8:32
7:43	7:58	8:14	8:32	8:40	—
7:52	8:08	8:24	8:42	8:51	8:54
8:01	8:18	8:34	8:52	9:00	—
8:11	8:28	8:44	9:02	9:11	9:14
8:21	8:38	8:54	9:13	9:21	—
8:32	8:49	9:05	9:24	9:33	9:36
8:43	9:00	9:16	9:35	9:44	9:47
8:53	9:11	9:27	9:47	9:56	9:59
9:02	9:21	9:37	9:57	10:05	—
9:12	9:31	9:47	10:07	10:16	10:19
9:22	9:41	9:57	10:17	10:26	10:29
9:32	9:51	10:07	10:27	10:36	10:39
9:42	10:01	10:17	10:37	10:45	—
9:52	10:11	10:27	10:47	10:56	10:59
10:02	10:21	10:37	10:57	11:06	11:09
10:12	10:31	10:49	11:09	11:18	11:21
10:22	10:41	10:59	11:19	11:27	—
10:31	10:51	11:09	11:29	11:38	11:41
10:41	11:01	11:19	11:39	11:47	—
10:51	11:11	11:29	11:49	11:58	12:01P
11:01	11:21	11:39	11:59	12:08P	12:12
11:11	11:31	11:49	12:09P	12:18	12:22
11:21	11:41	11:59	12:19	12:27	—
11:31	11:51	12:09P	12:29	12:39	12:43
11:41	12:01P	12:19	12:40	12:50	12:54
11:49	12:11	12:29	12:50	1:00	1:04
11:59	12:21	12:39	1:00	1:08	—
12:09P	12:31	12:50	1:11	1:21	1:25
12:19	12:41	1:00	1:21	1:31	1:35
12:28	12:51	1:10	1:31	1:41	1:45
12:38	1:01	1:20	1:41	1:49	—
12:48	1:11	1:30	1:51	2:01	2:05
12:58	1:21	1:40	2:01	2:11	2:15
1:08	1:31	1:50	2:11	2:21	2:25
1:18	1:41	2:00	2:21	2:30	—
1:28	1:51	2:10	2:31	2:41	2:45
1:38	2:01	2:20	2:41	2:51	2:55
1:48	2:11	2:30	2:51	3:01	3:05
1:58	2:21	2:40	3:01	3:10	—
2:08	2:31	2:50	3:11	3:20	3:24
2:18	2:41	3:00	3:21	3:30	3:34
2:28	2:51	3:10	3:31	3:40	3:44
2:38	3:01	3:20	3:41	3:50	—
2:48	3:11	3:30	3:51	4:00	4:04
2:58	3:21	3:40	4:01	4:10	4:14
3:08	3:31	3:50	4:11	4:20	4:24
3:18	3:41	4:00	4:21	4:30	—
3:28	3:51	4:10	4:31	4:40	4:44
3:38	4:01	4:20	4:41	4:50	4:54
3:48	4:11	4:30	4:51	5:00	5:04
3:58	4:21	4:40	5:01	5:10	—
4:09	4:32	4:50	5:10	5:19	5:23
4:20	4:43	5:01	5:21	5:30	5:34
4:31	4:54	5:12	5:32	5:41	5:45
4:42	5:05	5:23	5:43	5:52	—
4:52	5:15	5:33	5:53	6:02	6:06
5:02	5:25	5:43	6:03	6:12	6:16
5:12	5:35	5:53	6:13	6:22	6:26
5:22	5:45	6:03	6:23	6:32	—
5:32	5:55	6:12	6:32	6:41	6:44
5:42	6:05	6:22	6:42	6:51	6:54
5:53	6:15	6:32	6:52	7:01	7:04
6:03	6:25	6:42	7:02	7:11	—
6:13	6:35	6:52	7:12	7:21	7:24
6:23	6:45	7:02	7:20	7:29	—
6:34	6:55	7:12	7:31	7:40	7:43
6:45	7:05	7:22	7:41	7:50	—
6:55	7:15	7:32	7:51	8:00	8:03
7:05	7:25	7:42	8:01	8:10	—
7:17	7:37	7:54	8:13	8:21	8:24
7:30	7:50	8:07	8:26	8:35	—
7:45	8:05	8:22	8:41	8:49	8:52
8:01	8:21	8:38	8:57	9:06	—
8:17	8:36	8:53	9:11	9:19	9:22
8:33	8:51	9:07	9:25	9:34	—
8:49	9:07	9:23	9:41	9:50	—
9:04	9:22	9:38	9:56	10:03	10:06
9:24	9:42	9:58	10:16	10:23	10:26
9:44	10:02	10:18	10:36	10:43	10:46
10:04	10:22	10:38	10:56	11:05	—
10:24	10:42	10:58	11:16	11:23	11:26
10:49	11:06	11:21	11:38	11:46	—
11:15	11:31	11:45	11:59	12:07A	12:10A
11:40	11:56	12:09A	12:24A	12:31	—
12:07A	12:21A	12:34	12:49	12:56	—
12:35	12:49	1:02	1:17	1:23	—
1:10	1:24	1:37	1:52	1:58	—
2:10	2:24	2:36	2:51	2:57	—
3:10	3:24	3:36	3:51	3:57	—
4:10	4:24	4:36	4:51	4:57	—

Sunday and Holiday Schedules

Sunday and Holiday Schedule in effect on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

Horarios de domingo y días feriados

Horarios de domingo y días feriados en vigor para New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day y Christmas Day

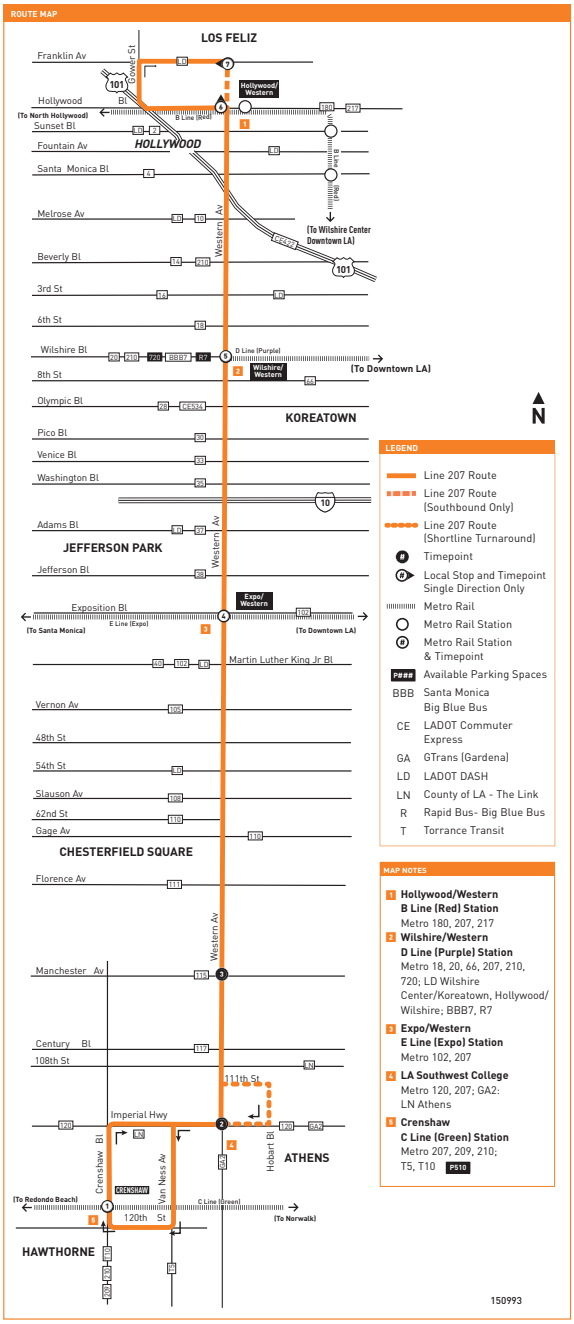
Special Notes

D Trip ends at Western and Franklin at time shown.

Notas Especiales

D *El viaje termina en Western y Franklin como muestra el horario.*

ROUTE MAP



LEGEND

- Line 207 Route
- Line 207 Route (Southbound Only)
- Line 207 Route (Shortline Turnaround)
- Timepoint
- Local Stop and Timepoint Single Direction Only
- Metro Rail
- Metro Rail Station
- Metro Rail Station & Timepoint
- P### Available Parking Spaces
- BBB Santa Monica Big Blue Bus
- CE LADOT Commuter Express
- GA GTrans (Gardena)
- LD LADOT DASH
- LN County of LA - The Link
- R Rapid Bus- Big Blue Bus
- T Torrance Transit

MAP NOTES

1. **Hollywood/Western B Line (Red) Station**
   Metro 180, 207, 217
2. **Wilshire/Western D Line (Purple) Station**
   Metro 18, 20, 66, 207, 210, 720; LD Wilshire Center/Koreatown, Hollywood/Wilshire; BBB7, R7
3. **Expo/Western E Line (Expo) Station**
   Metro 102, 207
4. **LA Southwest College**
   Metro 120, 207; GA2: LN Athens
5. **Crenshaw C Line (Green) Station**
   Metro 207, 209, 210; T5, T10 P510

150993

APPENDIX H

MOBILITY NETWORK
WALKABILITY INDEX MAPS
BICYCLE PLAN MAPS
PEDESTRIAN DESTINATION MAPS
&
HIGH INJURY NETWORK MAP

Great Streets Challenge



3/5/2021, 2:51:26 PM

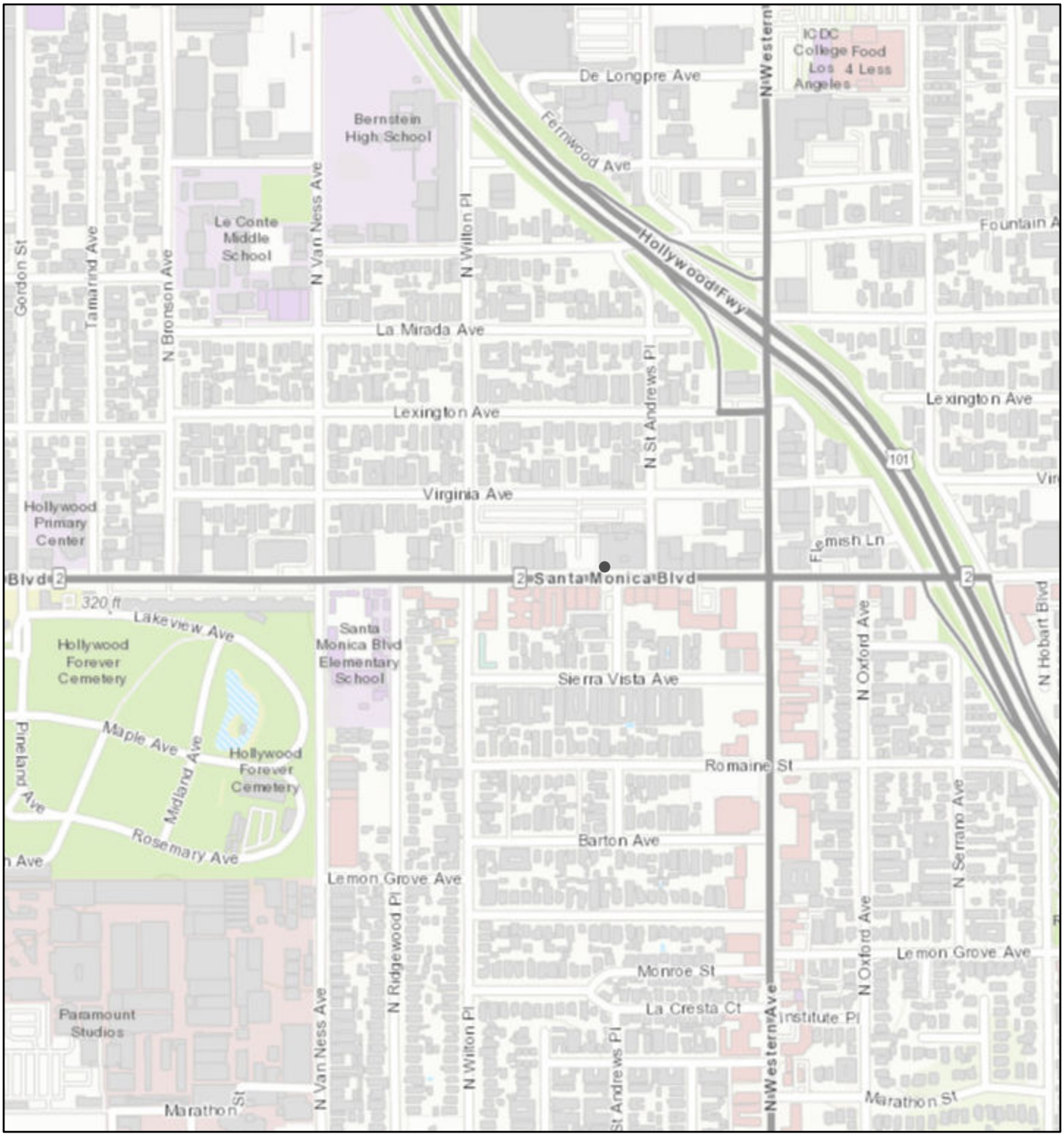
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Metro Stations



3/5/2021, 3:01:38 PM

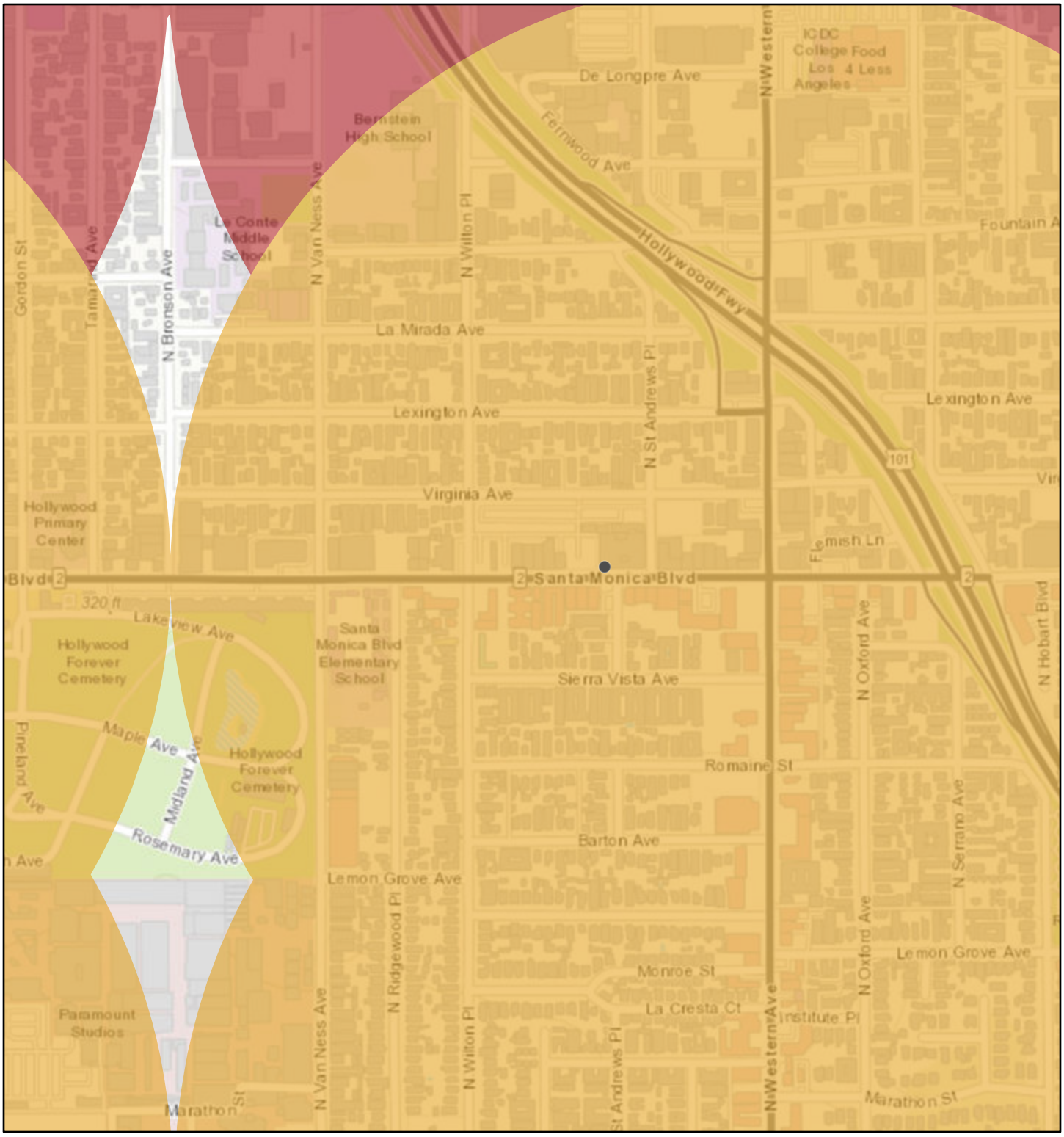
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Transit Priority Area



3/5/2021, 3:00:41 PM

1:9,028

0 0.05 0.1 0.2 mi

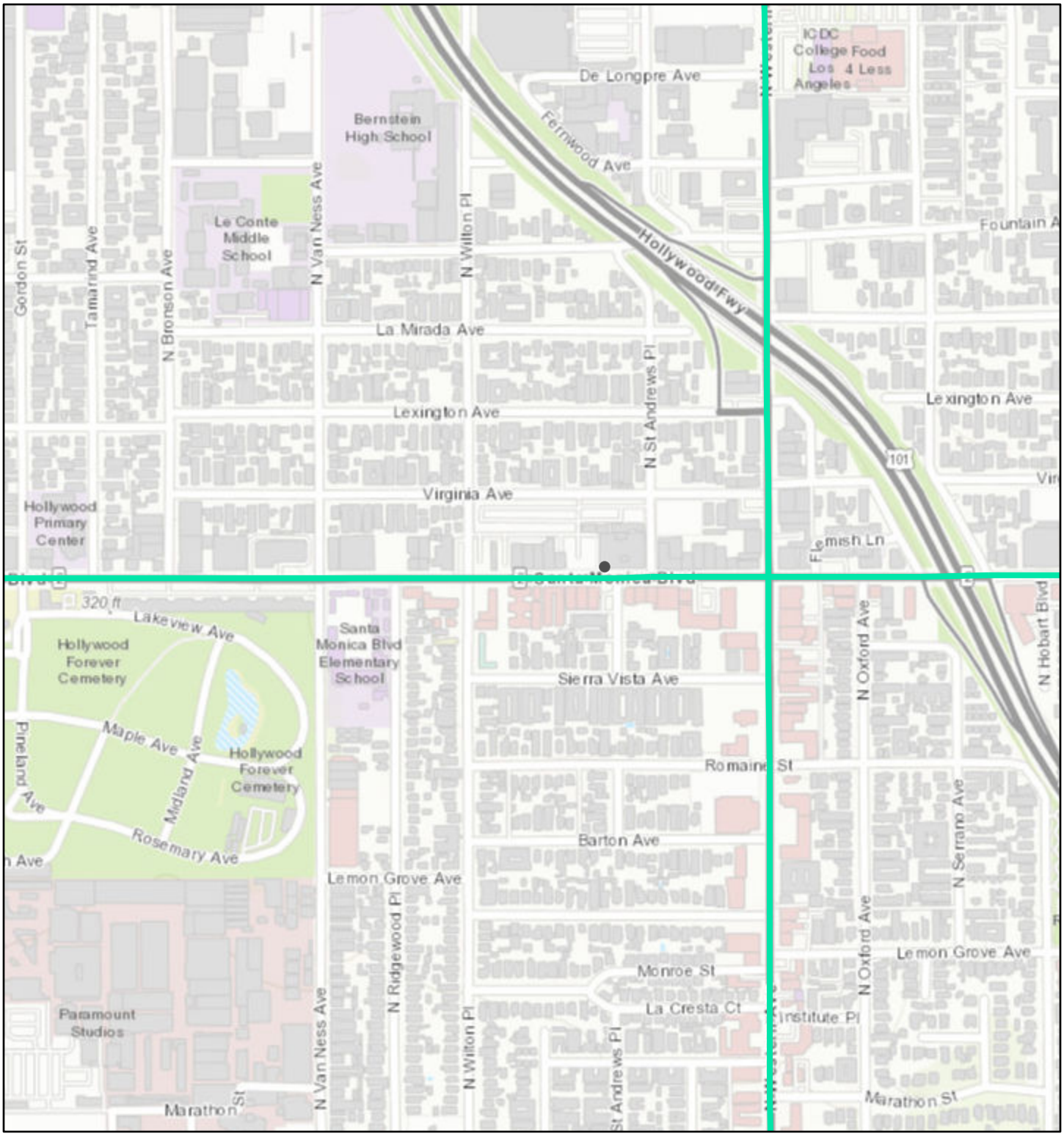
0 0.1 0.2 0.4 km

Transit Priority Area (TPA)

- Heavy Rail
- Major Bus Routes

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Transit Enhanced Network



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0 0.05 0.1 0.2 mi

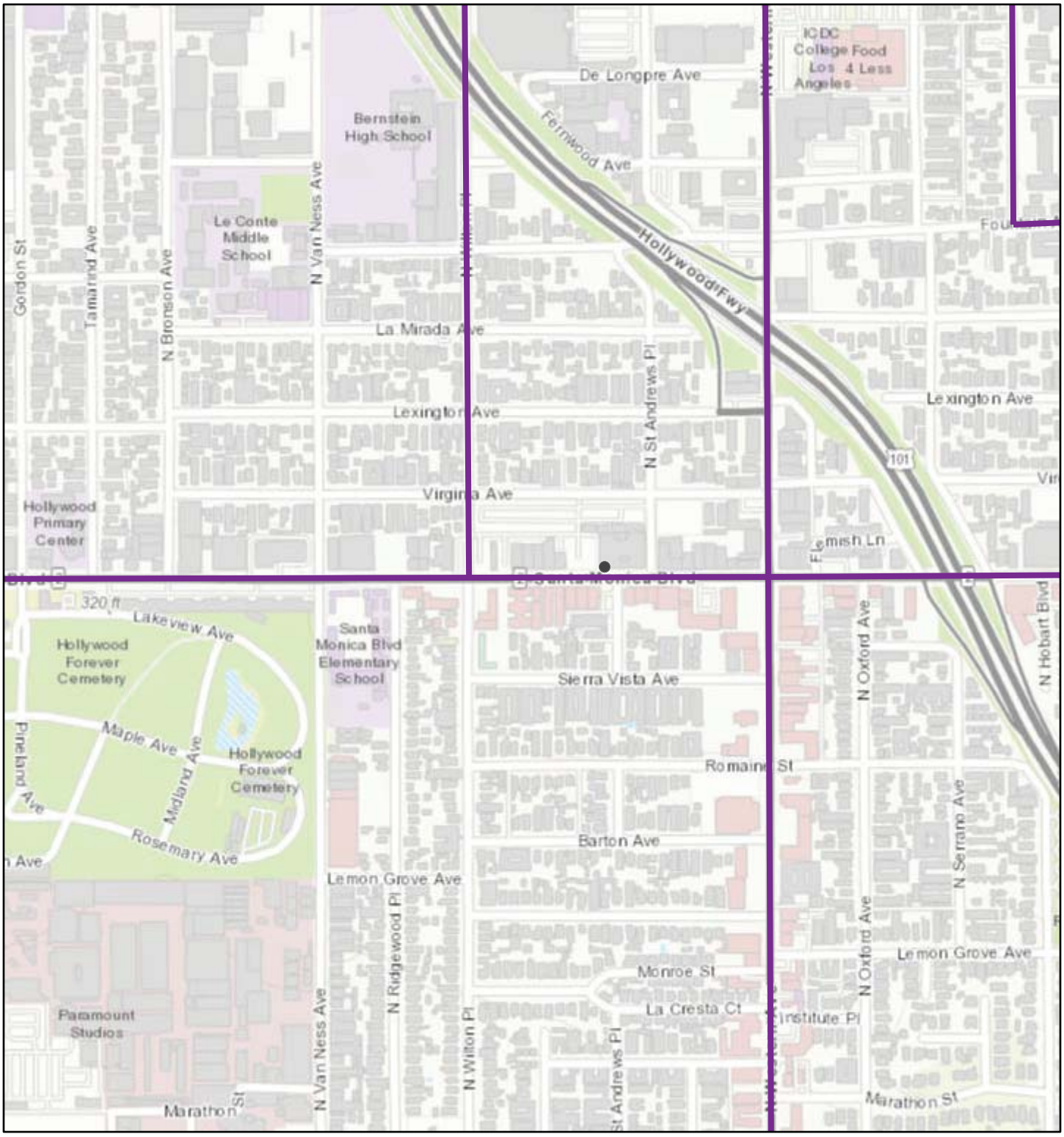
0 0.1 0.2 0.4 km

Transit Enhanced Network (TEN)

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Los Angeles Department of City Planning

High Injury Network



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High Injury Network

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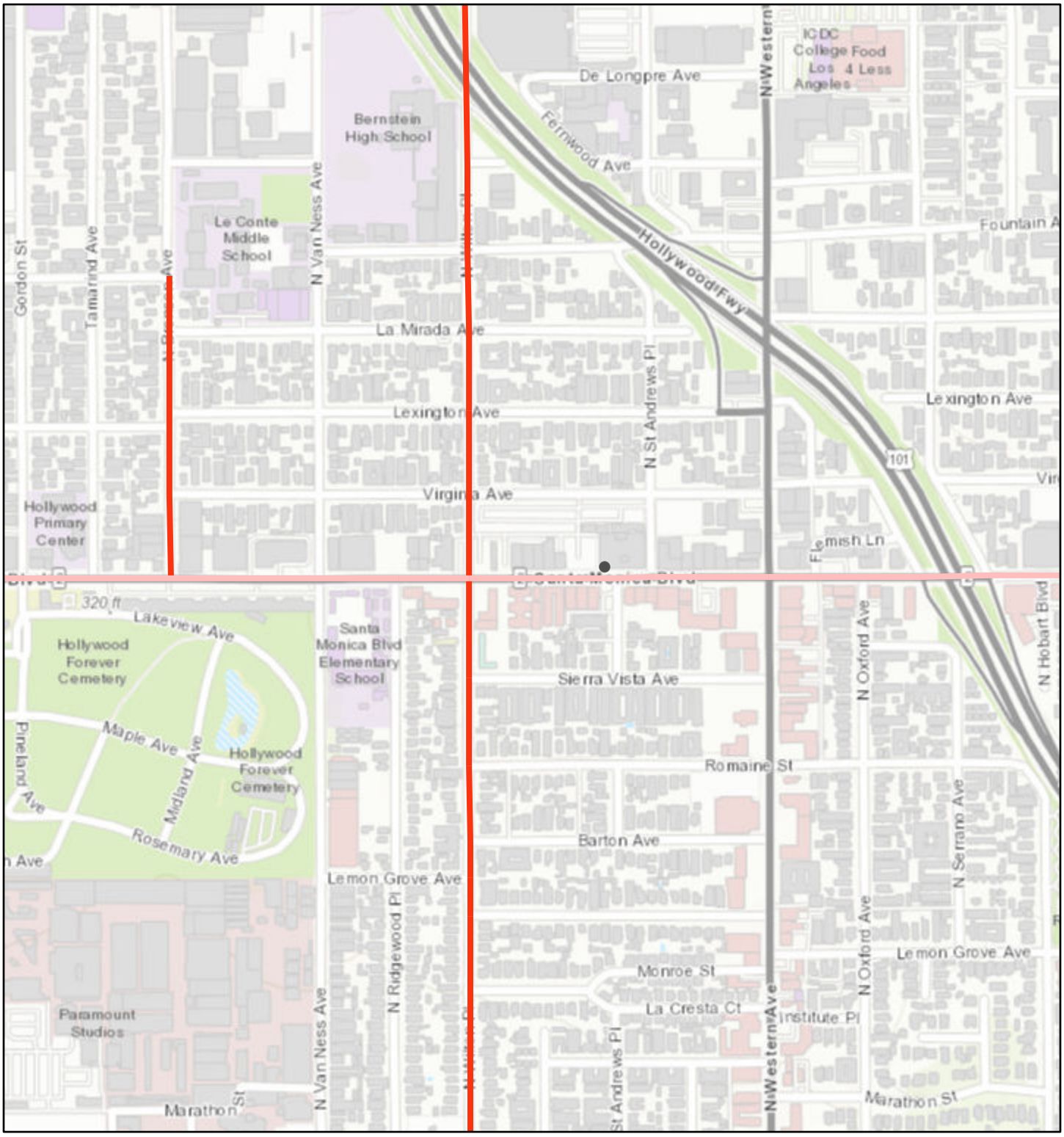
0 0.1 0.2 0.4 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Bicycle Network



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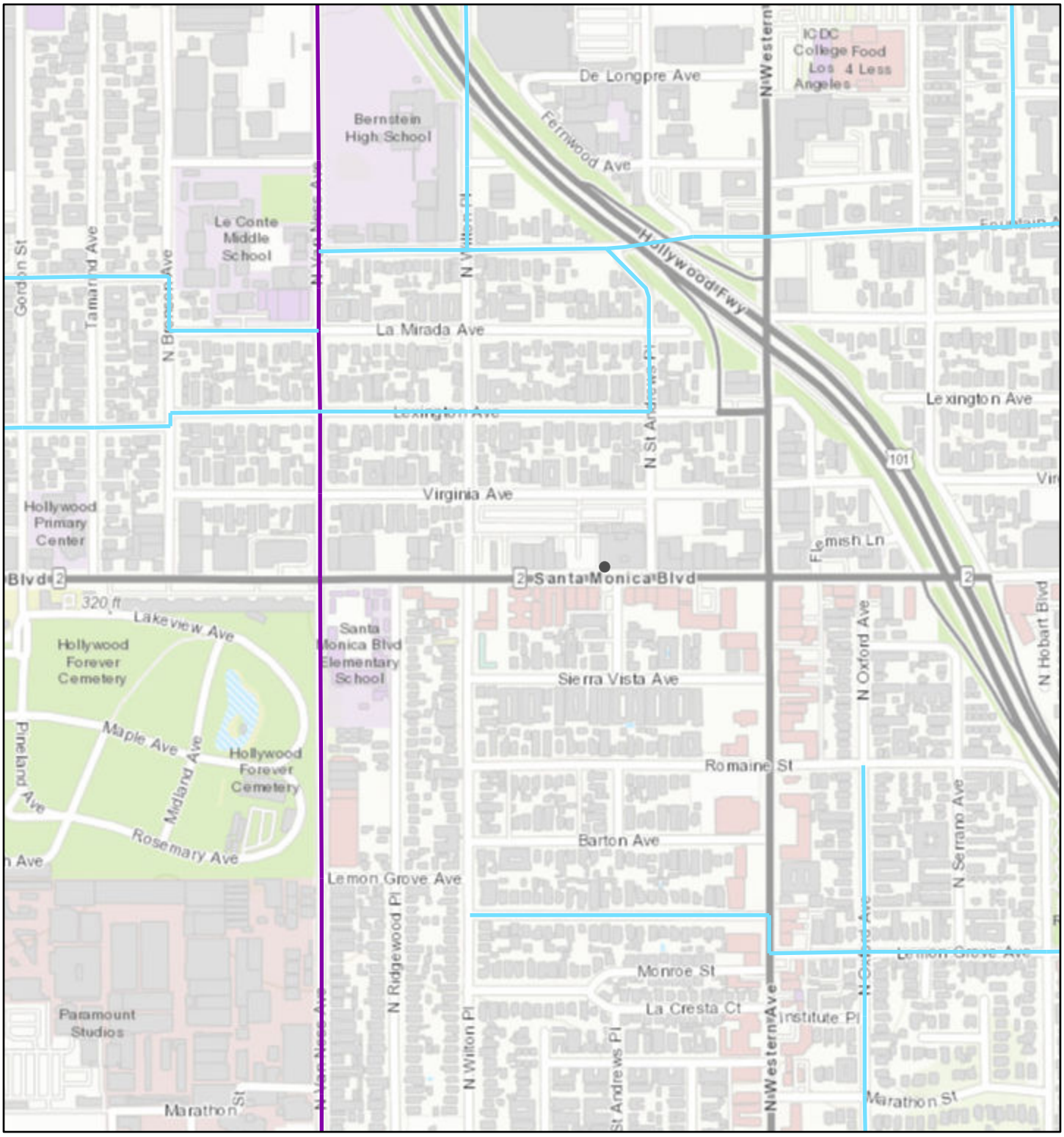
0 0.1 0.2 0.4 km

Bicycle Network

- Tier 2 (BLN)
- Tier 3 (BLN)

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Neighborhood Enhanced Network



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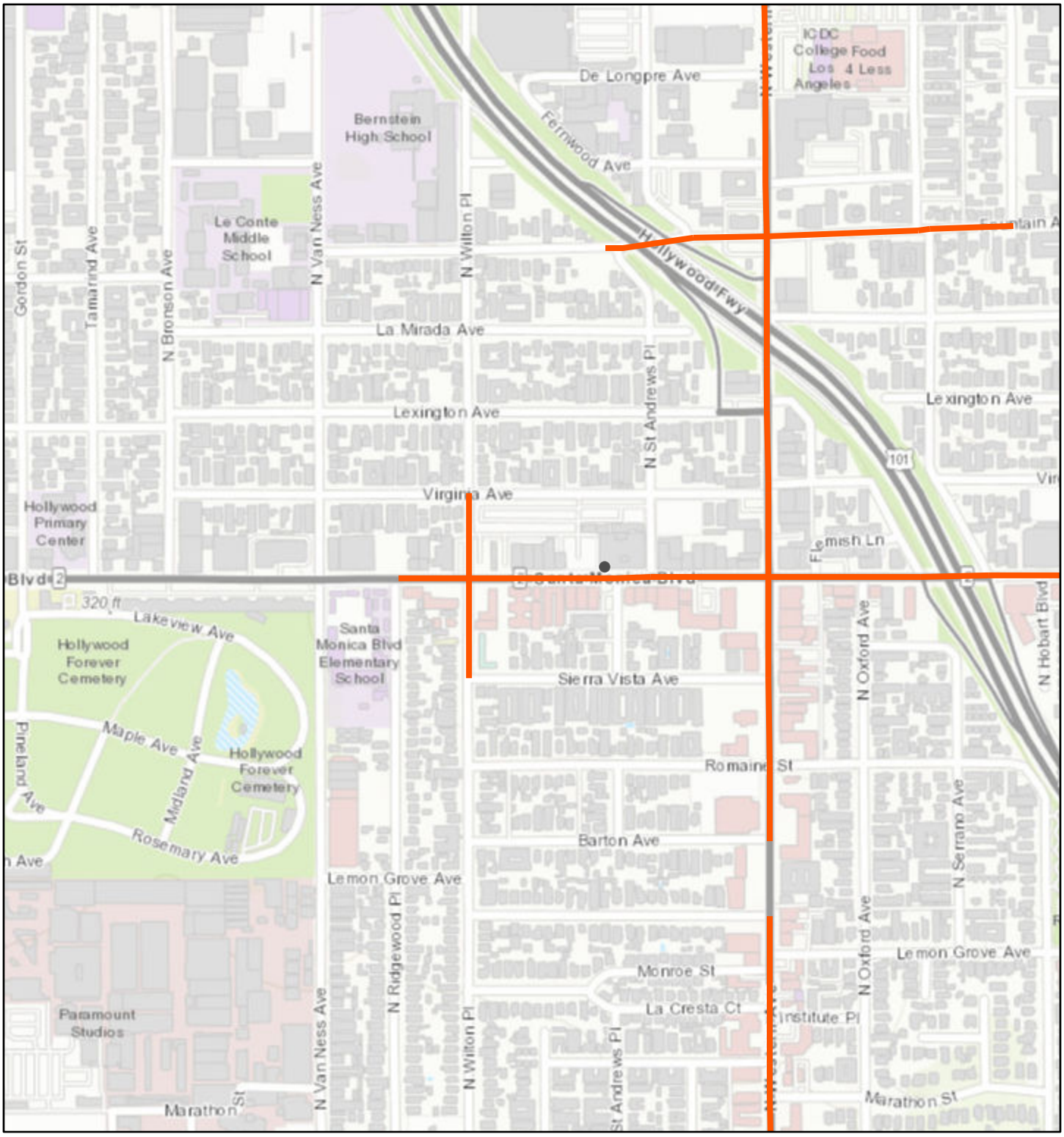
0 0.1 0.2 0.4 km

Neighborhood Network (NEN)

- Tier 1 NEN
- Tier 2 NEN

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Pedestrian Enhanced District



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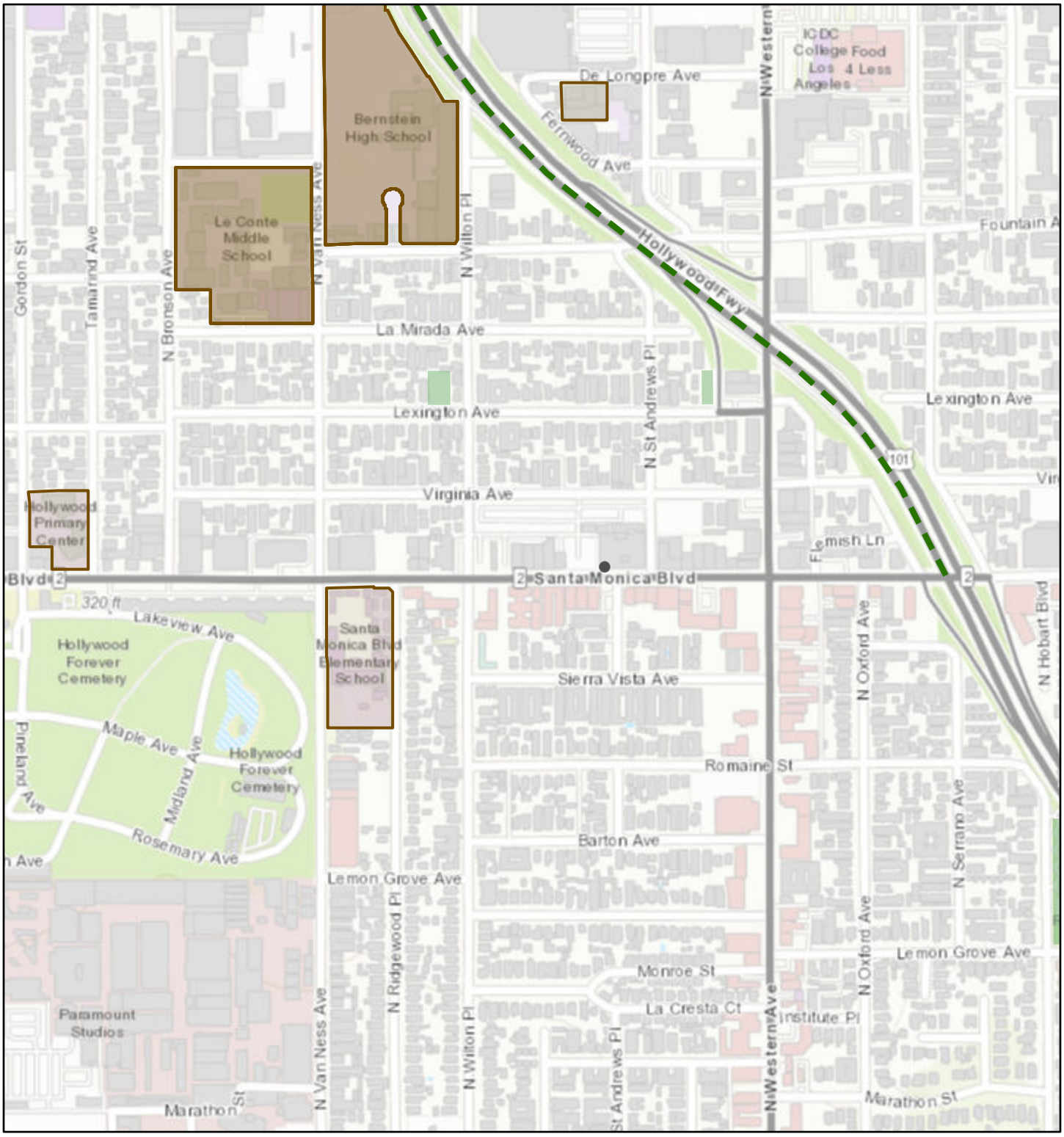
0 0.1 0.2 0.4 km

Pedestrian Enhanced Districts (PEDs)

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Library, Schools, Green Network, Parks



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0 0.1 0.2 0.4 km

Schools

Schools

Green Network

Bike Paths (Planned)

Parks

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

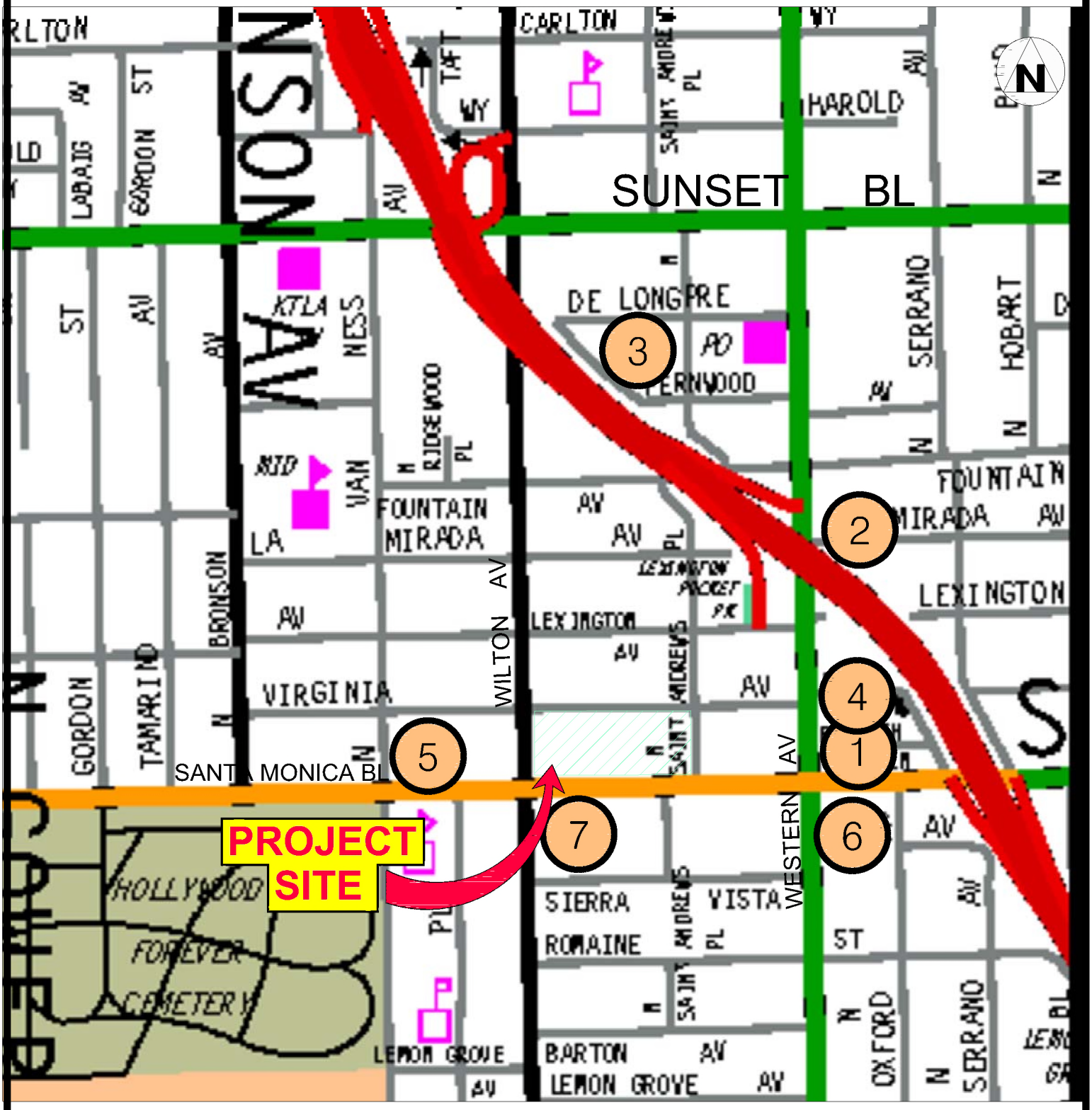
Los Angeles Department of City Planning

APPENDIX I

RELATED PROJECT INFORMATION

RELATED PROJECT LIST
5601 SANTA MONICA

#	Project	Size		Location	Daily Traffic	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hours In	PM Peak Hours Out	PM Peak Hours Total
1	Apartments	68	units	5245 Santa Monica Bl	857	3	29	32	45	28	73
	Retail	51,674	sf								
2	Apartments	75	units	5460 Fountain Avenue	424	7	26	33	23	17	40
3	Apartments	185	units	5632 De Longpre Avenue	800	-31	25	-6	50	19	69
4	Apartments	65	units	5430 Virginia Avenue	435	7	21	28	21	11	32
5	Office	180,073	sf	5731 Santa Monica Bl	1112	128	12	140	14	119	133
6	Apartments	735	units	5420 Santa Monica Bl	8655	10	205	215	167	65	232
	Commercial	95,000	sf								
7	Apartments	179	units	5640 W Santa Monica Bl	974	17	48	65	48	31	79



FIGURE

6/2021

RELATED PROJECT LOCATION MAP

Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266
(310) 545-1235, liz@overlandtraffic.com

APPENDIX J

TRAFFIC VOLUME DATA,

HCS LEVEL OF SERVICE WORKSHEETS.

&

SIGNAL WARRANT WORKSHEETS

TRAFFIC VOLUME DATA

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Wilton Pl

East/West La Mirada Ave

Day: Wednesday Date: June 8, 2016 Weather: SUNNY

Hours: 7-10 & 2-5 Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	42	35	3	2
BIKES	25	34	14	8
BUSES	0	0	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	185	8.45	286	8.45	13	7.45	18	8.30
PM PK 15 MIN	207	16.30	208	16.45	27	15.30	11	16.00
AM PK HOUR	697	8.00	1066	8.15	37	7.45	40	8.00
PM PK HOUR	705	16.00	795	16.00	99	15.15	36	15.30

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	56	521	40	617
8-9	28	632	37	697
9-10	18	481	16	515
14-15	16	548	13	577
15-16	33	539	22	594
16-17	35	646	24	705
TOTAL	186	3367	152	3705

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	17	569	24	610
8-9	19	981	40	1040
9-10	11	793	25	829
14-15	9	521	21	551
15-16	17	692	19	728
16-17	8	775	12	795
TOTAL	81	4331	141	4553

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1227	1	0	4	2
1737	5	0	7	4
1344	2	0	4	1
1128	2	2	0	0
1322	2	0	8	8
1500	3	1	2	1
8258	15	3	25	16

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	3	4	23	30
8-9	4	6	21	31
9-10	6	6	13	25
14-15	25	12	27	64
15-16	32	21	42	95
16-17	28	16	48	92
TOTAL	98	65	174	337

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	9	4	15	28
8-9	13	5	22	40
9-10	3	7	12	22
14-15	5	1	10	16
15-16	6	8	15	29
16-17	12	8	13	33
TOTAL	48	33	87	168

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
58	120	45	80	26
71	50	5	44	19
47	17	2	13	7
80	60	57	36	21
124	91	115	110	32
125	51	11	31	12
505	389	235	314	117

City Of Los Angeles
Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:
North/South Wilton Pl

East/West Santa Monica Blvd

Day: Thursday Date: 05/23/2019 Weather: SUNNY

Hours: Chekrs: NDS

School Day: Yes I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	35	44	145	176
BIKES	25	22	87	67
BUSES	0	0	57	58

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	210	7.45	232	8.15	238	7.30	408	7.00
PM PK 15 MIN	223	16.45	268	16.45	329	17.45	360	17.45
AM PK HOUR	806	7.45	897	8.00	900	7.30	1400	8.00
PM PK HOUR	814	16.45	1028	16.15	1139	16.00	1366	17.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	5	670	62	737
8-9	9	721	61	791
9-10	52	521	58	631
15-16	61	577	69	707
16-17	14	677	69	760
17-18	11	716	79	806
TOTAL	152	3882	398	4432

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	3	506	148	657
8-9	2	797	98	897
9-10	12	698	127	837
15-16	25	728	65	818
16-17	2	926	77	1005
17-18	0	884	61	945
TOTAL	44	4539	576	5159

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1394	308	106	86	17
1688	187	29	55	9
1468	94	19	46	4
1525	213	41	129	4
1765	155	29	72	2
1751	207	31	85	4
9591	1164	255	473	40

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	34	751	38	823
8-9	34	743	57	834
9-10	31	778	55	864
15-16	53	955	79	1087
16-17	57	968	114	1139
17-18	68	924	117	1109
TOTAL	277	5119	460	5856

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	83	1273	20	1376
8-9	126	1263	11	1400
9-10	84	1201	24	1309
15-16	72	1093	31	1196
16-17	83	1113	27	1223
17-18	113	1211	42	1366
TOTAL	561	7154	155	7870

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
2199	188	39	80	19
2234	77	7	73	8
2173	42	4	37	2
2283	134	11	165	22
2362	89	5	63	4
2475	146	7	75	4
13726	676	73	493	59

Prepared by National Data & Surveying Services

Wilton Pl & Santa Monica Blvd

Peak Hour Turning Movement Count

ID: 19-05308-009
City: Hollywood

Day: Thursday
Date: 05/23/2019

PEAK HOURS

AM	08:00 AM - 09:00 AM
NOON	NONE
PM	05:00 PM - 06:00 PM

COUNT PERIODS

AM	07:00 AM - 10:00 AM
NOON	NONE
PM	03:00 PM - 06:00 PM

Wilton Pl — SOUTHBOUND

AM	98	797	2	0	766 AM
NOON	0	0	0	0	0 NOON
PM	61	884	0	0	825 PM

EASTBOUND — Santa Monica Blvd

AM	NOON	PM	
1370	0	1284	
0	0	1	0
34	0	67	1
743	0	924	2
57	0	117	0

WESTBOUND — Santa Monica Blvd

PM	NOON	AM	
42	0	11	0
1211	0	1263	2
112	0	126	1
1	0	0	0
1004	0	806	

NORTHBOUND — Wilton Pl

PM	1113	0	11	716	79 PM
NOON	0	0	0	0	0 NOON
AM	980	0	9	721	61 AM

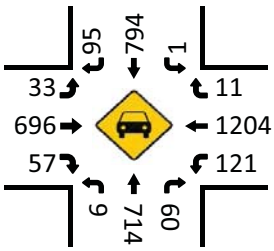
0	1	0	0
0	0	1	0

CONTROL

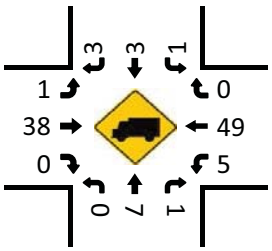
Signalized

TEV	3922 AM	0 NOON	4226 PM
PHF	0.98		0.95

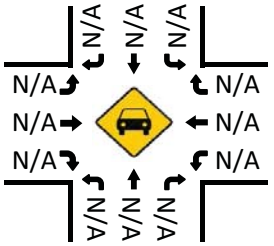
Cars (AM)



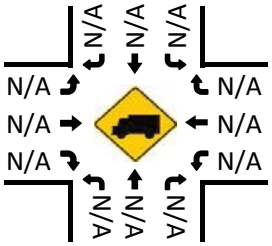
HT (AM)



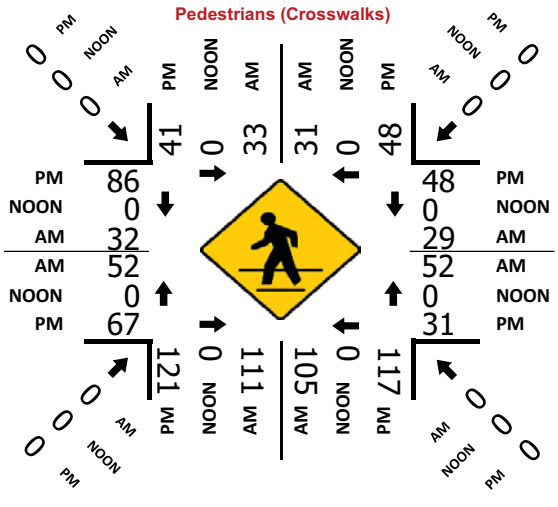
Cars (NOON)



HT (NOON)



Pedestrians (Crosswalks)



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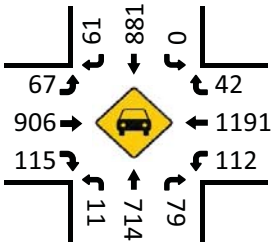

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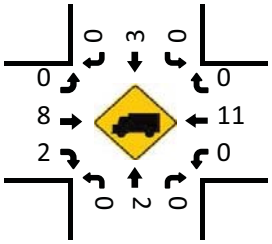


National Data & Surveying Services

Intersection Turning Movement Count

Location: Wilton Pl & Santa Monica Blvd
City: Hollywood
Control: Signalized

Project ID: 19-05308-009
Date: 5/23/2019

Total

NS/EW Streets:	Wilton Pl				Wilton Pl				Santa Monica Blvd				Santa Monica Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	1	2	0	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	2	121	13	0	1	89	23	0	8	164	6	0	23	381	4	0	835
7:15 AM	2	178	16	0	1	139	38	0	10	172	7	0	27	354	1	0	945
7:30 AM	0	183	12	0	0	112	50	0	7	218	13	0	18	299	8	0	920
7:45 AM	1	188	21	0	1	166	37	0	9	197	12	0	15	239	7	0	893
8:00 AM	0	174	17	0	1	192	19	0	7	195	19	0	13	312	0	0	949
8:15 AM	7	186	13	0	0	200	32	0	14	199	10	0	32	296	4	0	993
8:30 AM	0	185	14	0	1	210	21	0	7	168	13	0	44	330	3	0	996
8:45 AM	2	176	17	0	0	195	26	0	6	181	15	0	37	325	4	0	984
9:00 AM	12	155	19	0	3	168	41	0	9	194	13	0	37	274	6	0	931
9:15 AM	13	138	13	0	5	183	28	0	5	189	14	0	19	309	3	0	919
9:30 AM	9	115	13	0	2	170	29	0	10	212	13	0	13	308	7	0	901
9:45 AM	18	113	13	0	2	177	29	0	7	183	15	0	15	310	8	0	890
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	66	1912	181	0	17	2001	373	0	99	2272	150	0	293	3737	55	0	11156
APPROACH %'s :	3.06%	88.56%	8.38%	0.00%	0.71%	83.69%	15.60%	0.00%	3.93%	90.12%	5.95%	0.00%	7.17%	91.48%	1.35%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	9	721	61	0	2	797	98	0	34	743	57	0	126	1263	11	0	3922
PEAK HR FACTOR :	0.321	0.969	0.897	0.000	0.500	0.949	0.766	0.000	0.607	0.933	0.750	0.000	0.716	0.957	0.688	0.000	0.984
	0.960				0.967				0.935				0.928				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	1	0	0	0	1	0	0	1	2	0	0	1	2	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
3:00 PM	21	140	16	0	8	175	21	0	11	226	22	0	20	268	7	0	935
3:15 PM	13	135	15	0	7	213	14	0	11	236	21	0	19	259	6	0	949
3:30 PM	17	160	14	0	6	182	18	0	16	252	15	0	16	286	8	0	990
3:45 PM	10	142	24	0	4	158	12	0	15	241	21	0	17	280	10	0	934
4:00 PM	7	166	10	0	2	213	17	0	18	248	33	0	21	243	4	0	982
4:15 PM	2	173	13	0	0	233	16	0	16	230	25	0	23	276	10	0	1017
4:30 PM	3	144	19	0	0	235	21	0	11	243	28	0	21	290	6	0	1021
4:45 PM	2	194	27	0	0	245	23	0	12	247	28	0	18	304	7	0	1107
5:00 PM	4	185	22	0	0	235	20	0	22	216	30	0	24	284	13	0	1055
5:15 PM	0	170	18	0	0	226	14	0	15	207	27	0	34	282	13	0	1006
5:30 PM	5	169	18	0	0	236	9	0	12	224	26	1	31	316	9	0	1056
5:45 PM	2	192	21	0	0	187	18	0	18	277	34	0	23	329	7	1	1109
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	86	1970	217	0	27	2538	203	0	177	2847	310	1	267	3417	100	1	12161
APPROACH %'s :	3.78%	86.67%	9.55%	0.00%	0.98%	91.69%	7.33%	0.00%	5.31%	85.37%	9.30%	0.03%	7.05%	90.28%	2.64%	0.03%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	11	716	79	0	0	884	61	0	67	924	117	1	112	1211	42	1	4226
PEAK HR FACTOR :	0.550	0.932	0.898	0.000	0.000	0.936	0.763	0.000	0.761	0.834	0.860	0.250	0.824	0.920	0.808	0.250	0.953
	0.937				0.926				0.843				0.949				

Leg	Inbound Roadway (Origin Zone Name)	Outbound Roadway (Destination Zone Name)
North	North Leg - St Andrews Pl_IN-EH	North Leg - St Andrews Pl_OUT-EH
South	South Leg - St Andrews _IN EH	South Leg - St Andrews _OUT EH
East	East Leg - Santa Monica Bl - IN EH	East Leg - Santa Monica Bl - OUT EH
West	West Leg - Santa Monica Bl - In EH	West Leg - Santa Monica Bl - OUT EH

↑ North

Out	In	Total
128	491	619
rth Leg - St Andrews Pl_IN-		

Day Type:

1: Weekday (M-Th)

Start Time

08: 7am (7am-8am)

End Time

09: 8am (8am-9am)

281	41	169
Right	Thru	Left
↙	↓	↘

West Leg - Santa Monica					
Out	3,569	22	Left	↘	
In	2,248	2,169	Thru	↑	
Total	5,817	57	Right	↘	

↖	Left	36	Right	↗	
↑	Thru	3,101	Thru	↑	
↙	Left	77	Right	↘	

East Leg - Santa Monica		
5,664	3,214	2,450
Total	In	Out

↖	↑	↗
Left	Thru	Right
187	70	112

uth Leg - St Andrews _IN E		
175	369	544
Out	In	Total

Day Type

1: Weekday (M-Th)

TURNING MOVEMENT COUNTS

Day Part	West Leg - Santa Monica Bl - In EH			East Leg - Santa Monica Bl - IN EH			South Leg - St Andrews _IN EH			North Leg - St Andrews Pl_IN-EH			Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
00: All Day (12am-12am)	369	26,620	899	1,065	27,871	714	726	340	928	1,309	596	2,190	63,627
01: 12am (12am-1am)	8	746	19	21	506	24	7	-	18	14	5	15	1,383
02: 1am (1am-2am)	4	493	7	14	334	15	5	2	26	11	5	10	926
03: 2am (2am-3am)	4	480	9	9	252	11	5	2	12	12	2	6	804
04: 3am (3am-4am)	6	256	7	10	224	7	11	-	5	6	3	7	542
05: 4am (4am-5am)	2	232	8	9	429	10	3	-	6	6	14	12	731
06: 5am (5am-6am)	3	323	14	10	919	15	2	2	7	13	9	97	1,414
07: 6am (6am-7am)	3	611	10	13	1,450	12	24	4	19	18	3	89	2,256
08: 7am (7am-8am)	8	1,078	25	37	1,571	17	118	37	66	73	12	127	3,169
09: 8am (8am-9am)	14	1,091	32	40	1,530	19	69	33	46	96	29	154	3,153
10: 9am (9am-10am)	13	1,053	23	50	1,350	15	35	22	43	75	39	147	2,865
11: 10am (10am-11am)	17	1,179	31	41	1,387	28	24	17	43	59	24	139	2,989
12: 11am (11am-12noon)	14	1,291	37	49	1,370	29	25	14	42	61	24	140	3,096
13: 12pm (12noon-1pm)	23	1,386	50	55	1,439	39	26	12	45	56	29	139	3,299
14: 1pm (1pm-2pm)	22	1,553	61	51	1,428	40	39	17	46	61	34	120	3,472
15: 2pm (2pm-3pm)	22	1,616	64	61	1,514	36	46	33	52	82	34	126	3,686
16: 3pm (3pm-4pm)	29	1,448	91	53	1,520	48	48	28	63	111	39	127	3,605
17: 4pm (4pm-5pm)	30	1,499	71	63	1,684	49	43	14	60	120	52	142	3,827
18: 5pm (5pm-6pm)	36	1,459	69	88	1,661	69	46	14	96	123	80	150	3,891
19: 6pm (6pm-7pm)	31	1,524	66	89	1,562	52	49	26	72	101	52	142	3,766
20: 7pm (7pm-8pm)	21	1,646	59	85	1,484	41	35	23	52	66	40	100	3,652
21: 8pm (8pm-9pm)	19	1,588	54	66	1,237	35	22	11	37	45	27	72	3,213
22: 9pm (9pm-10pm)	13	1,548	27	70	1,169	38	18	5	27	33	12	59	3,019
23: 10pm (10pm-11pm)	15	1,408	33	49	1,077	46	12	8	32	34	15	49	2,778
24: 11pm (11pm-12am)	13	1,089	29	34	787	32	12	3	24	27	8	29	2,087

TURNING MOVEMENT PERCENTAGE

Day Part	West Leg - Santa Monica Bl - In EH			East Leg - Santa Monica Bl - IN EH			South Leg - St Andrews _IN EH			North Leg - St Andrews Pl_IN-EH		
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
00: All Day (12am-12am)	1%	95%	3%	4%	94%	2%	36%	17%	47%	32%	15%	53%
01: 12am (12am-1am)	1%	97%	2%	4%	92%	4%	28%	0%	72%	41%	15%	44%
02: 1am (1am-2am)	1%	98%	1%	4%	92%	4%	15%	6%	79%	42%	19%	38%
03: 2am (2am-3am)	1%	97%	2%	3%	93%	4%	26%	11%	63%	60%	10%	30%
04: 3am (3am-4am)	2%	95%	3%	4%	93%	3%	69%	0%	31%	38%	19%	44%
05: 4am (4am-5am)	1%	96%	3%	2%	96%	2%	33%	0%	67%	19%	44%	38%
06: 5am (5am-6am)	1%	95%	4%	1%	97%	2%	18%	18%	64%	11%	8%	82%
07: 6am (6am-7am)	0%	98%	2%	1%	98%	1%	51%	9%	40%	16%	3%	81%
08: 7am (7am-8am)	1%	97%	2%	2%	97%	1%	53%	17%	30%	34%	6%	60%
09: 8am (8am-9am)	1%	96%	3%	3%	96%	1%	47%	22%	31%	34%	10%	55%
10: 9am (9am-10am)	1%	97%	2%	4%	95%	1%	35%	22%	43%	29%	15%	56%
11: 10am (10am-11am)	1%	96%	3%	3%	95%	2%	29%	20%	51%	27%	11%	63%
12: 11am (11am-12noon)	1%	96%	3%	3%	95%	2%	31%	17%	52%	27%	11%	62%
13: 12pm (12noon-1pm)	2%	95%	3%	4%	94%	3%	31%	14%	54%	25%	13%	62%
14: 1pm (1pm-2pm)	1%	95%	4%	3%	94%	3%	38%	17%	45%	28%	16%	56%
15: 2pm (2pm-3pm)	1%	95%	4%	4%	94%	2%	35%	25%	40%	34%	14%	52%
16: 3pm (3pm-4pm)	2%	92%	6%	3%	94%	3%	35%	20%	45%	40%	14%	46%
17: 4pm (4pm-5pm)	2%	94%	4%	4%	94%	3%	37%	12%	51%	38%	17%	45%
18: 5pm (5pm-6pm)	2%	93%	4%	5%	91%	4%	29%	9%	62%	35%	23%	42%
19: 6pm (6pm-7pm)	2%	94%	4%	5%	92%	3%	33%	18%	49%	34%	18%	48%
20: 7pm (7pm-8pm)	1%	95%	3%	5%	92%	3%	32%	21%	47%	32%	19%	49%
21: 8pm (8pm-9pm)	1%	96%	3%	5%	92%	3%	31%	16%	53%	31%	19%	50%
22: 9pm (9pm-10pm)	1%	97%	2%	5%	92%	3%	36%	10%	54%	32%	12%	57%
23: 10pm (10pm-11pm)	1%	97%	2%	4%	92%	4%	23%	15%	62%	35%	15%	50%
24: 11pm (11pm-12am)	1%	96%	3%	4%	92%	4%	31%	8%	62%	42%	13%	45%

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South SB 101 Fwy Off Ramp

East/West Lexington Ave

Day: Tuesday Date: January 31, 2017 Weather: SUNNY

Hours: 6-10 & 3-7 Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	0	94	13	5
BIKES	0	0	13	5
BUSES	0	0	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	0	0.00	221	8.30	22	9.45	36	7.45
PM PK 15 MIN	0	0.00	219	15.00	57	18.45	32	16.45
AM PK HOUR	0	0.00	840	7.45	66	9.00	97	7.45
PM PK HOUR	0	0.00	790	15.00	185	18.00	100	16.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
6-7	0	0	0	0
7-8	0	0	0	0
8-9	0	0	0	0
9-10	0	0	0	0
15-16	0	0	0	0
16-17	0	0	0	0
17-18	0	0	0	0
18-19	0	0	0	0
TOTAL	0	0	0	0

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
6-7	374	0	57	431
7-8	521	0	170	691
8-9	638	0	197	835
9-10	487	0	297	784
15-16	580	0	210	790
16-17	557	0	196	753
17-18	565	0	193	758
18-19	584	0	205	789
TOTAL	4306	0	1525	5831

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
431	0	0	11	0
691	0	0	22	4
835	0	0	7	0
784	0	0	6	1
790	0	0	15	1
753	0	0	20	0
758	0	0	16	1
789	0	0	13	0
5831	0	0	110	7

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
6-7	0	14	0	14
7-8	0	61	0	61
8-9	0	53	0	53
9-10	0	66	0	66
15-16	1	99	0	100
16-17	1	133	0	134
17-18	0	161	0	161
18-19	0	185	0	185
TOTAL	2	772	0	774

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
6-7	0	9	0	9
7-8	0	83	0	83
8-9	0	74	0	74
9-10	0	64	0	64
15-16	0	48	0	48
16-17	0	100	0	100
17-18	0	65	0	65
18-19	0	59	0	59
TOTAL	0	502	0	502

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
23	0	0	0	0
144	10	0	0	0
127	6	0	1	0
130	1	0	2	0
148	7	0	2	0
234	8	0	4	0
226	4	1	0	0
244	6	2	1	0
1276	42	3	10	0

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

SB 101 Fwy Off Ramp and Lexington Ave , Hollywood

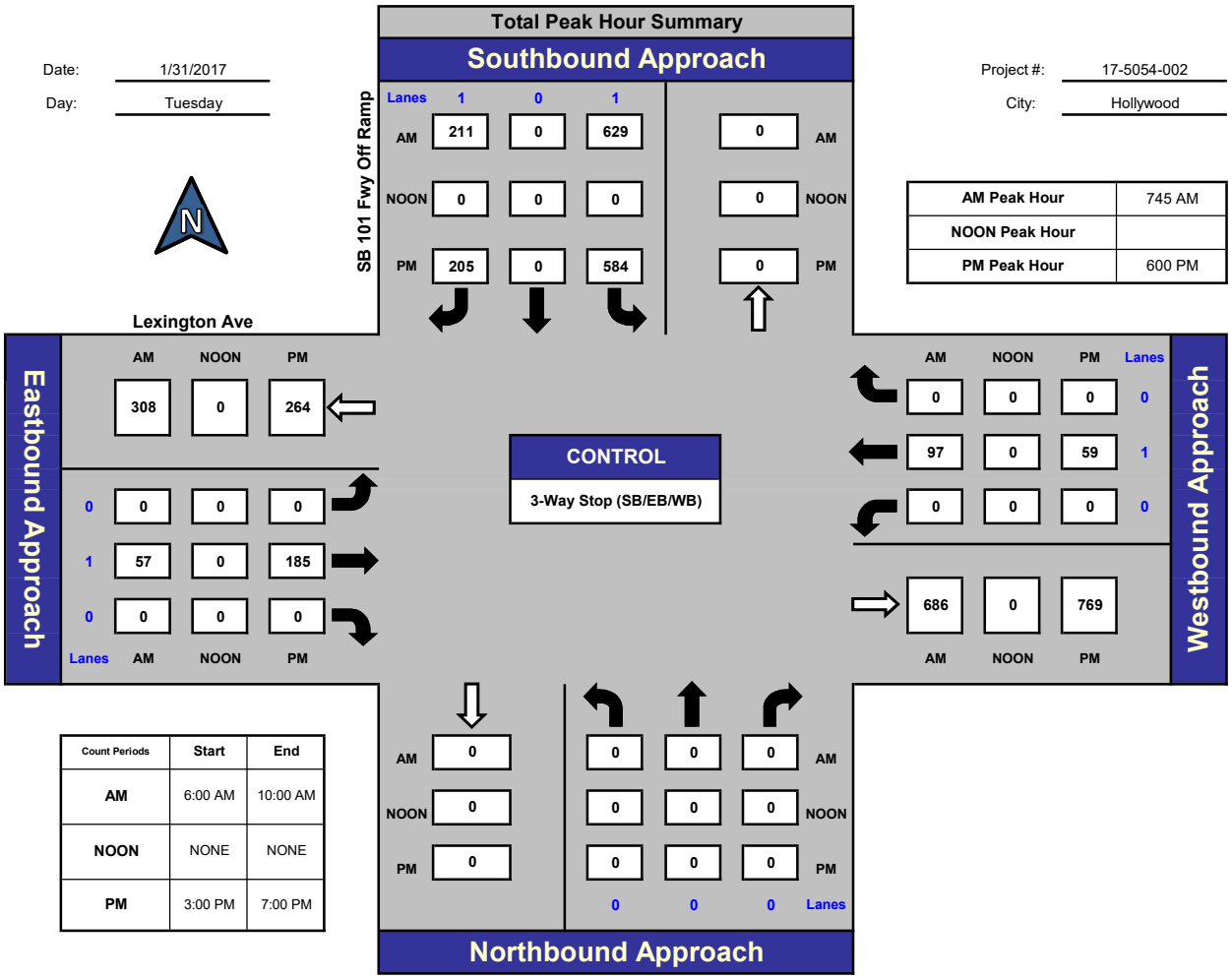
Date: 1/31/2017

Day: Tuesday

Project #: 17-5054-002

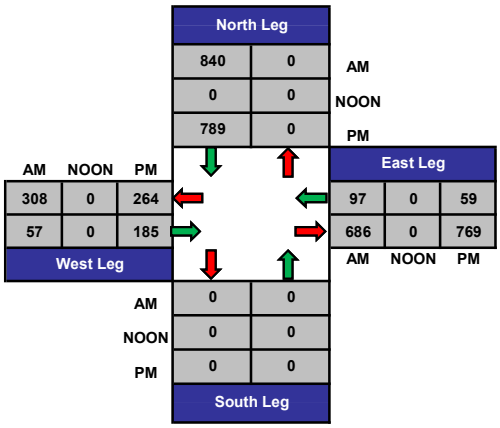
City: Hollywood

AM Peak Hour	745 AM
NOON Peak Hour	
PM Peak Hour	600 PM

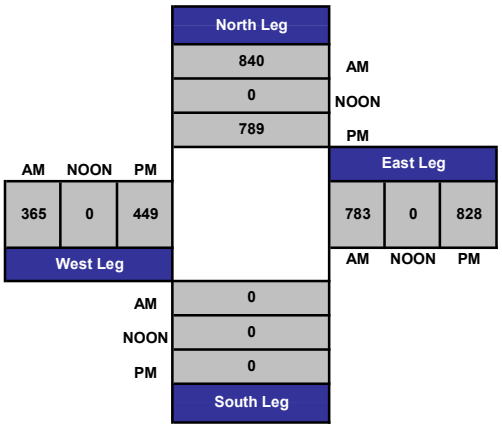


Count Periods	Start	End
AM	6:00 AM	10:00 AM
NOON	NONE	NONE
PM	3:00 PM	7:00 PM

Total Ins & Outs



Total Volume Per Leg



Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 17-5054-002 **Day:** Tuesday

City: Hollywood **Date:** 1/31/2017

TOTALS

AM

NS/EW Streets:	SB 101 Fwy Off Ramp			SB 101 Fwy Off Ramp			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	0	0	1	0	1	0	1	0	0	1	0	
6:00 AM	0	0	0	89	0	9	0	3	0	0	1	0	102
6:15 AM	0	0	0	98	0	9	0	8	0	0	4	0	119
6:30 AM	0	0	0	96	0	18	0	0	0	0	1	0	115
6:45 AM	0	0	0	91	0	21	0	3	0	0	3	0	118
7:00 AM	0	0	0	93	0	22	0	13	0	0	10	0	138
7:15 AM	0	0	0	124	0	32	0	19	0	0	19	0	194
7:30 AM	0	0	0	150	0	53	0	14	0	0	18	0	235
7:45 AM	0	0	0	154	0	63	0	15	0	0	36	0	268
8:00 AM	0	0	0	166	0	37	0	14	0	0	12	0	229
8:15 AM	0	0	0	154	0	45	0	18	0	0	20	0	237
8:30 AM	0	0	0	155	0	66	0	10	0	0	29	0	260
8:45 AM	0	0	0	163	0	49	0	11	0	0	13	0	236
9:00 AM	0	0	0	122	0	69	0	14	0	0	10	0	215
9:15 AM	0	0	0	121	0	65	0	14	0	0	21	0	221
9:30 AM	0	0	0	123	0	76	0	16	0	0	15	0	230
9:45 AM	0	0	0	121	0	87	0	22	0	0	18	0	248
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	0	0	2020	0	721	0	194	0	0	230	0	3165
APPROACH %'s :	#DIV/0!	#DIV/0!	#DIV/0!	73.70%	0.00%	26.30%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	745 AM												TOTAL
PEAK HR VOL :	0	0	0	629	0	211	0	57	0	0	97	0	994
PEAK HR FACTOR :	0.000			0.950			0.792			0.674			0.927

CONTROL : 3-Way Stop (SB/EB/WB)

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 17-5054-002 **Day:** Tuesday

TOTALS

City: Hollywood **Date:** 1/31/2017

PM

NS/EW Streets:	SB 101 Fwy Off Ramp			SB 101 Fwy Off Ramp			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	0	0	1	0	1	0	1	0	0	1	0	
3:00 PM	0	0	0	154	0	65	0	20	0	0	8	0	247
3:15 PM	0	0	0	153	0	54	0	19	0	0	5	0	231
3:30 PM	0	0	0	140	0	53	0	26	0	0	16	0	235
3:45 PM	0	0	0	133	0	38	1	34	0	0	19	0	225
4:00 PM	0	0	0	131	0	38	0	32	0	0	26	0	227
4:15 PM	0	0	0	143	0	40	1	21	0	0	25	0	230
4:30 PM	0	0	0	152	0	47	0	35	0	0	17	0	251
4:45 PM	0	0	0	131	0	71	0	45	0	0	32	0	279
5:00 PM	0	0	0	150	0	38	0	35	0	0	16	0	239
5:15 PM	0	0	0	121	0	59	0	46	0	0	22	0	248
5:30 PM	0	0	0	150	0	57	0	41	0	0	10	0	258
5:45 PM	0	0	0	144	0	39	0	39	0	0	17	0	239
6:00 PM	0	0	0	150	0	46	0	43	0	0	11	0	250
6:15 PM	0	0	0	143	0	34	0	36	0	0	24	0	237
6:30 PM	0	0	0	145	0	61	0	49	0	0	16	0	271
6:45 PM	0	0	0	146	0	64	0	57	0	0	8	0	275
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	0	0	2286	0	804	2	578	0	0	272	0	3942
APPROACH %'s :	#DIV/0!	#DIV/0!	#DIV/0!	73.98%	0.00%	26.02%	0.34%	99.66%	0.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	600 PM												TOTAL
PEAK HR VOL :	0	0	0	584	0	205	0	185	0	0	59	0	1033
PEAK HR FACTOR :	0.000			0.939			0.811			0.615			0.939

CONTROL : 3-Way Stop (SB/EB/WB)

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 17-5054-002 **Day:** Tuesday

BIKES

City: Hollywood **Date:** 1/31/2017

AM

NS/EW Streets:	SB 101 Fwy Off Ramp			SB 101 Fwy Off Ramp			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	0	0	1	0	1	0	1	0	0	1	0	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	1
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	1	0	0	4	0	5
APPROACH %'s :							0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	745 AM												TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :		0.000			0.000			0.000			0.000		0.000

CONTROL : 3-Way Stop (SB/EB/WB)

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 17-5054-002 **Day:** Tuesday

BIKES

City: Hollywood **Date:** 1/31/2017

PM

NS/EW Streets:	SB 101 Fwy Off Ramp			SB 101 Fwy Off Ramp			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	0	0	1	0	1	0	1	0	0	1	0	
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
3:15 PM	0	0	0	0	0	0	0	2	0	0	0	0	2
3:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
4:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	
5:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	3	0	0	1	0	4
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 PM	0	0	0	0	0	0	0	3	0	0	0	0	3
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	12	0	0	1	0	13
APPROACH %'s :							0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	600 PM												TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	4	0	0	0	0	4
PEAK HR FACTOR :	0.000			0.000			0.333			0.000			0.333

CONTROL : 3-Way Stop (SB/EB/WB)

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 17-5054-002 **Day:** Tuesday

BUSES

City: Hollywood **Date:** 1/31/2017

AM

NS/EW Streets:	SB 101 Fwy Off Ramp			SB 101 Fwy Off Ramp			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	0	0	1	0	1	0	1	0	0	1	0	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :													
PEAK HR START TIME :	745 AM												TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000			0.000			0.000			0.000			0.000

CONTROL : 3-Way Stop (SB/EB/WB)

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 17-5054-002 **Day:** Tuesday

BUSES

City: Hollywood **Date:** 1/31/2017

PM

NS/EW Streets:	SB 101 Fwy Off Ramp			SB 101 Fwy Off Ramp			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	0	0	1	0	1	0	1	0	0	1	0	
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :													
PEAK HR START TIME :	600 PM												TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000			0.000			0.000			0.000			0.000

CONTROL : 3-Way Stop (SB/EB/WB)

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Western Ave

East/West Lexington Ave

Day: Wednesday Date: October 21, 2015 Weather: SUNNY

Hours: 7-10 & 3-6 Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	141	64	50	2
BIKES	60	51	7	2
BUSES	74	73	8	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	312	7.30	257	8.15	137	7.45	4	8.30
PM PK 15 MIN	333	15.30	241	17.00	185	16.45	6	15.45
AM PK HOUR	1154	7.15	958	8.00	518	7.15	10	8.30
PM PK HOUR	1272	16.30	897	16.15	689	15.30	11	15.30

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	22	1125	0	1147
8-9	13	1053	0	1066
9-10	11	943	0	954
15-16	7	1198	0	1205
16-17	27	1207	0	1234
17-18	26	1158	0	1184
TOTAL	106	6684	0	6790

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	790	43	833
8-9	0	887	71	958
9-10	0	836	54	890
15-16	0	828	39	867
16-17	0	785	52	837
17-18	0	752	36	788
TOTAL	0	4878	295	5173

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1980	0	0	21	1
2024	0	0	12	0
1844	0	0	9	0
2072	0	0	3	0
2071	1	0	8	0
1972	1	0	9	1
11963	2	0	62	2

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	75	0	432	507
8-9	65	0	433	498
9-10	63	0	454	517
15-16	119	0	545	664
16-17	106	0	582	688
17-18	97	0	473	570
TOTAL	525	0	2919	3444

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	0	1	2
8-9	3	2	3	8
9-10	3	0	5	8
15-16	0	0	10	10
16-17	1	1	4	6
17-18	4	0	1	5
TOTAL	12	3	24	39

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
509	36	8	37	3
506	20	0	31	1
525	47	0	32	0
674	59	27	23	3
694	61	16	33	1
575	81	36	40	0
3483	304	87	196	8

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

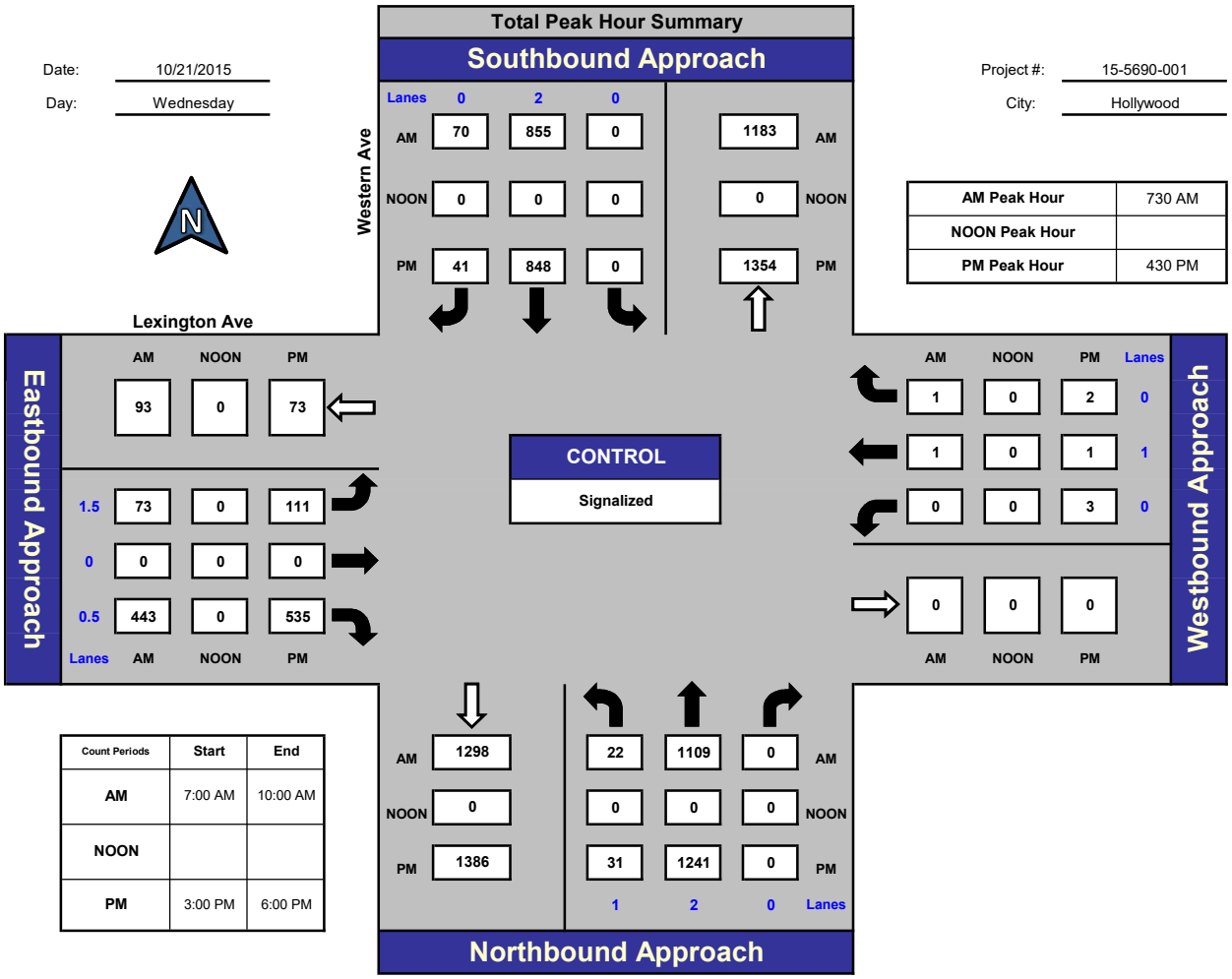
Western Ave and Lexington Ave , Hollywood

Date: 10/21/2015

Day: Wednesday

Project #: 15-5690-001

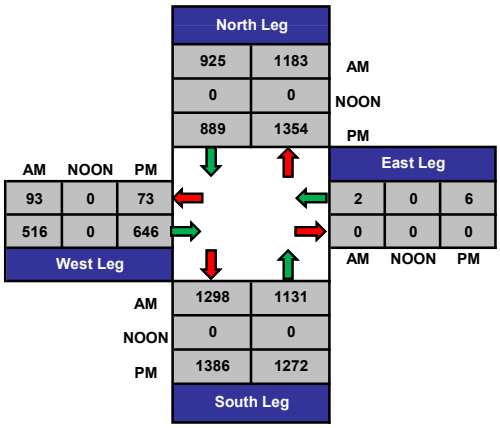
City: Hollywood



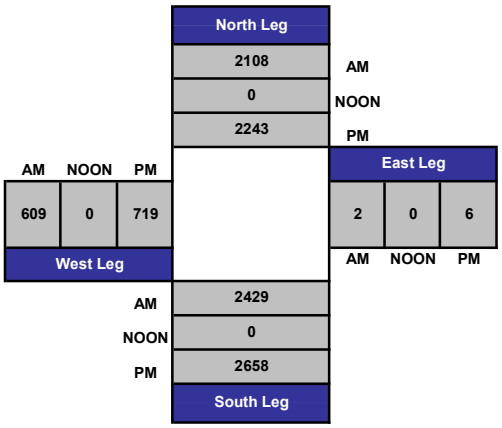
AM Peak Hour	730 AM
NOON Peak Hour	
PM Peak Hour	430 PM

Count Periods	Start	End
AM	7:00 AM	10:00 AM
NOON		
PM	3:00 PM	6:00 PM

Total Ins & Outs



Total Volume Per Leg



Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 15-5690-001 **Day:** Wednesday

TOTALS

City: Hollywood **Date:** 10/21/2015

AM

NS/EW Streets:	Western Ave			Western Ave			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	2	0	0	2	0	1.5	0	0.5	0	1	0	
7:00 AM	5	257	0	0	212	3	13	0	100	0	0	1	591
7:15 AM	3	278	0	0	167	10	20	0	108	1	0	0	587
7:30 AM	7	305	0	0	202	16	18	0	111	0	0	0	659
7:45 AM	7	285	0	0	209	14	24	0	113	0	0	0	652
8:00 AM	7	262	0	0	207	20	16	0	108	0	1	1	622
8:15 AM	1	257	0	0	237	20	15	0	111	0	0	0	641
8:30 AM	1	273	0	0	213	22	11	0	111	3	0	1	635
8:45 AM	4	261	0	0	230	9	23	0	103	0	1	1	632
9:00 AM	6	239	0	0	187	11	13	0	116	1	0	0	573
9:15 AM	2	234	0	0	235	20	14	0	117	1	0	2	625
9:30 AM	1	207	0	0	211	13	19	0	113	1	0	3	568
9:45 AM	2	263	0	0	203	10	17	0	108	0	0	0	603
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	46	3121	0	0	2513	168	203	0	1319	7	2	9	7388
APPROACH %'s :	1.45%	98.55%	0.00%	0.00%	93.73%	6.27%	13.34%	0.00%	86.66%	38.89%	11.11%	50.00%	
PEAK HR START TIME :	730 AM												TOTAL
PEAK HR VOL :	22	1109	0	0	855	70	73	0	443	0	1	1	2574
PEAK HR FACTOR :		0.906			0.900			0.942			0.250		0.976

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 15-5690-001 **Day:** Wednesday

TOTALS

City: Hollywood **Date:** 10/21/2015

PM

NS/EW Streets:	Western Ave			Western Ave			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	2	0	0	2	0	1.5	0	0.5	0	1	0	
3:00 PM	0	320	0	0	189	9	32	0	126	0	0	1	677
3:15 PM	2	274	0	0	208	12	32	0	126	0	0	2	656
3:30 PM	1	332	0	0	215	11	24	0	147	0	0	1	731
3:45 PM	4	272	0	0	216	7	31	0	146	0	0	6	682
4:00 PM	4	297	0	0	164	17	26	0	145	0	0	1	654
4:15 PM	6	285	0	0	223	14	26	0	144	1	0	2	701
4:30 PM	7	312	0	0	209	13	16	0	146	0	0	1	704
4:45 PM	10	313	0	0	189	8	38	0	147	0	1	0	706
5:00 PM	6	297	0	0	233	8	30	0	118	3	0	1	696
5:15 PM	8	319	0	0	217	12	27	0	124	0	0	0	707
5:30 PM	6	280	0	0	174	9	21	0	115	0	0	0	605
5:45 PM	6	262	0	0	128	7	19	0	116	1	0	0	539
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	60	3563	0	0	2365	127	322	0	1600	5	1	15	8058
APPROACH %'s :	1.66%	98.34%	0.00%	0.00%	94.90%	5.10%	16.75%	0.00%	83.25%	23.81%	4.76%	71.43%	
PEAK HR START TIME :	430 PM												TOTAL
PEAK HR VOL :	31	1241	0	0	848	41	111	0	535	3	1	2	2813
PEAK HR FACTOR :		0.972			0.922			0.873			0.375		0.995

CONTROL : Signalized

PREPARED BY NATIONAL DATA & SURVEYING SERVICES

PROJECT#: 15-5690-001
N/S Street: Western Ave
E/W Street: Lexington Ave
DATE: 10/21/2015 DAY: Wednesday
CITY: Hollywood

A M

Adult Pedestrians

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00 AM	0	5	0	0	8	2	4	2
7:15 AM	1	4	0	0	8	3	6	4
7:30 AM	1	5	0	0	6	2	6	3
7:45 AM	2	3	0	0	6	2	7	4
8:00 AM	0	0	0	0	5	4	7	0
8:15 AM	0	3	0	0	6	1	1	4
8:30 AM	2	1	0	0	2	6	2	1
8:45 AM	1	5	0	0	3	4	3	2
9:00 AM	1	5	0	0	6	3	2	11
9:15 AM	1	1	0	0	1	5	3	7
9:30 AM	0	0	0	0	5	5	6	8
9:45 AM	0	1	0	0	5	2	7	3
TOTALS	**9**	**33**	**0**	**0**	**61**	**39**	**54**	**49**

School-Aged Pedestrians

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00 AM	0	0	0	0	0	1	1	0
7:15 AM	0	0	0	0	0	0	1	0
7:30 AM	0	0	0	0	1	0	0	0
7:45 AM	1	0	0	0	1	0	6	0
8:00 AM	0	0	0	0	0	1	0	0
8:15 AM	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0
TOTALS	**1**	**0**	**0**	**0**	**2**	**2**	**8**	**0**

P M

Adult Pedestrians

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
3:00 PM	0	0	0	0	0	1	6	2
3:15 PM	1	1	0	0	5	6	6	14
3:30 PM	0	0	0	0	0	3	6	8
3:45 PM	1	0	0	0	1	7	4	13
4:00 PM	1	1	0	0	8	6	6	9
4:15 PM	0	0	0	1	4	2	6	3
4:30 PM	1	2	0	0	3	2	7	13
4:45 PM	0	3	0	0	4	4	5	12
5:00 PM	1	1	0	0	3	5	10	11
5:15 PM	1	2	0	0	6	6	10	14
5:30 PM	4	0	1	0	2	6	13	13
5:45 PM	0	0	0	0	8	4	2	8
TOTALS	**10**	**10**	**1**	**1**	**44**	**52**	**81**	**120**

School-Aged Pedestrians

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
3:00 PM	0	0	0	0	0	0	0	8
3:15 PM	0	0	0	0	0	0	3	12
3:30 PM	0	0	0	0	0	0	0	4
3:45 PM	0	0	0	0	0	3	0	0
4:00 PM	0	0	0	0	0	0	1	0
4:15 PM	0	0	0	0	0	0	0	7
4:30 PM	0	0	0	0	1	0	0	0
4:45 PM	0	0	0	0	0	0	1	7
5:00 PM	0	0	0	0	0	0	6	0
5:15 PM	0	0	0	0	0	0	1	9
5:30 PM	1	0	0	0	0	0	9	1
5:45 PM	0	0	0	0	0	0	6	4
TOTALS	**1**	**0**	**0**	**0**	**1**	**3**	**27**	**52**

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 15-5690-001 **Day:** Wednesday

BIKES

City: Hollywood **Date:** 10/21/2015

AM

NS/EW Streets:	Western Ave			Western Ave			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	2	0	0	2	0	1.5	0	0.5	0	1	0	
7:00 AM	0	1	0	0	4	0	0	0	0	0	0	0	5
7:15 AM	0	2	0	0	1	0	1	0	0	0	0	0	4
7:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	2
7:45 AM	1	6	0	0	0	0	0	0	0	0	0	0	7
8:00 AM	0	1	0	0	0	0	1	0	0	0	0	0	2
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	1	0	0	0	0	0	0	0	1
8:45 AM	0	3	0	0	0	1	0	0	0	0	0	0	4
9:00 AM	0	1	0	0	0	0	0	0	0	0	1	0	2
9:15 AM	0	0	0	0	3	0	0	0	0	0	0	0	3
9:30 AM	0	3	0	0	2	0	0	0	0	0	0	0	5
9:45 AM	0	1	0	0	1	1	0	0	0	0	0	0	3
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	1	21	0	0	12	2	2	0	0	0	1	0	39
APPROACH %'s :	4.55%	95.45%	0.00%	0.00%	85.71%	14.29%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	730 AM												TOTAL
PEAK HR VOL :	1	10	0	0	0	0	1	0	0	0	0	0	12
PEAK HR FACTOR :		0.393			0.000			0.250			0.000		0.429

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 15-5690-001 **Day:** Wednesday

BIKES

City: Hollywood **Date:** 10/21/2015

PM

NS/EW Streets:	Western Ave			Western Ave			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	2	0	0	2	0	1.5	0	0.5	0	1	0	
3:00 PM	0	4	0	0	3	0	0	0	1	0	0	0	8
3:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	2
3:30 PM	0	6	0	0	1	0	0	0	1	0	0	0	8
3:45 PM	0	4	0	0	4	0	0	0	0	0	0	0	8
4:00 PM	0	7	0	0	2	0	0	0	0	0	0	0	9
4:15 PM	0	1	0	0	3	1	1	0	0	0	0	0	6
4:30 PM	0	1	0	0	3	0	0	0	0	0	0	0	4
4:45 PM	0	2	0	0	4	1	0	0	0	0	1	0	8
5:00 PM	0	4	0	0	7	1	0	0	0	0	0	0	12
5:15 PM	0	1	0	0	3	1	0	1	0	0	0	0	6
5:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	2
5:45 PM	0	6	0	0	1	0	0	0	1	0	0	0	8
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	38	0	0	33	4	1	1	3	0	1	0	81
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	89.19%	10.81%	20.00%	20.00%	60.00%	0.00%	100.00%	0.00%	
PEAK HR START TIME :	430 PM												TOTAL
PEAK HR VOL :	0	8	0	0	17	3	0	1	0	0	1	0	30
PEAK HR FACTOR :		0.500			0.625			0.250			0.250		0.625

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 15-5690-001 **Day:** Wednesday

BUSES

City: Hollywood **Date:** 10/21/2015

AM

NS/EW Streets:	Western Ave			Western Ave			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	2	0	0	2	0	1.5	0	0.5	0	1	0	
7:00 AM	0	4	0	0	2	0	0	0	0	0	0	0	6
7:15 AM	0	6	0	0	3	0	0	0	4	0	0	0	13
7:30 AM	0	3	0	0	2	0	0	0	1	0	0	0	6
7:45 AM	0	2	0	0	6	0	0	0	0	0	0	0	8
8:00 AM	0	8	0	0	3	0	0	0	0	0	0	0	11
8:15 AM	0	2	0	0	1	0	0	0	1	0	0	0	4
8:30 AM	0	6	0	0	3	0	0	0	1	0	0	0	10
8:45 AM	0	5	0	0	6	0	0	0	0	0	0	0	11
9:00 AM	0	2	0	0	1	0	0	0	0	0	0	0	3
9:15 AM	0	1	0	0	2	0	0	0	0	0	0	0	3
9:30 AM	0	1	0	0	4	0	0	0	0	0	0	0	5
9:45 AM	0	2	0	0	2	0	0	0	0	0	0	0	4
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	42	0	0	35	0	0	0	7	0	0	0	84
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%				
PEAK HR START TIME :	730 AM												TOTAL
PEAK HR VOL :	0	15	0	0	12	0	0	0	2	0	0	0	29
PEAK HR FACTOR :		0.469			0.500			0.500			0.000		0.659

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 15-5690-001 **Day:** Wednesday

BUSES

City: Hollywood **Date:** 10/21/2015

PM

NS/EW Streets:	Western Ave			Western Ave			Lexington Ave			Lexington Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	2	0	0	2	0	1.5	0	0.5	0	1	0	
3:00 PM	0	6	0	0	2	0	0	0	0	0	0	0	8
3:15 PM	0	2	0	0	6	0	0	0	0	0	0	0	8
3:30 PM	0	1	0	0	3	0	0	0	0	0	0	0	4
3:45 PM	0	2	0	0	5	0	0	0	0	0	0	0	7
4:00 PM	0	2	0	0	3	0	0	0	0	0	0	0	5
4:15 PM	0	3	0	0	1	0	0	0	0	0	0	0	4
4:30 PM	0	3	0	0	2	0	0	0	0	0	0	0	5
4:45 PM	0	3	0	0	1	0	0	0	0	0	0	0	4
5:00 PM	0	2	0	0	6	0	0	0	0	0	0	0	8
5:15 PM	0	1	0	0	3	0	0	0	1	0	0	0	5
5:30 PM	0	6	0	0	1	0	0	0	0	0	0	0	7
5:45 PM	0	1	0	0	5	0	0	0	0	0	0	0	6
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	32	0	0	38	0	0	0	1	0	0	0	71
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%				
PEAK HR START TIME :	430 PM												TOTAL
PEAK HR VOL :	0	9	0	0	12	0	0	0	1	0	0	0	22
PEAK HR FACTOR :		0.750			0.500			0.250			0.000		0.688

CONTROL : Signalized

Location ID: 3
North/South: Western Avenue
East/West: Santa Monica Blvd

Date: 05/23/18
City: Los Angeles, CA

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	28	213	25	8	286	26	24	231	19	9	139	12	1020
7:15	21	247	22	11	246	27	26	254	18	18	175	16	1081
7:30	26	251	31	9	221	31	34	243	21	15	206	12	1100
7:45	23	224	28	10	184	30	48	233	22	17	200	15	1034
8:00	22	258	24	8	186	38	46	229	27	25	197	14	1074
8:15	15	266	19	9	218	37	41	215	15	23	213	13	1084
8:30	19	257	26	11	267	31	43	197	19	24	201	19	1114
8:45	23	249	34	10	257	30	31	169	24	27	176	11	1041
9:00	34	233	28	9	246	21	24	178	19	31	181	16	1020
9:15	44	235	29	9	249	19	31	177	15	25	213	14	1060
9:30	41	251	22	12	258	16	26	167	20	17	197	18	1045
9:45	30	264	23	12	253	16	29	169	14	18	180	17	1025
Total Volume:	326	2948	311	118	2871	322	403	2462	233	249	2278	177	12698
Approach %	9%	82%	9%	4%	87%	10%	13%	79%	8%	9%	84%	7%	
Peak Hr Begin:	8:00												
PHV	79	1030	103	38	928	136	161	810	85	99	787	57	4313
PHF		0.990			0.892			0.874			0.947		0.968

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	14	240	34	15	251	21	32	239	18	26	245	19	1154
15:15	19	231	31	19	243	37	38	254	16	27	234	21	1170
15:30	21	237	25	14	234	39	34	238	27	31	241	19	1160
15:45	23	259	33	12	239	34	39	236	23	31	216	21	1166
16:00	15	257	34	11	234	38	51	234	22	27	204	28	1155
16:15	19	239	36	19	217	41	59	231	27	21	201	19	1129
16:30	19	246	29	15	246	31	55	231	34	29	206	19	1160
16:45	17	236	21	9	256	39	46	246	39	34	204	24	1171
17:00	8	251	24	13	271	44	57	267	21	34	214	23	1227
17:15	9	254	29	17	234	43	45	245	21	32	211	24	1164
17:30	15	259	31	12	244	48	44	244	30	33	213	26	1199
17:45	13	247	27	11	253	47	46	251	24	19	221	19	1178
Total Volume:	192	2956	354	167	2922	462	546	2916	302	344	2610	262	14033
Approach %	5%	84%	10%	5%	82%	13%	15%	77%	8%	11%	81%	8%	
Peak Hr Begin:	17:00												
PHV	45	1011	111	53	1002	182	192	1007	96	118	859	92	4768
PHF		0.957			0.943			0.938			0.983		0.971

	North Leg		East Leg		South Leg		West Leg	
15 Min Interval	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
7:00	34	3	10	0	31	1	9	0
7:15	49	1	15	1	37	2	11	1
7:30	41	4	13	1	51	0	15	1
7:45	48	2	19	1	46	1	17	0
8:00	46	3	21	0	53	1	12	0
8:15	34	1	23	0	42	0	21	1
8:30	38	2	25	1	44	0	23	0
8:45	31	1	22	0	53	1	21	0
9:00	39	1	42	0	51	0	18	1
9:15	34	1	23	0	39	1	19	2
9:30	38	2	21	0	34	1	34	1
9:45	39	1	29	1	46	1	21	0

	North Leg		East Leg		South Leg		West Leg	
15 Min Interval	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*	*Peds*	*Bicycle*
15:00	43	2	21	0	44	1	42	0
15:15	44	3	24	1	46	0	34	0
15:30	34	1	29	2	58	1	44	1
15:45	39	0	31	0	64	0	49	0
16:00	54	1	48	1	75	2	46	0
16:15	44	2	42	1	81	1	51	1
16:30	55	1	46	3	64	0	59	1
16:45	41	0	49	0	49	1	41	0
17:00	34	3	31	2	44	1	34	0
17:15	50	1	29	1	49	3	38	1
17:30	50	1	34	1	59	2	33	0
17:45	44	1	38	0	81	0	35	0

HCS WORKSHEETS

HCS7 Two-Way Stop-Control Report

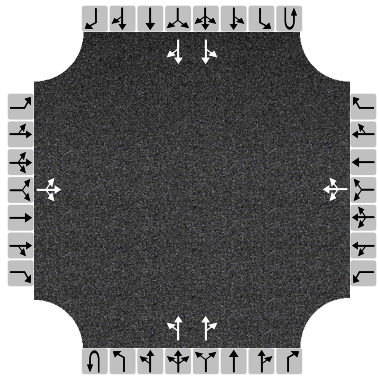
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2022
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		4	6	22		14	5	23		30	674	39		20	1046	43
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.3	6.3	6.3		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.30	6.30	6.30		7.50	6.50	6.90		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			34				44			32				21		
Capacity, c (veh/h)			137				119			604				860		
v/c Ratio			0.25				0.37			0.05				0.02		
95% Queue Length, Q_{95} (veh)			0.9				1.5			0.2				0.1		
Control Delay (s/veh)			39.6				52.1			11.3				9.3		
Level of Service, LOS			E				F			B				A		
Approach Delay (s/veh)		39.6				52.1				0.9				0.5		
Approach LOS		E				F										

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HCS7 Two-Way Stop-Control Report

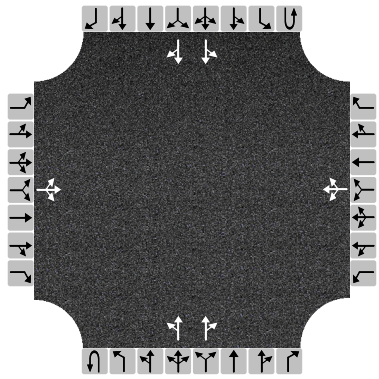
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8/15/22
Analysis Year	2022
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING+PROJECT

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		4	6	71		14	5	23		38	678	39		20	1070	43
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			86				45			40				21		
Capacity, c (veh/h)			183				89			575				837		
v/c Ratio			0.47				0.50			0.07				0.03		
95% Queue Length, Q_{95} (veh)			2.3				2.2			0.2				0.1		
Control Delay (s/veh)			41.2				80.9			11.7				9.4		
Level of Service, LOS			E				F			B				A		
Approach Delay (s/veh)		41.2				80.9				1.2				0.5		
Approach LOS		E				F										

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HCS7 Two-Way Stop-Control Report

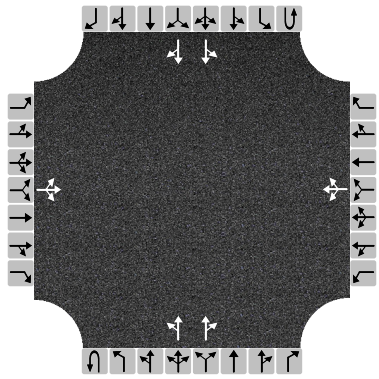
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8/15/2022
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WO PROJECT

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		4	7	24		15	6	25		31	724	42		21	1119	45
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.0				4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.00				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			37				48			33				22		
Capacity, c (veh/h)			100				92			583				819		
v/c Ratio			0.37				0.52			0.06				0.03		
95% Queue Length, Q_{95} (veh)			1.5				2.3			0.2				0.1		
Control Delay (s/veh)			60.8				80.7			11.5				9.5		
Level of Service, LOS			F				F			B				A		
Approach Delay (s/veh)		60.8				80.7				0.9				0.5		
Approach LOS		F				F										

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HCS7 Two-Way Stop-Control Report

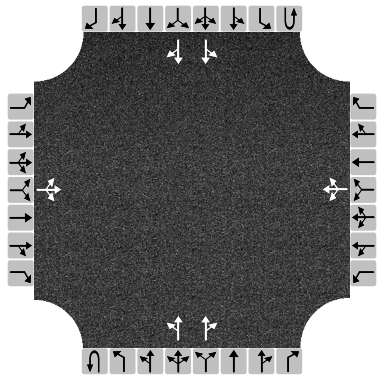
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8/15/2022
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		4	7	73		15	6	25		39	728	42		21	1143	45
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			88				48			41				22		
Capacity, c (veh/h)			152				70			542				802		
v/c Ratio			0.58				0.69			0.08				0.03		
95% Queue Length, Q_{95} (veh)			3.0				3.1			0.2				0.1		
Control Delay (s/veh)			57.3				130.2			12.2				9.6		
Level of Service, LOS			F				F			B				A		
Approach Delay (s/veh)		57.3				130.2				1.3				0.6		
Approach LOS		F				F										

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HCS7 Two-Way Stop-Control Report

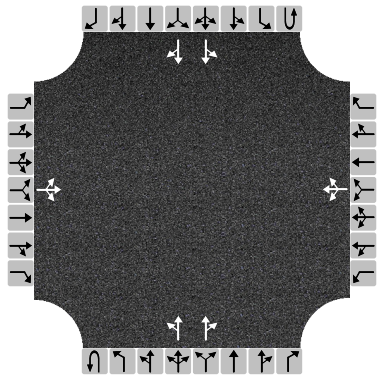
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2022
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		30	17	51		13	9	14		37	689	26		9	826	13
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			103				38			39				9		
Capacity, c (veh/h)			138				113			770				860		
v/c Ratio			0.75				0.33			0.05				0.01		
95% Queue Length, Q_{95} (veh)			4.4				1.3			0.2				0.0		
Control Delay (s/veh)			83.8				51.9			9.9				9.2		
Level of Service, LOS			F				F			A				A		
Approach Delay (s/veh)		83.8				51.9				0.8				0.2		
Approach LOS		F				F										

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HCS7 Two-Way Stop-Control Report

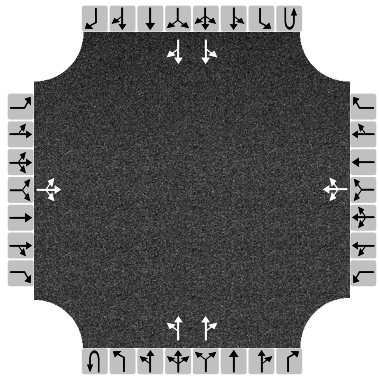
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2022
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING+PROJECT

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		30	17	63		13	9	14		78	710	26		8	832	13
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			116				38			82				8		
Capacity, c (veh/h)			111				78			753				829		
v/c Ratio			1.04				0.49			0.11				0.01		
95% Queue Length, Q_{95} (veh)			6.9				2.0			0.4				0.0		
Control Delay (s/veh)			171.4				89.4			10.4				9.4		
Level of Service, LOS			F				F			B				A		
Approach Delay (s/veh)		171.4				89.4				1.7				0.2		
Approach LOS		F				F										

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HCS7 Two-Way Stop-Control Report

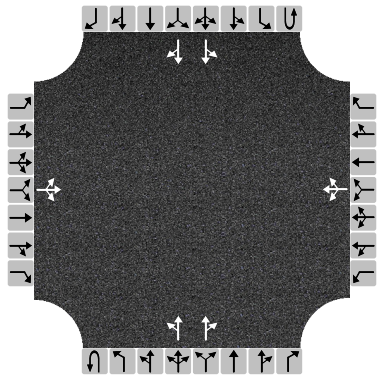
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITHOUT PROJECT

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		31	18	54		13	9	15		39	745	27		9	884	13
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			108				39			41				9		
Capacity, c (veh/h)			115				93			731				817		
v/c Ratio			0.94				0.42			0.06				0.01		
95% Queue Length, Q_{95} (veh)			6.0				1.7			0.2				0.0		
Control Delay (s/veh)			138.6				69.4			10.2				9.5		
Level of Service, LOS			F				F			B				A		
Approach Delay (s/veh)		138.6				69.4				0.9				0.2		
Approach LOS		F				F										

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HCS7 Two-Way Stop-Control Report

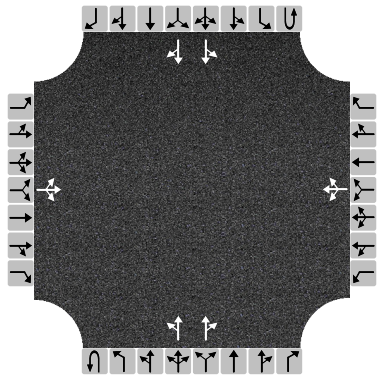
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	1
Jurisdiction	LOS ANGELES
East/West Street	LA MIRANDA AVE
North/South Street	WILTON PL
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	2	0	0	0	2	0
Configuration			LTR				LTR			LT		TR		LT		TR
Volume, V (veh/h)		31	18	66		13	9	15		80	766	27		9	890	13
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			121				39			84				9		
Capacity, c (veh/h)			88				57			703				786		
v/c Ratio			1.38				0.68			0.12				0.01		
95% Queue Length, Q_{95} (veh)			9.1				2.8			0.4				0.0		
Control Delay (s/veh)			311.8				151.5			10.8				9.6		
Level of Service, LOS			F				F			B				A		
Approach Delay (s/veh)		311.8				151.5				1.9				0.2		
Approach LOS		F				F										

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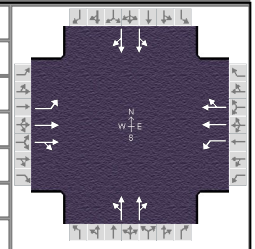
HCS7 Signalized Intersection Results Summary

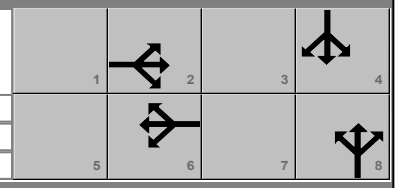
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.98
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton EXISTING AM PEAK.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	35	768	59	130	1305	11	9	745	63	2	823	101

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	31.9	20.1	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		35.9		35.9		24.1		24.1
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (g_s), s						16.8		16.6
Green Extension Time (g_e), s		0.0		0.0		3.3		3.3
Phase Call Probability						1.00		1.00
Max Out Probability						0.25		0.25

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	36	440	404	133	687	656	445		389	509		436
Adjusted Saturation Flow Rate (*s*), veh/h/ln	410	1870	1716	648	1870	1786	1822		1642	1898		1626
Queue Service Time (g_s), s	4.2	8.7	8.7	9.5	16.3	16.3	0.2		12.4	0.0		14.6
Cycle Queue Clearance Time (g_c), s	20.6	8.7	8.7	18.1	16.3	16.3	14.8		12.4	14.6		14.6
Green Ratio (*g/C*)	0.53	0.53	0.53	0.53	0.53	0.53	0.34		0.34	0.34		0.34
Capacity (*c*), veh/h	226	993	912	370	993	949	673		551	697		546
Volume-to-Capacity Ratio (*X*)	0.158	0.443	0.443	0.358	0.691	0.692	0.661		0.706	0.730		0.799
Back of Queue (*Q*), ft/ln (85 th percentile)	20.5	125.5	116.3	66	223.3	212.9	173.8		157	205.5		180.2
Back of Queue (*Q*), veh/ln (85 th percentile)	0.8	4.9	4.7	2.6	8.8	8.5	7.0		6.3	8.2		7.2
Queue Storage Ratio (*RQ*) (85 th percentile)	0.23	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (d_1), s/veh	18.1	8.6	8.6	14.2	10.4	10.4	17.3		17.4	18.1		18.1
Incremental Delay (d_2), s/veh	1.5	1.4	1.6	2.7	3.9	4.1	0.4		0.6	1.1		1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	19.6	10.1	10.2	16.9	14.4	14.6	17.7		18.0	19.1		19.1
Level of Service (LOS)	B	B	B	B	B	B	B		B	B		B
Approach Delay, s/veh / LOS	10.5	B		14.7	B		17.8	B		19.1	B	
Intersection Delay, s/veh / LOS	15.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.06	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.21	A	1.70	B	1.18	A	1.27	A

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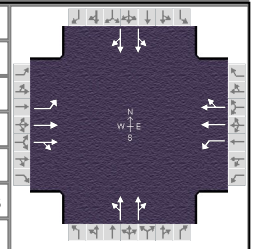
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.98
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton EXISTING+PROJECT AM PEAK.xus		
Project Description	EXISTING + PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	768	59	130	1305	11	9	769	63	2	827	113

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	31.5	20.5	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		35.5		35.5		24.5		24.5
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (g_s), s						17.1		16.9
Green Extension Time (g_e), s		0.0		0.0		3.4		3.4
Phase Call Probability						1.00		1.00
Max Out Probability						0.28		0.27

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	110	441	403	133	687	656	458		400	520		441
Adjusted Saturation Flow Rate (*s*), veh/h/ln	409	1870	1708	644	1870	1785	1823		1642	1898		1612
Queue Service Time (g_s), s	14.9	8.8	8.8	9.7	16.5	16.6	0.2		12.7	0.0		14.9
Cycle Queue Clearance Time (g_c), s	31.5	8.8	8.8	18.5	16.5	16.6	15.1		12.7	14.9		14.9
Green Ratio (*g/C*)	0.53	0.53	0.53	0.53	0.53	0.53	0.34		0.34	0.34		0.34
Capacity (*c*), veh/h	222	982	897	364	982	937	684		561	709		551
Volume-to-Capacity Ratio (*X*)	0.497	0.449	0.449	0.365	0.699	0.700	0.669		0.714	0.734		0.801
Back of Queue (*Q*), ft/ln (85 th percentile)	83.3	127.6	117.9	67.4	227.4	216.9	178.2		160.5	209.6		181.7
Back of Queue (*Q*), veh/ln (85 th percentile)	3.3	5.0	4.7	2.7	9.0	8.7	7.1		6.4	8.4		7.3
Queue Storage Ratio (*RQ*) (85 th percentile)	0.95	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (d_1), s/veh	23.1	8.9	8.9	14.6	10.7	10.7	17.1		17.2	17.9		17.9
Incremental Delay (d_2), s/veh	7.8	1.5	1.6	2.8	4.1	4.3	0.4		0.6	1.2		1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	30.9	10.3	10.5	17.4	14.8	15.0	17.6		17.8	19.1		19.0
Level of Service (LOS)	C	B	B	B	B	B	B		B	B		B
Approach Delay, s/veh / LOS	12.8	B		15.2	B		17.7	B		19.0	B	
Intersection Delay, s/veh / LOS	16.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.07	B	2.07	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.27	A	1.70	B	1.20	A	1.28	A

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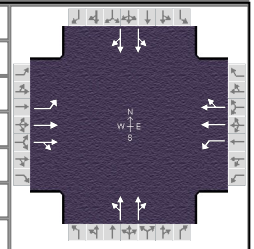
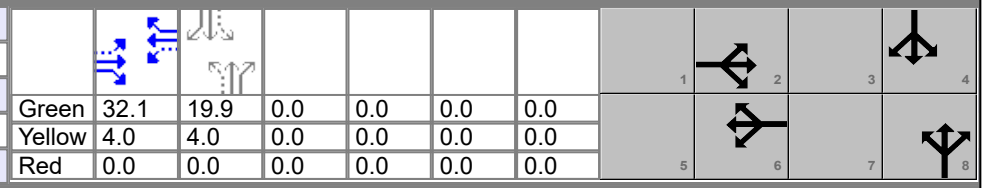
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.98
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton FUTURE WO PROJECT AM PEA…		
Project Description	FUTURE WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	38	829	64	150	1457	19	10	796	81	3	872	120

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	32.1	19.9	0.0	0.0	0.0	0.0		
Yellow	4.0	4.0	0.0	0.0	0.0	0.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		36.1		36.1		23.9		23.9
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (g_s), s						19.6		18.3
Green Extension Time (g_e), s		0.0		0.0		0.2		1.0
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	39	475	436	153	771	736	485		420	549		467
Adjusted Saturation Flow Rate (*s*), veh/h/ln	351	1870	1715	609	1870	1781	1614		1623	1896		1613
Queue Service Time (g_s), s	5.9	9.5	9.5	12.5	19.5	19.6	1.3		14.0	0.4		16.3
Cycle Queue Clearance Time (g_c), s	25.5	9.5	9.5	22.0	19.5	19.6	17.6		14.0	16.3		16.3
Green Ratio (*g/C*)	0.54	0.54	0.54	0.54	0.54	0.54	0.33		0.33	0.33		0.33
Capacity (*c*), veh/h	193	1002	918	350	1002	954	596		537	688		534
Volume-to-Capacity Ratio (*X*)	0.201	0.475	0.475	0.438	0.769	0.771	0.814		0.782	0.797		0.874
Back of Queue (*Q*), ft/ln (85 th percentile)	25.4	134.8	124.8	82.2	267.7	255.6	229.9		199.6	254		254
Back of Queue (*Q*), veh/ln (85 th percentile)	1.0	5.3	5.0	3.3	10.5	10.2	9.2		8.0	10.2		10.2
Queue Storage Ratio (*RQ*) (85 th percentile)	0.29	0.00	0.00	0.93	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (d_1), s/veh	21.1	8.7	8.7	15.5	11.0	11.0	18.2		18.1	18.9		18.9
Incremental Delay (d_2), s/veh	2.3	1.6	1.8	3.9	5.7	6.0	7.8		6.5	6.0		13.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	23.4	10.3	10.4	19.5	16.7	17.0	26.0		24.6	24.8		32.7
Level of Service (LOS)	C	B	B	B	B	B	C		C	C		C
Approach Delay, s/veh / LOS	10.9	B		17.1	B		25.4	C		28.5	C	
Intersection Delay, s/veh / LOS	20.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.06	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.27	A	1.86	B	1.23	A	1.33	A

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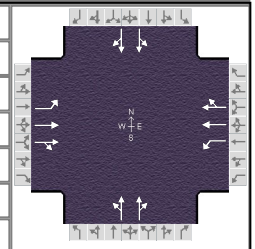
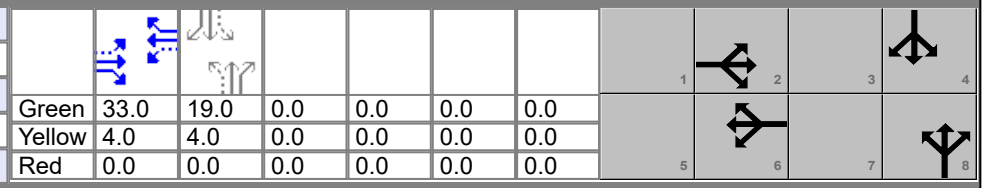
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.98
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton FUTURE WITH PROJECT AM PE…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	111	829	64	150	1457	19	10	820	81	2	876	132

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	33.0	19.0	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		37.0		37.0		23.0		23.0
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (g_s), s						21.0		19.2
Green Extension Time (g_e), s		0.0		0.0		0.0		0.0
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	113	476	435	153	771	735	499		431	560		471
Adjusted Saturation Flow Rate (*s*), veh/h/ln	350	1870	1708	606	1870	1780	1459		1620	1897		1597
Queue Service Time (g_s), s	14.0	9.2	9.2	12.2	18.9	19.0	1.8		14.9	1.6		17.2
Cycle Queue Clearance Time (g_c), s	33.0	9.2	9.2	21.5	18.9	19.0	19.0		14.9	17.1		17.2
Green Ratio (*g/C*)	0.55	0.55	0.55	0.55	0.55	0.55	0.32		0.32	0.32		0.32
Capacity (*c*), veh/h	202	1029	939	360	1029	979	523		513	661		506
Volume-to-Capacity Ratio (*X*)	0.562	0.463	0.463	0.425	0.749	0.751	0.953		0.840	0.847		0.931
Back of Queue (*Q*), ft/ln (85 th percentile)	91.5	129.2	119.3	79.5	252.8	241.9	320.9		227.8	282.5		299.1
Back of Queue (*Q*), veh/ln (85 th percentile)	3.7	5.1	4.8	3.2	10.0	9.7	12.8		9.1	11.3		12.0
Queue Storage Ratio (*RQ*) (85 th percentile)	1.04	0.00	0.00	0.90	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (d_1), s/veh	25.0	8.2	8.2	14.6	10.3	10.4	19.6		19.1	19.9		19.9
Incremental Delay (d_2), s/veh	10.8	1.5	1.6	3.6	5.0	5.3	27.5		11.3	9.5		23.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	35.8	9.6	9.8	18.3	15.3	15.7	47.2		30.4	29.3		43.7
Level of Service (LOS)	D	A	A	B	B	B	D		C	C		D
Approach Delay, s/veh / LOS	12.6	B		15.7	B		39.4	D		35.9	D	
Intersection Delay, s/veh / LOS	24.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.06	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.33	A	1.86	B	1.25	A	1.34	A

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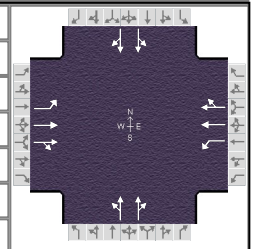
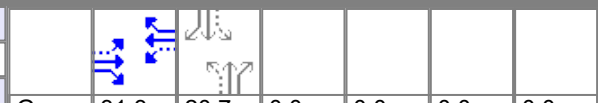
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.95
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton EXISTING PM PEAK.xus		
Project Description	EXISTING				

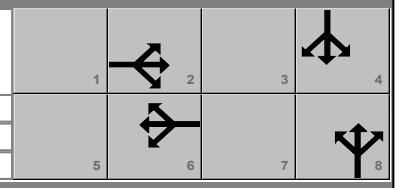


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	70	954	121	117	1251	43	11	740	82	0	913	63

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	31.3	20.7	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		35.3		35.3		24.7		24.7
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (g_s), s						17.5		17.0
Green Extension Time (g_e), s		0.0		0.0		3.2		3.3
Phase Call Probability						1.00		1.00
Max Out Probability						0.44		0.41

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	74	598	534	123	701	661	469		408	0		502
Adjusted Saturation Flow Rate (*s*), veh/h/ln	401	1870	1666	497	1870	1756	1755		1622	0		1814
Queue Service Time (g_s), s	10.3	13.5	13.5	13.9	17.2	17.3	0.4		13.2	0.0		15.0
Cycle Queue Clearance Time (g_c), s	27.7	13.5	13.5	27.4	17.2	17.3	15.5		13.2	0.0		15.0
Green Ratio (*g/C*)	0.52	0.52	0.52	0.52	0.52	0.52	0.34		0.34			0.34
Capacity (*c*), veh/h	214	977	870	268	977	917	666		559			625
Volume-to-Capacity Ratio (*X*)	0.345	0.612	0.613	0.460	0.718	0.720	0.705		0.730	0.000		0.803
Back of Queue (*Q*), ft/ln (85 th percentile)	50.9	187.5	170.4	80.9	237.4	225.2	186.7		163.5	0		216.1
Back of Queue (*Q*), veh/ln (85 th percentile)	2.0	7.4	6.8	3.2	9.3	9.0	7.5		6.5	0.0		8.6
Queue Storage Ratio (*RQ*) (85 th percentile)	0.58	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (d_1), s/veh	21.6	10.1	10.1	19.7	11.0	11.0	17.1		17.2			17.8
Incremental Delay (d_2), s/veh	4.4	2.9	3.2	5.6	4.5	4.9	1.3		0.7	0.0		3.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	26.0	12.9	13.3	25.3	15.5	15.8	18.5		17.9			21.6
Level of Service (LOS)	C	B	B	C	B	B	B		B			C
Approach Delay, s/veh / LOS	13.9	B		16.5	B		18.2	B		21.5	C	
Intersection Delay, s/veh / LOS	17.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.07	B	2.07	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.48	A	1.71	B	1.21	A	1.34	A

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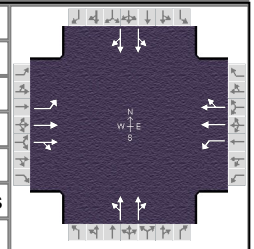
HCS7 Signalized Intersection Results Summary

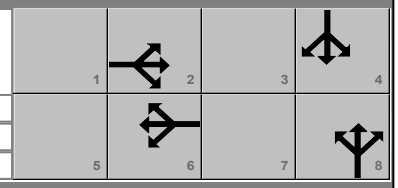
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.95
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton EXISTING+PROJECT PM PEAK.xus		
Project Description	EXISTING + PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	88	954	121	117	1251	43	11	746	82	0	934	125

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	29.8	22.2	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		33.8		33.8		26.2		26.2
Change Period, (*Y+R c*), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (*g s*), s						19.2		18.7
Green Extension Time (*g e*), s		0.0		0.0		3.0		3.2
Phase Call Probability						1.00		1.00
Max Out Probability						0.61		0.56

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	93	601	531	123	702	660	472		411	0		534
Adjusted Saturation Flow Rate (*s*), veh/h/ln	400	1870	1649	495	1870	1751	1726		1622	0		1746
Queue Service Time (*g s*), s	11.5	14.3	14.3	14.8	18.2	18.3	0.6		12.8	0.0		16.7
Cycle Queue Clearance Time (*g c*), s	29.8	14.3	14.3	29.1	18.2	18.3	17.2		12.8	0.0		16.7
Green Ratio (*g/C*)	0.50	0.50	0.50	0.50	0.50	0.50	0.37		0.37			0.37
Capacity (*c*), veh/h	196	928	818	247	928	869	701		601			647
Volume-to-Capacity Ratio (*X*)	0.472	0.647	0.649	0.498	0.756	0.759	0.674		0.684	0.000		0.826
Back of Queue (*Q*), ft/ln (85 th percentile)	75.7	204.4	184.5	86.9	260.6	246.9	178.9		156.8	0		234.9
Back of Queue (*Q*), veh/ln (85 th percentile)	3.0	8.0	7.4	3.5	10.3	9.9	7.2		6.3	0.0		9.4
Queue Storage Ratio (*RQ*) (85 th percentile)	0.86	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (*d 1*), s/veh	25.3	11.2	11.2	22.1	12.2	12.2	15.9		15.9			17.1
Incremental Delay (*d 2*), s/veh	7.9	3.5	4.0	7.0	5.7	6.2	1.2		0.5	0.0		5.7
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	33.2	14.7	15.2	29.1	17.9	18.4	17.1		16.5			22.8
Level of Service (LOS)	C	B	B	C	B	B	B		B			C
Approach Delay, s/veh / LOS	16.3	B		19.1	B		16.8	B		22.5	C	
Intersection Delay, s/veh / LOS	18.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.07	B	2.07	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.50	A	1.71	B	1.22	A	1.41	A

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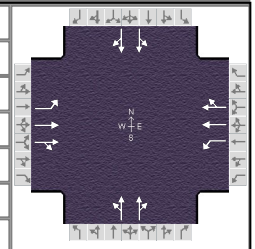
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.95
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton FUTURE WO PM PEAK.xus		
Project Description	FUTURE WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	86	1092	133	141	1343	49	12	787	101	6	969	67

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	31.0	21.0	0.0	0.0	0.0	0.0	1	2	3	4		
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		35.0		35.0		25.0		25.0
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (g_s), s						21.6		19.5
Green Extension Time (g_e), s		0.0		0.0		0.0		0.9
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	91	679	610	148	754	711	509		439	586		511
Adjusted Saturation Flow Rate (*s*), veh/h/ln	364	1870	1667	430	1870	1753	1536		1606	1889		1646
Queue Service Time (g_s), s	11.2	16.5	16.7	14.3	19.6	19.8	2.1		14.7	1.8		17.5
Cycle Queue Clearance Time (g_c), s	31.0	16.5	16.7	31.0	19.6	19.8	19.6		14.7	17.5		17.5
Green Ratio (*g/C*)	0.52	0.52	0.52	0.52	0.52	0.52	0.35		0.35	0.35		0.35
Capacity (*c*), veh/h	188	966	861	222	966	906	599		562	722		576
Volume-to-Capacity Ratio (*X*)	0.482	0.703	0.708	0.668	0.780	0.785	0.849		0.780	0.812		0.886
Back of Queue (*Q*), ft/ln (85 th percentile)	75.3	229.8	211.1	117.6	275.4	262.1	248.1		203.3	269.8		277.1
Back of Queue (*Q*), veh/ln (85 th percentile)	3.0	9.0	8.4	4.7	10.8	10.5	9.9		8.1	10.8		11.1
Queue Storage Ratio (*RQ*) (85 th percentile)	0.86	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (d_1), s/veh	25.8	11.0	11.1	25.1	11.7	11.8	17.6		17.4	18.3		18.4
Incremental Delay (d_2), s/veh	8.6	4.3	4.9	14.9	6.2	6.8	10.6		6.4	6.5		14.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	34.4	15.3	16.0	40.0	18.0	18.6	28.2		23.8	24.9		33.3
Level of Service (LOS)	C	B	B	D	B	B	C		C	C		C
Approach Delay, s/veh / LOS	16.8	B		20.3	C		26.2	C		28.8	C	
Intersection Delay, s/veh / LOS	22.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.07	B	2.07	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.63	B	1.82	B	1.27	A	1.39	A

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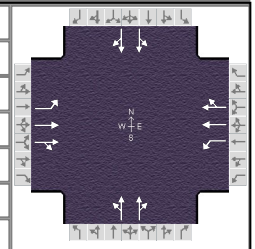
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.95
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	WILTON PLACE	File Name	2 SM & Wilton FUTURE WITH PROJECT PM PE…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	104	1092	133	141	1343	49	12	793	101	0	990	129

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	31.0	21.0	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		6.0		8.0		8.0
Phase Duration, s		35.0		35.0		25.0		25.0
Change Period, (*Y+R c*), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.1
Queue Clearance Time (*g s*), s						23.0		20.7
Green Extension Time (*g e*), s		0.0		0.0		0.0		0.2
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	109	682	608	148	755	710	512		441	0		564
Adjusted Saturation Flow Rate (*s*), veh/h/ln	363	1870	1654	428	1870	1748	1437		1602	1858		1742
Queue Service Time (*g s*), s	11.2	16.6	16.8	14.2	19.6	19.8	2.3		14.8	0.0		18.7
Cycle Queue Clearance Time (*g c*), s	31.0	16.6	16.8	31.0	19.6	19.8	21.0		14.8	0.0		18.7
Green Ratio (*g/C*)	0.52	0.52	0.52	0.52	0.52	0.52	0.35		0.35	0.35		0.35
Capacity (*c*), veh/h	188	966	855	221	966	903	564		561			610
Volume-to-Capacity Ratio (*X*)	0.584	0.705	0.711	0.672	0.781	0.786	0.908		0.787	0.000		0.926
Back of Queue (*Q*), ft/ln (85 th percentile)	91.5	231.2	211.6	117.9	275.7	262.2	280.8		206	0		327
Back of Queue (*Q*), veh/ln (85 th percentile)	3.7	9.1	8.5	4.7	10.9	10.5	11.2		8.2	0.0		13.1
Queue Storage Ratio (*RQ*) (85 th percentile)	1.04	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00
Uniform Delay (*d 1*), s/veh	26.6	11.0	11.1	25.2	11.8	11.8	17.8		17.5			18.8
Incremental Delay (*d 2*), s/veh	12.6	4.3	5.0	15.1	6.3	6.8	18.1		6.7	0.0		19.9
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Control Delay (*d*), s/veh	39.2	15.3	16.1	40.3	18.0	18.7	36.0		24.2			38.7
Level of Service (LOS)	D	B	B	D	B	B	D		C			D
Approach Delay, s/veh / LOS	17.5	B		20.3	C		30.5	C		37.7	D	
Intersection Delay, s/veh / LOS	25.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.07	B	2.07	B	2.26	B	2.26	B
Bicycle LOS Score / LOS	1.64	B	1.82	B	1.27	A	1.46	A

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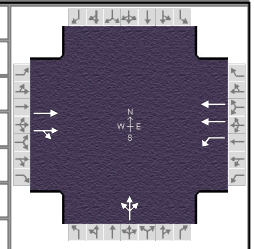
HCS7 Signalized Intersection Results Summary

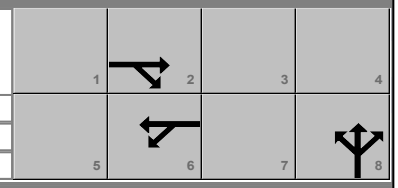
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s EXISTING AM P…		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1122	26	51	1754		122	0	106			

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	40.9	11.1	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		44.9		44.9		15.1		
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		3.4		
Queue Clearance Time (g_s), s						11.1		
Green Extension Time (g_e), s		0.0		0.0		0.3		
Phase Call Probability						0.98		
Max Out Probability						0.29		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		640	607	55	1907			248				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1870	1773	449	1745			1584				
Queue Service Time (g_s), s		12.4	10.0	4.5	23.0			9.1				
Cycle Queue Clearance Time (g_c), s		12.4	10.0	16.9	23.0			9.1				
Green Ratio (*g/C*)		0.68	0.68	0.68	0.68			0.19				
Capacity (*c*), veh/h		1274	1207	333	2377			294				
Volume-to-Capacity Ratio (*X*)		0.503	0.503	0.167	0.802			0.843				
Back of Queue (*Q*), ft/ln (85 th percentile)		110.5	105.1	20.6	206			141.1				
Back of Queue (*Q*), veh/ln (85 th percentile)		4.3	4.2	0.8	8.1			5.6				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	0.41	0.00			0.00				
Uniform Delay (d_1), s/veh		4.6	4.6	9.5	6.7			23.6				
Incremental Delay (d_2), s/veh		1.4	1.5	1.1	3.0			7.2				
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		6.1	6.1	10.6	9.7			30.7				
Level of Service (LOS)		A	A	B	A			C				
Approach Delay, s/veh / LOS	6.1	A		9.7	A		30.7	C		0.0		
Intersection Delay, s/veh / LOS	9.9						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.62	B	1.33	A	2.30	B	2.13	B
Bicycle LOS Score / LOS	1.52	B	2.11	B	0.90	A		

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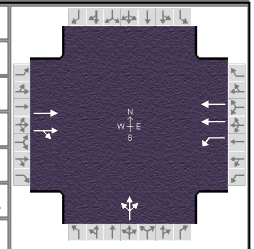
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s EXISTING+PRO…		
Project Description	EXISTING+PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1122	26	51	1791		122	0	106			

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	40.8	11.2	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		44.8		44.8		15.2		
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		3.4		
Queue Clearance Time (g_s), s						11.1		
Green Extension Time (g_e), s		0.0		0.0		0.3		
Phase Call Probability						0.98		
Max Out Probability						0.32		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		641	607	55	1947			248				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1870	1769	447	1745			1571				
Queue Service Time (g_s), s		12.4	10.0	4.5	24.2			9.1				
Cycle Queue Clearance Time (g_c), s		12.4	10.0	16.9	24.2			9.1				
Green Ratio (*g/C*)		0.68	0.68	0.68	0.68			0.19				
Capacity (*c*), veh/h		1272	1203	331	2373			294				
Volume-to-Capacity Ratio (*X*)		0.504	0.505	0.167	0.821			0.844				
Back of Queue (*Q*), ft/ln (85 th percentile)		111.8	106.3	20.7	218.5			141.9				
Back of Queue (*Q*), veh/ln (85 th percentile)		4.4	4.3	0.8	8.6			5.7				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	0.41	0.00			0.00				
Uniform Delay (d_1), s/veh		4.7	4.7	9.5	7.0			23.6				
Incremental Delay (d_2), s/veh		1.4	1.5	1.1	3.3			7.5				
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		6.1	6.2	10.6	10.3			31.0				
Level of Service (LOS)		A	A	B	B			C				
Approach Delay, s/veh / LOS	6.2	A		10.3	B		31.0	C		0.0		
Intersection Delay, s/veh / LOS	10.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.62	B	1.33	A	2.30	B	2.13	B
Bicycle LOS Score / LOS	1.52	B	2.14	B	0.90	A		

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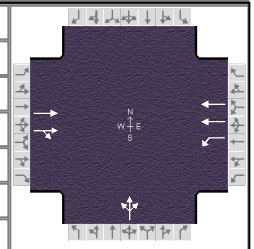
HCS7 Signalized Intersection Results Summary

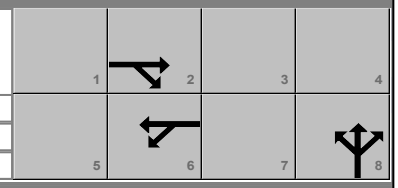
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s FUTURE WO P…		
Project Description	FUTURE WO PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1204	27	53	1951		129	0	112			

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	40.3	11.7	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		44.3		44.3		15.7		
Change Period, (*Y+R c*), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		3.4		
Queue Clearance Time (*g s*), s						11.6		
Green Extension Time (*g e*), s		0.0		0.0		0.3		
Phase Call Probability						0.99		
Max Out Probability						0.45		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		686	652	58	2121			262				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1870	1773	412	1745			1585				
Queue Service Time (*g s*), s		13.9	11.4	5.5	30.5			9.6				
Cycle Queue Clearance Time (*g c*), s		13.9	11.4	19.3	30.5			9.6				
Green Ratio (*g/C*)		0.67	0.67	0.67	0.67			0.19				
Capacity (*c*), veh/h		1257	1192	302	2346			308				
Volume-to-Capacity Ratio (*X*)		0.546	0.547	0.191	0.904			0.849				
Back of Queue (*Q*), ft/ln (85 th percentile)		126.9	120.8	24	290.4			151.6				
Back of Queue (*Q*), veh/ln (85 th percentile)		5.0	4.8	1.0	11.4			6.1				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	0.48	0.00			0.00				
Uniform Delay (*d 1*), s/veh		5.1	5.1	10.9	8.2			23.3				
Incremental Delay (*d 2*), s/veh		1.7	1.8	1.4	6.3			8.8				
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		6.8	6.9	12.3	14.5			32.1				
Level of Service (LOS)		A	A	B	B			C				
Approach Delay, s/veh / LOS	6.9	A		14.5	B		32.1	C		0.0		
Intersection Delay, s/veh / LOS	13.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.62	B	1.33	A	2.30	B	2.13	B
Bicycle LOS Score / LOS	1.59	B	2.28	B	0.92	A		

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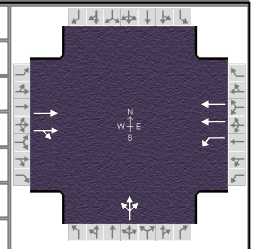
HCS7 Signalized Intersection Results Summary

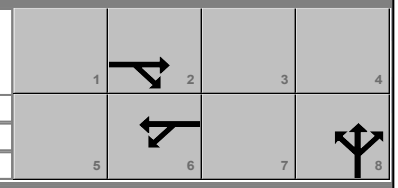
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s FUTURE WITH…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1204	27	53	1988		129	0	112			

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	40.3	11.7	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		44.3		44.3		15.7		
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		3.4		
Queue Clearance Time (g_s), s						11.6		
Green Extension Time (g_e), s		0.0		0.0		0.3		
Phase Call Probability						0.99		
Max Out Probability						0.48		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		687	651	58	2161			262				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1870	1770	411	1745			1573				
Queue Service Time (g_s), s		13.9	11.5	5.5	32.1			9.6				
Cycle Queue Clearance Time (g_c), s		13.9	11.5	19.4	32.1			9.6				
Green Ratio (*g/C*)		0.67	0.67	0.67	0.67			0.20				
Capacity (*c*), veh/h		1255	1187	301	2341			308				
Volume-to-Capacity Ratio (*X*)		0.547	0.548	0.192	0.923			0.851				
Back of Queue (*Q*), ft/ln (85 th percentile)		127.7	122	24.1	314.1			152.5				
Back of Queue (*Q*), veh/ln (85 th percentile)		5.0	4.9	1.0	12.4			6.1				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	0.48	0.00			0.00				
Uniform Delay (d_1), s/veh		5.1	5.1	11.0	8.5			23.3				
Incremental Delay (d_2), s/veh		1.7	1.8	1.4	7.6			9.1				
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		6.9	7.0	12.4	16.1			32.4				
Level of Service (LOS)		A	A	B	B			C				
Approach Delay, s/veh / LOS	6.9	A		16.0	B		32.4	C		0.0		
Intersection Delay, s/veh / LOS	13.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.62	B	1.33	A	2.30	B	2.13	B
Bicycle LOS Score / LOS	1.59	B	2.32	B	0.92	A		

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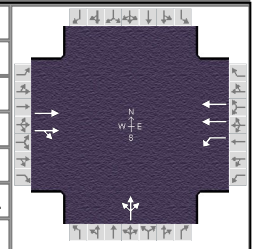
HCS7 Signalized Intersection Results Summary

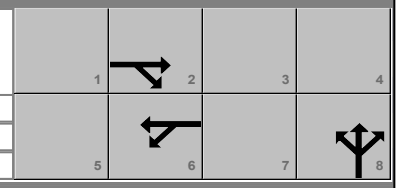
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s EXISTING PM P…		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1544	71	174	1798		48	0	114			

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	43.4	8.6	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		47.4		47.4		12.6		
Change Period, (*Y+R c*), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		3.6		
Queue Clearance Time (*g s*), s						8.9		
Green Extension Time (*g e*), s		0.0		0.0		0.2		
Phase Call Probability						0.95		
Max Out Probability						0.25		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		900	856	189	1954			176				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1870	1750	277	1745			1485				
Queue Service Time (*g s*), s		20.5	15.9	22.9	21.1			6.9				
Cycle Queue Clearance Time (*g c*), s		20.5	15.9	43.4	21.1			6.9				
Green Ratio (*g/C*)		0.72	0.72	0.72	0.72			0.14				
Capacity (*c*), veh/h		1353	1266	226	2524			213				
Volume-to-Capacity Ratio (*X*)		0.665	0.676	0.838	0.774			0.827				
Back of Queue (*Q*), ft/ln (85 th percentile)		141.6	138.3	164.6	161.8			101.9				
Back of Queue (*Q*), veh/ln (85 th percentile)		5.6	5.5	6.6	6.4			4.1				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	3.29	0.00			0.00				
Uniform Delay (*d 1*), s/veh		4.4	4.5	23.6	5.2			25.0				
Incremental Delay (*d 2*), s/veh		2.6	2.9	29.4	2.4			3.7				
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		7.0	7.4	53.0	7.6			28.6				
Level of Service (LOS)		A	A	D	A			C				
Approach Delay, s/veh / LOS	7.2	A		11.6	B		28.6	C		0.0		
Intersection Delay, s/veh / LOS	10.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.61	B	1.31	A	2.30	B	2.13	B
Bicycle LOS Score / LOS	1.94	B	2.26	B	0.78	A		

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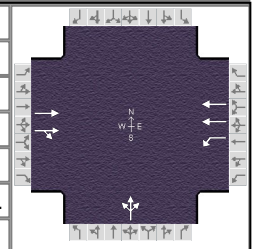
HCS7 Signalized Intersection Results Summary

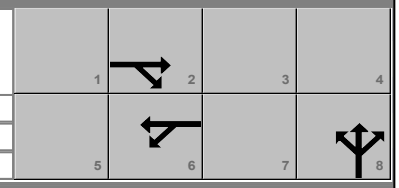
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s EXISTING+PRO…		
Project Description	EXISTING+PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1544	71	174	1983		48	0	114			

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	43.3	8.7	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		47.3		47.3		12.7		
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		3.6		
Queue Clearance Time (g_s), s						9.0		
Green Extension Time (g_e), s		0.0		0.0		0.2		
Phase Call Probability						0.95		
Max Out Probability						0.29		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		900	855	189	2155			176				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1870	1747	276	1745			1462				
Queue Service Time (g_s), s		20.5	16.0	22.8	27.0			7.0				
Cycle Queue Clearance Time (g_c), s		20.5	16.0	43.3	27.0			7.0				
Green Ratio (*g/C*)		0.72	0.72	0.72	0.72			0.15				
Capacity (*c*), veh/h		1350	1260	225	2518			212				
Volume-to-Capacity Ratio (*X*)		0.667	0.679	0.840	0.856			0.830				
Back of Queue (*Q*), ft/ln (85 th percentile)		143.5	140.2	165.1	210			102.9				
Back of Queue (*Q*), veh/ln (85 th percentile)		5.6	5.6	6.6	8.3			4.1				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	3.30	0.00			0.00				
Uniform Delay (d_1), s/veh		4.5	4.6	23.7	6.1			24.9				
Incremental Delay (d_2), s/veh		2.6	3.0	29.7	4.0			4.3				
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		7.1	7.5	53.4	10.1			29.2				
Level of Service (LOS)		A	A	D	B			C				
Approach Delay, s/veh / LOS	7.3	A		13.6	B		29.2	C		0.0		
Intersection Delay, s/veh / LOS	11.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.61	B	1.31	A	2.30	B	2.13	B
Bicycle LOS Score / LOS	1.94	B	2.42	B	0.78	A		

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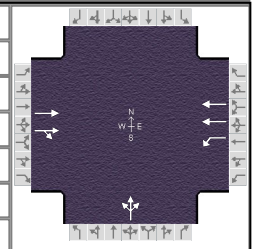
HCS7 Signalized Intersection Results Summary

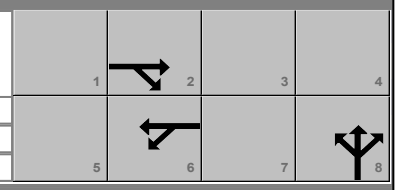
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s FUTURE WO P…		
Project Description	FUTURE WO PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1729	75	183	1940		50	0	121			

Signal Information			
Cycle, s	55.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	39.0	8.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		43.0		43.0		12.0		
Change Period, (*Y+R c*), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		3.6		
Queue Clearance Time (*g s*), s						8.8		
Green Extension Time (*g e*), s		0.0		0.0		0.0		
Phase Call Probability						0.94		
Max Out Probability						1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		1000	960	199	2109			186				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1870	1754	227	1745			1463				
Queue Service Time (*g s*), s		18.6	19.4	19.6	24.4			6.8				
Cycle Queue Clearance Time (*g c*), s		18.6	19.4	39.0	24.4			6.8				
Green Ratio (*g/C*)		0.71	0.71	0.71	0.71			0.15				
Capacity (*c*), veh/h		1326	1244	212	2475			213				
Volume-to-Capacity Ratio (*X*)		0.754	0.772	0.939	0.852			0.873				
Back of Queue (*Q*), ft/ln (85 th percentile)		165.4	166.1	190.1	183			147.6				
Back of Queue (*Q*), veh/ln (85 th percentile)		6.5	6.6	7.6	7.2			5.9				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	3.80	0.00			0.00				
Uniform Delay (*d 1*), s/veh		5.0	5.1	23.5	5.9			23.0				
Incremental Delay (*d 2*), s/veh		4.0	4.7	47.8	4.0			29.5				
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		9.0	9.8	71.3	9.8			52.5				
Level of Service (LOS)		A	A	E	A			D				
Approach Delay, s/veh / LOS	9.4	A		15.1	B		52.5	D		0.0		
Intersection Delay, s/veh / LOS	14.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.61	B	1.31	A	2.30	B	2.13	B
Bicycle LOS Score / LOS	2.11	B	2.39	B	0.79	A		

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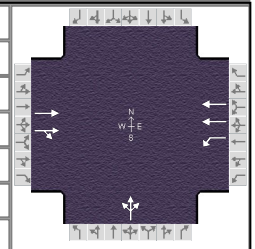
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3a SM & ST ANDREWS west i-s FUTURE WITH…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1729	75	183	2125		50	0	121			

Signal Information			
Cycle, s	56.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	0.0	0.0	0.0	0.0	0.0	0.0						
Yellow	0.0	0.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		
Case Number		8.0		6.0		12.0		
Phase Duration, s		43.6		43.6		12.4		
Change Period, (*Y+R c*), s		4.0		4.0		4.0		
Max Allow Headway (*MAH*), s		0.0		0.0		0.0		
Queue Clearance Time (*g s*), s		0.0		0.0		0.0		
Green Extension Time (*g e*), s		0.0		0.0		0.0		
Phase Call Probability		0.00		0.00		0.00		
Max Out Probability		0.00		0.00		0.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3	8	18			
Adjusted Flow Rate (*v*), veh/h		0	0	0	0			0				
Adjusted Saturation Flow Rate (*s*), veh/h/ln		0	0	0	0			0				
Queue Service Time (*g s*), s		0.0	0.0	0.0	0.0			0.0				
Cycle Queue Clearance Time (*g c*), s		0.0	0.0	0.0	0.0			0.0				
Green Ratio (*g/C*)		0.71	0.71	0.71	0.71			0.15				
Capacity (*c*), veh/h		1316	1230	207	2455			220				
Volume-to-Capacity Ratio (*X*)		0.760	0.781	0.962	0.941			0.844				
Back of Queue (*Q*), ft/ln (85 th percentile)		176.5	178.3	199.7	279.6			134.2				
Back of Queue (*Q*), veh/ln (85 th percentile)		6.9	7.1	8.0	11.0			5.4				
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00	3.99	0.00			0.00				
Uniform Delay (*d 1*), s/veh		5.2	5.4	24.2	7.2			23.1				
Incremental Delay (*d 2*), s/veh		4.2	5.0	53.5	8.8			21.0				
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0			0.0				
Control Delay (*d*), s/veh		9.4	10.3	77.7	16.0			44.2				
Level of Service (LOS)		A	B	E	B			D				
Approach Delay, s/veh / LOS	9.9	A		20.8	C		44.2	D		0.0		
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.0	B	1.8	A	2.8	C	2.7	B
Bicycle LOS Score / LOS	2.1	B	2.6	B	0.8	A		

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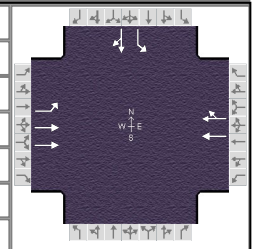
HCS7 Signalized Intersection Results Summary

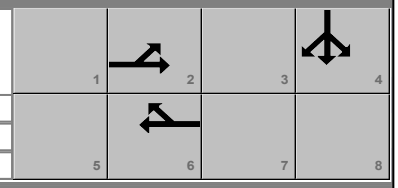
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s EXISTING AM P…		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	46	1114			1623	18				75	0	144

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	52.5	9.5	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		56.5		56.5				13.5
Change Period, (*Y+R c*), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				3.5
Queue Clearance Time (*g s*), s								9.2
Green Extension Time (*g e*), s		0.0		0.0				0.4
Phase Call Probability								0.99
Max Out Probability								0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	50	1211			911	873				82	157	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	269	1745			1870	1785				1598	1478	
Queue Service Time (*g s*), s	10.3	9.3			27.6	16.7				3.3	7.2	
Cycle Queue Clearance Time (*g c*), s	37.8	9.3			27.6	16.7				3.3	7.2	
Green Ratio (*g/C*)	0.75	0.75			0.75	0.75				0.14	0.14	
Capacity (*c*), veh/h	199	2617			1403	1339				217	201	
Volume-to-Capacity Ratio (*X*)	0.252	0.463			0.649	0.652				0.376	0.780	
Back of Queue (*Q*), ft/ln (85 th percentile)	33.5	83.4			156	150.5				54	104.8	
Back of Queue (*Q*), veh/ln (85 th percentile)	1.3	3.3			6.1	6.0				2.2	4.2	
Queue Storage Ratio (*RQ*) (85 th percentile)	0.67	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (*d 1*), s/veh	17.8	3.4			4.3	4.3				27.5	29.2	
Incremental Delay (*d 2*), s/veh	3.0	0.6			2.3	2.5				0.4	2.5	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	20.8	3.9			6.6	6.8				28.0	31.7	
Level of Service (LOS)	C	A			A	A				C	C	
Approach Delay, s/veh / LOS	4.6	A		6.7	A		0.0			30.4	C	
Intersection Delay, s/veh / LOS	7.6						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.31	A	1.83	B	2.14	B	2.31	B
Bicycle LOS Score / LOS	1.53	B	1.96	B			0.88	A

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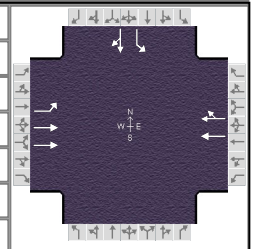
HCS7 Signalized Intersection Results Summary

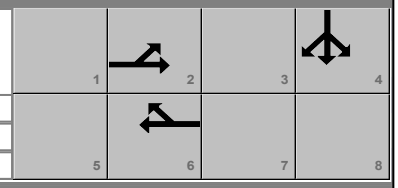
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s EXISTING+PRO…		
Project Description	EXISTING+PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	46	1114			1623	238				112	0	144

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	52.4	9.6	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		56.4		56.4				13.6
Change Period, (*Y+R c*), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				3.5
Queue Clearance Time (*g s*), s								9.1
Green Extension Time (*g e*), s		0.0		0.0				0.5
Phase Call Probability								1.00
Max Out Probability								0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	50	1211			1032	991				122	157	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	213	1745			1870	1679				1600	1479	
Queue Service Time (*g s*), s	15.4	9.4			37.0	25.4				5.0	7.1	
Cycle Queue Clearance Time (*g c*), s	52.4	9.4			37.0	25.4				5.0	7.1	
Green Ratio (*g/C*)	0.75	0.75			0.75	0.75				0.14	0.14	
Capacity (*c*), veh/h	150	2612			1400	1256				220	203	
Volume-to-Capacity Ratio (*X*)	0.334	0.464			0.737	0.789				0.554	0.770	
Back of Queue (*Q*), ft/ln (85 th percentile)	46.4	84			202.3	217.3				81.6	104.4	
Back of Queue (*Q*), veh/ln (85 th percentile)	1.9	3.3			8.0	8.7				3.3	4.2	
Queue Storage Ratio (*RQ*) (85 th percentile)	0.93	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (*d 1*), s/veh	27.8	3.4			4.9	5.4				28.2	29.1	
Incremental Delay (*d 2*), s/veh	5.9	0.6			3.5	5.1				0.8	2.3	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	33.7	4.0			8.5	10.5				29.0	31.5	
Level of Service (LOS)	C	A			A	B				C	C	
Approach Delay, s/veh / LOS	5.2	A		9.4	A		0.0			30.4	C	
Intersection Delay, s/veh / LOS	9.6						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.31	A	1.83	B	2.14	B	2.31	B
Bicycle LOS Score / LOS	1.53	B	2.16	B			0.95	A

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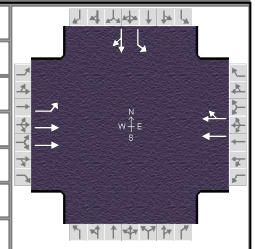
HCS7 Signalized Intersection Results Summary

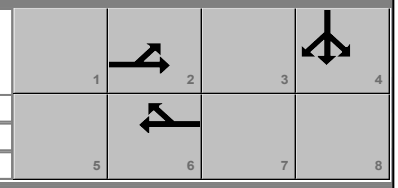
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s FUTURE WO P…		
Project Description	FUTURE WO PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1195			1812	19				80	0	151

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	52.1	9.9	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		56.1		56.1				13.9
Change Period, ($Y+R_c$), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				3.5
Queue Clearance Time (g_s), s								9.5
Green Extension Time (g_e), s		0.0		0.0				0.5
Phase Call Probability								0.99
Max Out Probability								0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	53	1299			1015	975				87	164	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	220	1745			1870	1785				1606	1476	
Queue Service Time (g_s), s	16.7	10.6			34.6	21.5				3.4	7.5	
Cycle Queue Clearance Time (g_c), s	51.3	10.6			34.6	21.5				3.4	7.5	
Green Ratio (*g/C*)	0.74	0.74			0.74	0.74				0.14	0.14	
Capacity (*c*), veh/h	158	2598			1392	1329				227	209	
Volume-to-Capacity Ratio (*X*)	0.337	0.500			0.729	0.734				0.383	0.787	
Back of Queue (*Q*), ft/ln (85 th percentile)	47.4	93.7			199.5	192.9				57.4	108.8	
Back of Queue (*Q*), veh/ln (85 th percentile)	1.9	3.7			7.9	7.7				2.3	4.4	
Queue Storage Ratio (*RQ*) (85 th percentile)	0.95	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (d_1), s/veh	25.9	3.6			5.0	5.0				27.3	29.0	
Incremental Delay (d_2), s/veh	5.7	0.7			3.4	3.6				0.4	2.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	31.6	4.3			8.4	8.7				27.7	31.5	
Level of Service (LOS)	C	A			A	A				C	C	
Approach Delay, s/veh / LOS	5.4	A		8.5	A		0.0			30.2	C	
Intersection Delay, s/veh / LOS	8.9						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.31	A	1.83	B	2.14	B	2.31	B
Bicycle LOS Score / LOS	1.60	B	2.13	B			0.90	A

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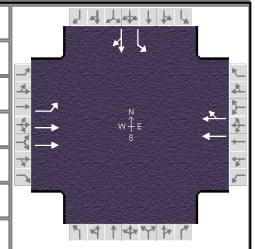
HCS7 Signalized Intersection Results Summary

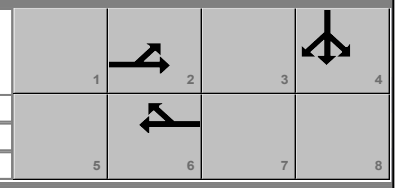
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s FUTURE WITH…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1195			1812	239				117	0	151

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	52.0	10.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		56.0		56.0				14.0
Change Period, (*Y+R c*), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				3.5
Queue Clearance Time (*g s*), s								9.5
Green Extension Time (*g e*), s		0.0		0.0				0.5
Phase Call Probability								1.00
Max Out Probability								0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	53	1299			1137	1092				127	164	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	174	1745			1870	1687				1608	1477	
Queue Service Time (*g s*), s	5.3	10.7			46.7	33.0				5.2	7.5	
Cycle Queue Clearance Time (*g c*), s	52.0	10.7			46.7	33.0				5.2	7.5	
Green Ratio (*g/C*)	0.74	0.74			0.74	0.74				0.14	0.14	
Capacity (*c*), veh/h	116	2592			1389	1253				230	211	
Volume-to-Capacity Ratio (*X*)	0.459	0.501			0.819	0.871				0.553	0.778	
Back of Queue (*Q*), ft/ln (85 th percentile)	57.3	95.6			268.2	299.1				84	108.2	
Back of Queue (*Q*), veh/ln (85 th percentile)	2.3	3.8			10.6	12.0				3.4	4.3	
Queue Storage Ratio (*RQ*) (85 th percentile)	1.14	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (*d 1*), s/veh	34.4	3.7			5.9	6.6				27.9	28.9	
Incremental Delay (*d 2*), s/veh	12.5	0.7			5.5	8.5				0.8	2.3	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	46.9	4.4			11.4	15.0				28.7	31.3	
Level of Service (LOS)	D	A			B	B				C	C	
Approach Delay, s/veh / LOS	6.1	A		13.2	B		0.0			30.1	C	
Intersection Delay, s/veh / LOS	12.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.31	A	1.83	B	2.14	B	2.31	B
Bicycle LOS Score / LOS	1.60	B	2.33	B			0.97	A

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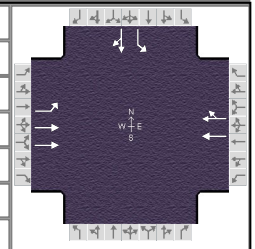
HCS7 Signalized Intersection Results Summary

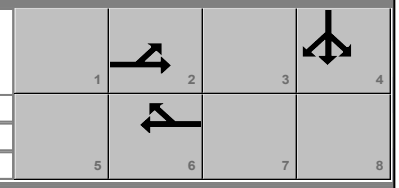
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s EXISTING PM P…		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	52	1507			1716	71				127	0	238

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	39.7	12.3	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		43.7		43.7				16.3
Change Period, (*Y+R c*), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				3.4
Queue Clearance Time (*g s*), s								11.8
Green Extension Time (*g e*), s		0.0		0.0				0.6
Phase Call Probability								1.00
Max Out Probability								0.18

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	57	1638			991	951				138	259	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	231	1745			1870	1756				1670	1516	
Queue Service Time (*g s*), s	10.0	18.0			29.7	24.0				4.3	9.8	
Cycle Queue Clearance Time (*g c*), s	39.7	18.0			29.7	24.0				4.3	9.8	
Green Ratio (*g/C*)	0.66	0.66			0.66	0.66				0.21	0.21	
Capacity (*c*), veh/h	158	2307			1236	1161				343	312	
Volume-to-Capacity Ratio (*X*)	0.357	0.710			0.802	0.819				0.402	0.829	
Back of Queue (*Q*), ft/ln (85 th percentile)	46.6	171.6			255.9	255.3				69.7	140.3	
Back of Queue (*Q*), veh/ln (85 th percentile)	1.9	6.8			10.1	10.2				2.8	5.6	
Queue Storage Ratio (*RQ*) (85 th percentile)	0.93	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (*d 1*), s/veh	26.6	6.5			7.3	7.5				20.6	22.8	
Incremental Delay (*d 2*), s/veh	6.2	1.9			5.5	6.5				0.3	5.4	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	32.8	8.4			12.9	14.0				20.9	28.2	
Level of Service (LOS)	C	A			B	B				C	C	
Approach Delay, s/veh / LOS	9.2	A		13.4	B		0.0			25.7	C	
Intersection Delay, s/veh / LOS	12.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.33	A	1.85	B	2.13	B	2.30	B
Bicycle LOS Score / LOS	1.89	B	2.09	B			1.14	A

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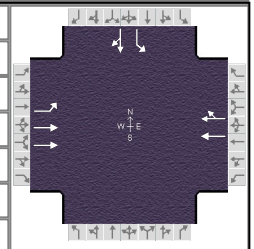
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s EXISTING+PRO…		
Project Description	EXISTING+PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	52	1507			1716	125				312	0	238

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	0.0	0.0	0.0	0.0	0.0	0.0						
Yellow	0.0	0.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		41.6		41.6				18.4
Change Period, (*Y+R c*), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				0.0
Queue Clearance Time (*g s*), s		0.0		0.0				0.0
Green Extension Time (*g e*), s		0.0		0.0				0.0
Phase Call Probability		0.00		0.00				0.00
Max Out Probability		0.00		0.00				0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	0	0			0	0				0	0	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	0	0			0	0				0	0	
Queue Service Time (*g s*), s	0.0	0.0			0.0	0.0				0.0	0.0	
Cycle Queue Clearance Time (*g c*), s	0.0	0.0			0.0	0.0				0.0	0.0	
Green Ratio (*g/C*)	0.63	0.63			0.63	0.63				0.24	0.24	
Capacity (*c*), veh/h	141	2190			1173	1079				399	361	
Volume-to-Capacity Ratio (*X*)	0.401	0.748			0.870	0.909				0.849	0.717	
Back of Queue (*Q*), ft/ln (85 th percentile)	49	202.5			334	357.8				185.6	128.2	
Back of Queue (*Q*), veh/ln (85 th percentile)	2.0	8.0			13.2	14.3				7.4	5.1	
Queue Storage Ratio (*RQ*) (85 th percentile)	0.98	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (*d 1*), s/veh	28.9	7.8			9.2	9.7				21.8	21.0	
Incremental Delay (*d 2*), s/veh	8.3	2.4			8.9	12.7				9.1	2.6	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	37.3	10.2			18.1	22.4				30.9	23.6	
Level of Service (LOS)	D	B			B	C				C	C	
Approach Delay, s/veh / LOS	11.1	B		20.2	C		0.0			27.7	C	
Intersection Delay, s/veh / LOS	17.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.34	A	1.85	B	2.13	B	2.30	B
Bicycle LOS Score / LOS	1.89	B	2.14	B			1.47	A

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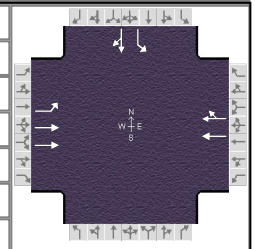
HCS7 Signalized Intersection Results Summary

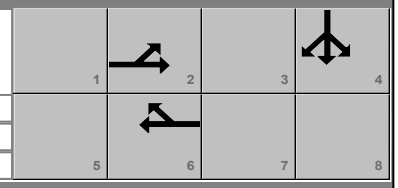
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s FUTURE WO P…		
Project Description	FUTURE WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	54	1690			1853	75				134	0	251

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	38.6	13.4	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		42.6		42.6				17.4
Change Period, ($Y+R_c$), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				3.5
Queue Clearance Time (g_s), s								12.9
Green Extension Time (g_e), s		0.0		0.0				0.5
Phase Call Probability								1.00
Max Out Probability								0.41

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	59	1837			1069	1026				146	273	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	199	1745			1870	1754				1681	1436	
Queue Service Time (g_s), s	3.4	23.8			35.2	30.3				4.4	10.9	
Cycle Queue Clearance Time (g_c), s	38.6	23.8			35.2	30.3				4.4	10.9	
Green Ratio (*g/C*)	0.64	0.64			0.64	0.64				0.22	0.22	
Capacity (*c*), veh/h	131	2242			1202	1127				377	322	
Volume-to-Capacity Ratio (*X*)	0.447	0.819			0.890	0.911				0.387	0.847	
Back of Queue (*Q*), ft/ln (85 th percentile)	53.2	236.2			351.8	360.3				71.6	155.5	
Back of Queue (*Q*), veh/ln (85 th percentile)	2.1	9.3			13.9	14.4				2.9	6.2	
Queue Storage Ratio (*RQ*) (85 th percentile)	1.06	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (d_1), s/veh	29.7	8.1			9.0	9.2				19.8	22.3	
Incremental Delay (d_2), s/veh	10.6	3.5			10.1	12.4				0.2	8.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	40.3	11.6			19.0	21.7				20.0	31.2	
Level of Service (LOS)	D	B			B	C				C	C	
Approach Delay, s/veh / LOS	12.5	B		20.3	C		0.0			27.3	C	
Intersection Delay, s/veh / LOS	17.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.33	A	1.85	B	2.13	B	2.30	B
Bicycle LOS Score / LOS	2.05	B	2.22	B			1.18	A

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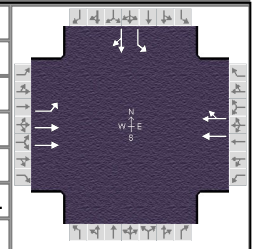
HCS7 Signalized Intersection Results Summary

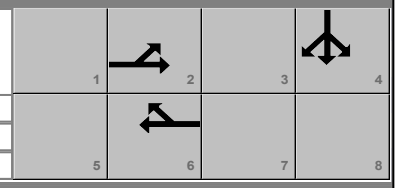
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SAINT ANDREWS PLA…	File Name	3b SM & ST ANDREWS east i-s Future With PRO…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	54	1690			1853	129				319	0	251

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	37.4	14.6	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		6.0		8.0				10.0
Phase Duration, s		41.4		41.4				18.6
Change Period, ($Y+R_c$), s		4.0		4.0				4.0
Max Allow Headway (*MAH*), s		0.0		0.0				3.4
Queue Clearance Time (g_s), s								13.9
Green Extension Time (g_e), s		0.0		0.0				0.7
Phase Call Probability								1.00
Max Out Probability								0.74

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (*v*), veh/h	59	1837			1099	1055				347	273	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	187	1745			1870	1716				1671	1429	
Queue Service Time (g_s), s	0.0	25.1			37.9	36.1				11.9	10.7	
Cycle Queue Clearance Time (g_c), s	37.4	25.1			37.9	36.1				11.9	10.7	
Green Ratio (*g/C*)	0.62	0.62			0.62	0.62				0.24	0.24	
Capacity (*c*), veh/h	120	2174			1165	1069				407	348	
Volume-to-Capacity Ratio (*X*)	0.489	0.845			0.943	0.987				0.851	0.783	
Back of Queue (*Q*), ft/ln (85 th percentile)	56.1	261.6			443.4	504.7				190.4	144.5	
Back of Queue (*Q*), veh/ln (85 th percentile)	2.2	10.3			17.5	20.2				7.6	5.8	
Queue Storage Ratio (*RQ*) (85 th percentile)	1.12	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (d_1), s/veh	30.0	9.0			10.3	11.1				21.7	21.2	
Incremental Delay (d_2), s/veh	13.6	4.2			15.8	24.5				9.6	5.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	43.6	13.3			26.2	35.6				31.2	27.1	
Level of Service (LOS)	D	B			C	D				C	C	
Approach Delay, s/veh / LOS	14.2	B		30.8	C		0.0			29.4	C	
Intersection Delay, s/veh / LOS	23.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.34	A	1.86	B	2.13	B	2.30	B
Bicycle LOS Score / LOS	2.05	B	2.26	B			1.51	B

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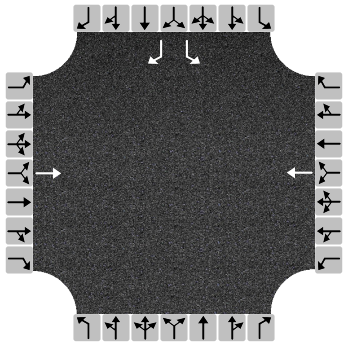
HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	LF	Intersection	4
Agency/Co.	OTC, INC	Jurisdiction	LOS ANGELES
Date Performed	8/15/22	East/West Street	LEXINGTON AVENUE
Analysis Year	2022	North/South Street	SB 101 FREEWAY OFF RAMP
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.95
Time Analyzed	AM PEAK HOUR		
Project Description	EXISTING		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		60			102					664		223
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	63			107						699	235	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.056			0.095						0.621	0.209	
Final Departure Headway, hd (s)	5.99			5.91						5.56	4.36	
Final Degree of Utilization, x	0.105			0.176						1.080	0.284	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	3.99			3.91						3.26	2.06	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	63			107						699	235	
Capacity	601			610						647	825	
95% Queue Length, Q_{95} (veh)	0.4			0.6						19.8	1.2	
Control Delay (s/veh)	9.7			10.2						81.4	8.8	
Level of Service, LOS	A			B						F	A	
Approach Delay (s/veh)	9.7			10.2						63.2		
Approach LOS	A			B						F		
Intersection Delay, s/veh | LOS	55.0						F					

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HCS7 All-Way Stop Control Report

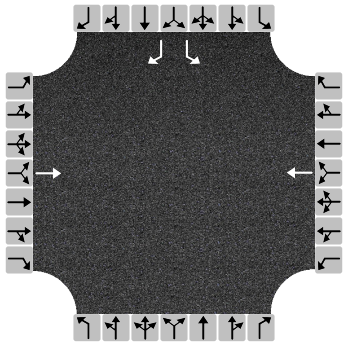
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8/15/2022
Analysis Year	2022
Analysis Time Period (hrs)	0.25
Time Analyzed	AM PEAK HOUR
Project Description	EXISTING+PROJECT

Site Information

Intersection	4
Jurisdiction	LOS ANGELES
East/West Street	LEXINGTON AVENUE
North/South Street	SB 101 FREEWAY OFF RAMP
Peak Hour Factor	0.95

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		75			151					664		272
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	79			159						699	286	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.070			0.141						0.621	0.255	
Final Departure Headway, hd (s)	6.10			5.94						5.78	4.57	
Final Degree of Utilization, x	0.134			0.262						1.121	0.363	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	4.10			3.94						3.48	2.27	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	79			159						699	286	
Capacity	590			606						623	788	
95% Queue Length, Q_{95} (veh)	0.5			1.0						21.6	1.7	
Control Delay (s/veh)	10.0			11.0						96.3	9.9	
Level of Service, LOS	B			B						F	A	
Approach Delay (s/veh)	10.0			11.0						71.1		
Approach LOS	B			B						F		
Intersection Delay, s/veh | LOS	59.4						F					

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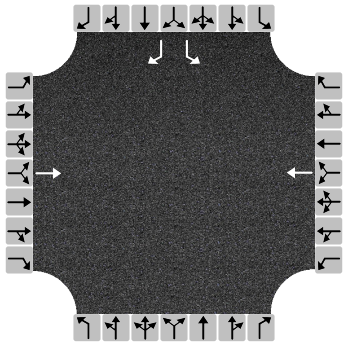
HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	LF	Intersection	4
Agency/Co.	OTC, INC	Jurisdiction	LOS ANGELES
Date Performed	8-15-22	East/West Street	LEXINGTON AVENUE
Analysis Year	2026	North/South Street	SB 101 FREEWAY OFF RAMP
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.95
Time Analyzed	AM PEAK HOUR		
Project Description	FUTURE WO PROJECT		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		63			112					717		250
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	66			118						755	263	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.059			0.105						0.671	0.234	
Final Departure Headway, hd (s)	6.02			5.91						5.61	4.40	
Final Degree of Utilization, x	0.111			0.194						1.176	0.322	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	4.02			3.91						3.31	2.10	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	66			118						755	263	
Capacity	598			609						642	817	
95% Queue Length, Q_{95} (veh)	0.4			0.7						25.3	1.4	
Control Delay (s/veh)	9.8			10.3						115.1	9.2	
Level of Service, LOS	A			B						F	A	
Approach Delay (s/veh)	9.8			10.3						87.7		
Approach LOS	A			B						F		
Intersection Delay, s/veh | LOS	75.8						F					

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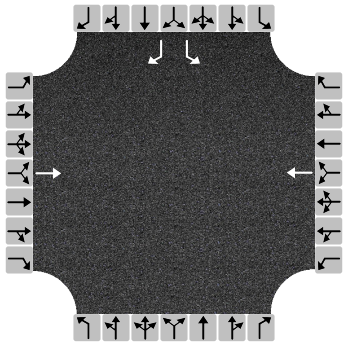
HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	LF	Intersection	4
Agency/Co.	OTC, INC	Jurisdiction	LOS ANGELES
Date Performed	8-15-22	East/West Street	LEXINGTON AVENUE
Analysis Year	2026	North/South Street	SB 101 FREEWAY OFF RAMP
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.95
Time Analyzed	AM PEAK HOUR		
Project Description	FUTURE WITH PROJECT		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		79			161					717		299
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	83			169						755	315	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.074			0.151						0.671	0.280	
Final Departure Headway, hd (s)	6.12			5.95						5.82	4.62	
Final Degree of Utilization, x	0.141			0.280						1.221	0.404	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	4.12			3.95						3.52	2.32	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	83			169						755	315	
Capacity	588			605						618	780	
95% Queue Length, Q_{95} (veh)	0.5			1.1						27.4	2.0	
Control Delay (s/veh)	10.1			11.3						133.4	10.4	
Level of Service, LOS	B			B						F	B	
Approach Delay (s/veh)	10.1			11.3						97.2		
Approach LOS	B			B						F		
Intersection Delay, s/veh | LOS	80.7						F					

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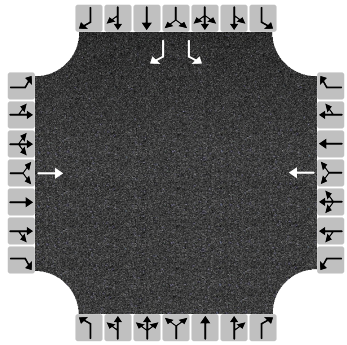
HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	LF	Intersection	4
Agency/Co.	OTC, INC	Jurisdiction	LOS ANGELES
Date Performed	8-15-22	East/West Street	LEXINGTON AVENUE
Analysis Year	2021	North/South Street	SB 101 FREEWAY OFF RAMP
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.95
Time Analyzed	PM PEAK HOUR		
Project Description	EXISTING		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		195			62					616		216
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	205			65						648	227	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.182			0.058						0.576	0.202	
Final Departure Headway, hd (s)	5.92			6.20						5.88	4.68	
Final Degree of Utilization, x	0.337			0.112						1.060	0.295	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	3.92			4.20						3.58	2.38	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	205			65						648	227	
Capacity	608			581						612	769	
95% Queue Length, Q_{95} (veh)	1.5			0.4						18.1	1.2	
Control Delay (s/veh)	11.9			10.0						76.7	9.3	
Level of Service, LOS	B			A						F	A	
Approach Delay (s/veh)	11.9			10.0						59.2		
Approach LOS	B			A						F		
Intersection Delay, s/veh | LOS	47.9						E					

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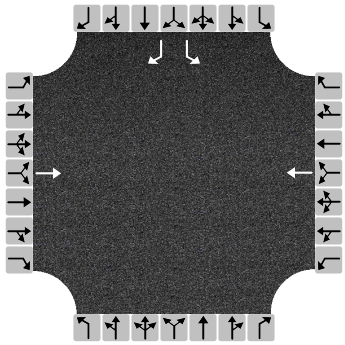
HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	LF	Intersection	4
Agency/Co.	OTC, INC	Jurisdiction	LOS ANGELES
Date Performed	8-15-22	East/West Street	LEXINGTON AVENUE
Analysis Year	2022	North/South Street	SB 101 FREEWAY OFF RAMP
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.95
Time Analyzed	PM PEAK HOUR		
Project Description	EXISTING+PROJECT		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		277			74					616		228
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	292			78						648	240	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.259			0.069						0.576	0.213	
Final Departure Headway, hd (s)	5.95			6.37						6.18	4.98	
Final Degree of Utilization, x	0.482			0.138						1.114	0.332	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	3.95			4.37						3.88	2.68	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	292			78						648	240	
Capacity	605			565						582	723	
95% Queue Length, Q_{95} (veh)	2.6			0.5						20.3	1.5	
Control Delay (s/veh)	14.3			10.4						95.8	10.1	
Level of Service, LOS	B			B						F	B	
Approach Delay (s/veh)	14.3			10.4						72.7		
Approach LOS	B			B						F		
Intersection Delay, s/veh | LOS	55.3						F					

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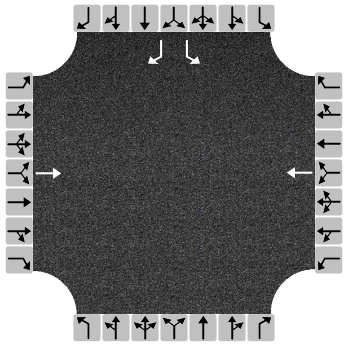
HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	LF	Intersection	4
Agency/Co.	OTC, INC	Jurisdiction	LOS ANGELES
Date Performed	8-15-22	East/West Street	LEXINGTON AVENUE
Analysis Year	2026	North/South Street	SB 101 FREEWAY OFF RAMP
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.95
Time Analyzed	PM PEAK HOUR		
Project Description	FUTURE WO PROJECT		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		209			67					689		228
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	220			71						725	240	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.196			0.063						0.645	0.213	
Final Departure Headway, hd (s)	5.93			6.23						5.94	4.73	
Final Degree of Utilization, x	0.362			0.122						1.197	0.316	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	3.93			4.23						3.64	2.43	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	220			71						725	240	
Capacity	607			578						606	761	
95% Queue Length, Q_{95} (veh)	1.6			0.4						25.5	1.4	
Control Delay (s/veh)	12.3			10.1						124.6	9.6	
Level of Service, LOS	B			B						F	A	
Approach Delay (s/veh)	12.3			10.1						96.0		
Approach LOS	B			B						F		
Intersection Delay, s/veh | LOS	76.5						F					

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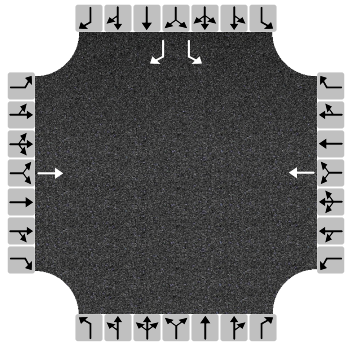
HCS7 All-Way Stop Control Report

General Information		Site Information	
Analyst	LF	Intersection	4
Agency/Co.	OTC, INC	Jurisdiction	LOS ANGELES
Date Performed	8-15-22	East/West Street	LEXINGTON AVENUE
Analysis Year	2026	North/South Street	SB 101 FREEWAY OFF RAMP
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.95
Time Analyzed	PM PEAK HOUR		
Project Description	FUTURE WITH PROJECT		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		291			79					689		240
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	T			T						L	R	
Flow Rate, v (veh/h)	306			83						725	253	
Percent Heavy Vehicles	2			2						2	2	

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20						3.20	3.20	
Initial Degree of Utilization, x	0.272			0.074						0.645	0.225	
Final Departure Headway, hd (s)	5.96			6.41						6.25	5.04	
Final Degree of Utilization, x	0.507			0.148						1.259	0.354	
Move-Up Time, m (s)	2.0			2.0						2.3	2.3	
Service Time, ts (s)	3.96			4.41						3.95	2.74	

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	306			83						725	253	
Capacity	604			562						576	714	
95% Queue Length, Q_{95} (veh)	2.9			0.5						28.3	1.6	
Control Delay (s/veh)	14.9			10.5						150.4	10.5	
Level of Service, LOS	B			B						F	B	
Approach Delay (s/veh)	14.9			10.5						114.3		
Approach LOS	B			B						F		
Intersection Delay, s/veh | LOS	85.7						F					

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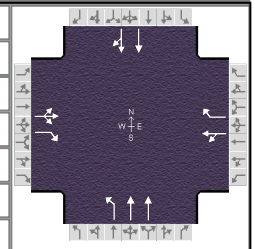
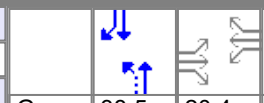
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON EXISTING+PROJE…		
Project Description	EXISTING+PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	79	0	477	0	1	1	24	1194			921	75

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



							1	2	3	4
Green	38.5	20.4	0.2	0.0	0.0	0.0	5	6	7	8
Yellow	4.0	4.0	3.0	0.0	0.0	0.0				
Red	0.0	0.0	0.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		24.4		3.2		42.5		42.5
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.4		3.4		0.0		0.0
Queue Clearance Time (g_s), s		19.8		2.1				
Green Extension Time (g_e), s		0.6		0.0		0.0		0.0
Phase Call Probability		1.00		0.04				
Max Out Probability		0.65		0.00				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		80	413		0	1	24	1206			527	479
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1566		0	1408	563	1762			1900	1725
Queue Service Time (g_s), s		2.3	17.8		0.0	0.1	2.1	16.4			15.1	12.1
Cycle Queue Clearance Time (g_c), s		2.3	17.8		0.0	0.1	17.2	16.4			15.1	12.1
Green Ratio (*g/C*)		0.29	0.29			0.00	0.55	0.55			0.55	0.55
Capacity (*c*), veh/h		526	455			4	290	1936			1044	948
Volume-to-Capacity Ratio (*X*)		0.152	0.907		0.000	0.260	0.084	0.623			0.505	0.505
Back of Queue (*Q*), ft/ln (85 th percentile)		40.4	274.7		0	1.4	13.3	201.6			171.9	160.1
Back of Queue (*Q*), veh/ln (85 th percentile)		1.6	11.0		0.0	0.1	0.5	8.1			6.9	6.4
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		18.4	23.9			34.8	16.3	10.8			9.8	9.8
Incremental Delay (d_2), s/veh		0.0	16.1		0.0	12.6	0.6	1.5			1.7	1.9
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		18.5	40.0			47.5	16.8	12.3			11.6	11.8
Level of Service (LOS)		B	D			D	B	B			B	B
Approach Delay, s/veh / LOS	36.5	D		44.4	D		12.4	B		11.7	B	
Intersection Delay, s/veh / LOS	16.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.14	B	1.88	B	1.97	B
Bicycle LOS Score / LOS	1.30	A	0.49	A	1.50	B	1.32	A

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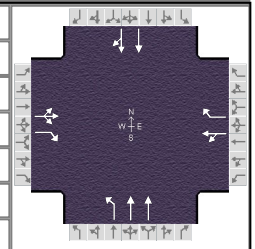
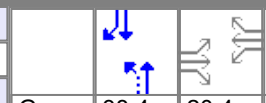
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON EXISTING+PROJE…		
Project Description	EXISTING+PROJECT				

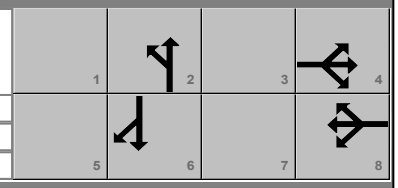


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	95	0	477	0	1	1	24	1194			921	124

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	38.4	20.4	0.2	0.0	0.0	0.0						
Yellow	4.0	4.0	3.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		24.4		3.2		42.4		42.4
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.4		3.4		0.0		0.0
Queue Clearance Time (g_s), s		19.8		2.1				
Green Extension Time (g_e), s		0.6		0.0		0.0		0.0
Phase Call Probability		1.00		0.04				
Max Out Probability		0.65		0.00				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		96	413		0	1	24	1206			560	496
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1566		0	1408	538	1762			1900	1683
Queue Service Time (g_s), s		2.8	17.8		0.0	0.1	2.3	16.4			16.3	13.2
Cycle Queue Clearance Time (g_c), s		2.8	17.8		0.0	0.1	18.5	16.4			16.3	13.2
Green Ratio (*g/C*)		0.29	0.29			0.00	0.55	0.55			0.55	0.55
Capacity (*c*), veh/h		527	456			4	273	1935			1043	924
Volume-to-Capacity Ratio (*X*)		0.182	0.907		0.000	0.260	0.089	0.623			0.536	0.537
Back of Queue (*Q*), ft/ln (85 th percentile)		49.1	274.4		0	1.4	13.8	201.6			185.1	169.3
Back of Queue (*Q*), veh/ln (85 th percentile)		2.0	11.0		0.0	0.1	0.6	8.1			7.4	6.8
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		18.6	23.9			34.8	17.1	10.8			10.1	10.1
Incremental Delay (d_2), s/veh		0.1	16.0		0.0	12.6	0.6	1.5			2.0	2.2
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		18.6	39.9			47.5	17.8	12.3			12.1	12.3
Level of Service (LOS)		B	D			D	B	B			B	B
Approach Delay, s/veh / LOS	35.9	D		44.4	D		12.5	B		12.2	B	
Intersection Delay, s/veh / LOS	16.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.7	B	2.2	B	2.3	B
Bicycle LOS Score / LOS	1.3	A	0.5	A	1.5	A	1.4	A

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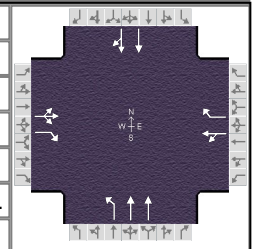
HCS7 Signalized Intersection Results Summary

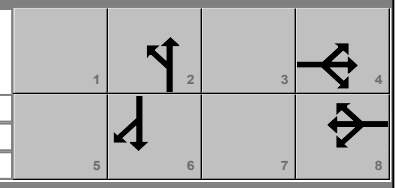
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON FUTURE WO PROJ…		
Project Description	FUTURE WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	83	0	506	0	1	1	29	1277			1005	82

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	37.4	21.4	0.2	0.0	0.0	0.0	
Yellow	4.0	4.0	3.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		25.4		3.2		41.4		41.4
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.4		3.3		0.0		0.0
Queue Clearance Time (g_s), s		20.9		2.0				
Green Extension Time (g_e), s		0.5		0.0		0.0		0.0
Phase Call Probability		1.00		0.04				
Max Out Probability		1.00		0.00				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		84	443		0	1	29	1290			574	524
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1580		0	1482	516	1762			1900	1731
Queue Service Time (g_s), s		2.4	18.9		0.0	0.0	3.0	18.8			17.1	14.1
Cycle Queue Clearance Time (g_c), s		2.4	18.9		0.0	0.0	20.1	18.8			17.1	14.1
Green Ratio (*g/C*)		0.31	0.31			0.00	0.53	0.53			0.53	0.53
Capacity (*c*), veh/h		554	484			4	252	1882			1015	924
Volume-to-Capacity Ratio (*X*)		0.151	0.917		0.000	0.247	0.116	0.685			0.566	0.566
Back of Queue (*Q*), ft/ln (85 th percentile)		41.4	298.8		0	1.3	17.9	232.1			200.3	187
Back of Queue (*Q*), veh/ln (85 th percentile)		1.7	12.0		0.0	0.1	0.7	9.3			8.0	7.5
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		17.7	23.4			34.8	18.7	12.0			10.9	10.9
Incremental Delay (d_2), s/veh		0.0	18.3		0.0	11.3	0.9	2.1			2.3	2.5
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		17.7	41.8			46.1	19.7	14.0			13.2	13.4
Level of Service (LOS)		B	D			D	B	B			B	B
Approach Delay, s/veh / LOS	37.9	D		43.7	D		14.2	B		13.3	B	
Intersection Delay, s/veh / LOS	18.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.14	B	1.88	B	1.97	B
Bicycle LOS Score / LOS	1.36	A	0.49	A	1.58	B	1.39	A

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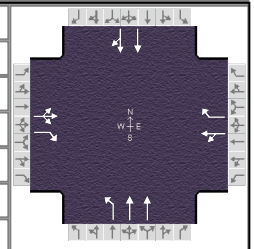
HCS7 Signalized Intersection Results Summary

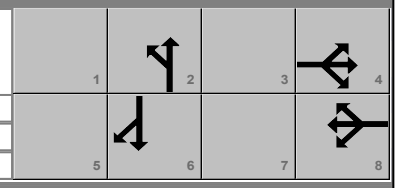
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON FUTURE WITH PR…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	0	506	0	1	1	29	1277			1005	131

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	37.2	21.6	0.2	0.0	0.0	0.0	
Yellow	4.0	4.0	3.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		25.6		3.2		41.2		41.2
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.4		3.4		0.0		0.0
Queue Clearance Time (g_s), s		21.1		2.1				
Green Extension Time (g_e), s		0.5		0.0		0.0		0.0
Phase Call Probability		1.00		0.04				
Max Out Probability		1.00		0.00				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		100	443		0	1	29	1290			608	540
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1566		0	1401	493	1762			1900	1685
Queue Service Time (g_s), s		2.8	19.1		0.0	0.1	3.2	18.9			18.3	15.5
Cycle Queue Clearance Time (g_c), s		2.8	19.1		0.0	0.1	21.6	18.9			18.3	15.5
Green Ratio (*g/C*)		0.31	0.31			0.00	0.53	0.53			0.53	0.53
Capacity (*c*), veh/h		558	483			4	236	1873			1010	896
Volume-to-Capacity Ratio (*X*)		0.179	0.918		0.000	0.262	0.124	0.689			0.602	0.603
Back of Queue (*Q*), ft/ln (85 th percentile)		49.5	300.5		0	1.4	18.7	232.9			216.5	198.5
Back of Queue (*Q*), veh/ln (85 th percentile)		2.0	12.0		0.0	0.1	0.7	9.3			8.7	7.9
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		17.7	23.3			34.8	19.8	12.1			11.3	11.3
Incremental Delay (d_2), s/veh		0.1	18.8		0.0	12.8	1.1	2.1			2.7	3.0
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		17.8	42.1			47.6	20.9	14.2			13.9	14.3
Level of Service (LOS)		B	D			D	C	B			B	B
Approach Delay, s/veh / LOS	37.6	D		44.4	D		14.4	B		14.1	B	
Intersection Delay, s/veh / LOS	18.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.14	B	1.88	B	1.97	B
Bicycle LOS Score / LOS	1.38	A	0.49	A	1.58	B	1.43	A

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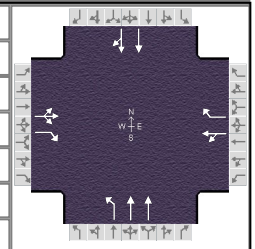
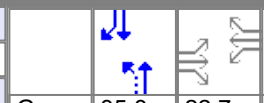
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON EXISTING PM PEA…		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	120	0	576	3	1	2	33	1337			913	44

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



							1	2	3	4
Green	35.8	22.7	0.6	0.0	0.0	0.0	5	6	7	8
Yellow	4.0	4.0	3.0	0.0	0.0	0.0				
Red	0.0	0.0	0.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		26.7		3.6		39.8		39.8
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.4		3.2		0.0		0.0
Queue Clearance Time (g_s), s		22.3		2.2				
Green Extension Time (g_e), s		0.3		0.0		0.0		0.0
Phase Call Probability		1.00		0.11				
Max Out Probability		1.00		0.00				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		121	476		4	2	33	1351			501	466
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1582		1831	1488	588	1762			1900	1766
Queue Service Time (g_s), s		3.4	20.3		0.2	0.1	3.0	21.3			15.0	12.3
Cycle Queue Clearance Time (g_c), s		3.4	20.3		0.2	0.1	17.9	21.3			15.0	12.3
Green Ratio (*g/C*)		0.32	0.32		0.01	0.01	0.51	0.51			0.51	0.51
Capacity (*c*), veh/h		586	513		15	12	277	1800			971	902
Volume-to-Capacity Ratio (*X*)		0.207	0.928		0.278	0.171	0.120	0.750			0.516	0.516
Back of Queue (*Q*), ft/ln (95 th percentile)		59.1	374.9		3.6	1.8	19.9	307.8			212.7	202.1
Back of Queue (*Q*), veh/ln (95 th percentile)		2.4	15.0		0.1	0.1	0.8	12.3			8.5	8.1
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		17.1	22.9		34.5	34.5	18.3	13.6			11.4	11.4
Incremental Delay (d_2), s/veh		0.1	21.2		3.8	2.5	0.9	2.9			2.0	2.1
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		17.2	44.1		38.3	37.0	19.2	16.5			13.3	13.5
Level of Service (LOS)		B	D		D	D	B	B			B	B
Approach Delay, s/veh / LOS	38.6	D		37.9	D		16.6	B		13.4	B	
Intersection Delay, s/veh / LOS	20.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.14	B	1.88	B	2.03	B
Bicycle LOS Score / LOS	1.47	A	0.50	A	1.63	B	1.29	A

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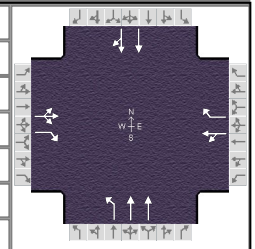
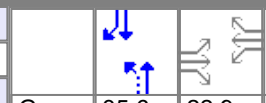
HCS7 Signalized Intersection Results Summary

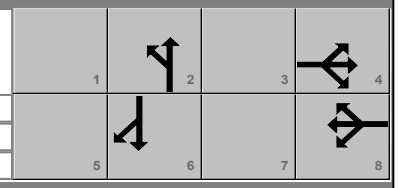
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON EXISTING+PROJE…		
Project Description	EXISTING+PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	202	0	576	3	1	2	33	1377			913	56

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



							
Green	35.6	22.9	0.6	0.0	0.0	0.0	
Yellow	4.0	4.0	3.0	0.0	0.0	0.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		26.9		3.6		39.6		39.6
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.3		3.3		0.0		0.0
Queue Clearance Time (g_s), s		22.5		2.2				
Green Extension Time (g_e), s		0.3		0.0		0.0		0.0
Phase Call Probability		1.00		0.11				
Max Out Probability		1.00		0.17				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		204	476		4	2	33	1391			511	468
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1568		1831	1408	577	1762			1900	1741
Queue Service Time (g_s), s		6.0	20.5		0.2	0.1	3.0	22.5			14.5	12.7
Cycle Queue Clearance Time (g_c), s		6.0	20.5		0.2	0.1	17.5	22.5			14.5	12.7
Green Ratio (*g/C*)		0.33	0.33		0.01	0.01	0.51	0.51			0.51	0.51
Capacity (*c*), veh/h		591	512		15	11	276	1791			966	885
Volume-to-Capacity Ratio (*X*)		0.345	0.928		0.278	0.181	0.121	0.777			0.529	0.529
Back of Queue (*Q*), ft/ln (85 th percentile)		97.5	328.8		3.6	1.9	19.8	281.2			185.2	173.6
Back of Queue (*Q*), veh/ln (85 th percentile)		3.9	13.2		0.1	0.1	0.8	11.2			7.4	6.9
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		17.9	22.8		34.5	34.5	18.2	14.0			11.6	11.6
Incremental Delay (d_2), s/veh		0.1	21.5		3.8	2.8	0.9	3.4			2.1	2.3
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		18.0	44.3		38.3	37.3	19.1	17.4			13.6	13.8
Level of Service (LOS)		B	D		D	D	B	B			B	B
Approach Delay, s/veh / LOS	36.4	D		38.0	D		17.4	B		13.7	B	
Intersection Delay, s/veh / LOS	20.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.14	B	1.88	B	2.03	B
Bicycle LOS Score / LOS	1.61	B	0.50	A	1.66	B	1.30	A

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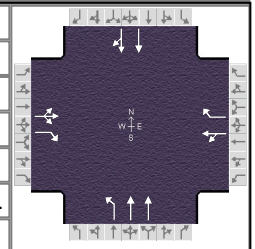
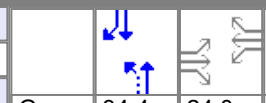
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON FUTURE WO PROJ…		
Project Description	FUTURE WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	134	0	638	3	1	2	36	1464			989	49

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



							1	2	3	4
Green	34.4	24.0	0.6	0.0	0.0	0.0	5	6	7	8
Yellow	4.0	4.0	3.0	0.0	0.0	0.0				
Red	0.0	0.0	0.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		28.0		3.6		38.4		38.4
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.4		3.3		0.0		0.0
Queue Clearance Time (g_s), s		24.9		2.2				
Green Extension Time (g_e), s		0.0		0.0		0.0		0.0
Phase Call Probability		1.00		0.11				
Max Out Probability		1.00		1.00				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		135	525		4	2	36	1479			545	504
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1582		1831	1482	540	1762			1900	1756
Queue Service Time (g_s), s		3.7	22.9		0.2	0.1	3.7	25.7			16.0	14.3
Cycle Queue Clearance Time (g_c), s		3.7	22.9		0.2	0.1	19.7	25.7			16.0	14.3
Green Ratio (*g/C*)		0.34	0.34		0.01	0.01	0.49	0.49			0.49	0.49
Capacity (*c*), veh/h		620	542		15	12	246	1734			935	864
Volume-to-Capacity Ratio (*X*)		0.218	0.969		0.278	0.172	0.148	0.853			0.583	0.583
Back of Queue (*Q*), ft/ln (85 th percentile)		64.1	395.9		3.6	1.8	23.6	331.2			209.6	197.6
Back of Queue (*Q*), veh/ln (85 th percentile)		2.6	15.8		0.1	0.1	0.9	13.2			8.4	7.9
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		16.3	22.6		34.5	34.5	20.3	15.6			12.7	12.7
Incremental Delay (d_2), s/veh		0.1	30.5		3.8	2.5	1.3	5.6			2.7	2.9
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		16.4	53.2		38.3	37.0	21.6	21.1			15.3	15.5
Level of Service (LOS)		B	D		D	D	C	C			B	B
Approach Delay, s/veh / LOS	45.6	D		37.9	D		21.1	C		15.4	B	
Intersection Delay, s/veh / LOS	24.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.14	B	1.89	B	2.05	B
Bicycle LOS Score / LOS	1.58	B	0.50	A	1.74	B	1.35	A

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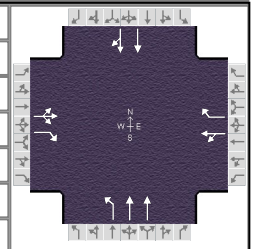
HCS7 Signalized Intersection Results Summary

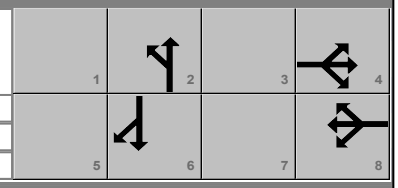
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.99
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	LEXINGTON AVENUE	File Name	5 WESTERN & LEXINGTON FUTURE WITH PR…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	216	0	638	3	1	2	36	1464			989	61

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	34.4	24.0	0.6	0.0	0.0	0.0						
Yellow	4.0	4.0	3.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8		2		6
Case Number		11.0		11.0		6.0		8.0
Phase Duration, s		28.0		3.6		38.4		38.4
Change Period, ($Y+R_c$), s		4.0		3.0		4.0		4.0
Max Allow Headway (*MAH*), s		3.3		3.3		0.0		0.0
Queue Clearance Time (g_s), s		25.2		2.2				
Green Extension Time (g_e), s		0.0		0.0		0.0		0.0
Phase Call Probability		1.00		0.11				
Max Out Probability		1.00		1.00				

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2			6	16
Adjusted Flow Rate (*v*), veh/h		218	525		4	2	36	1479			553	507
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1810	1568		1831	1401	534	1762			1900	1740
Queue Service Time (g_s), s		6.3	23.2		0.2	0.1	3.8	25.7			16.2	14.6
Cycle Queue Clearance Time (g_c), s		6.3	23.2		0.2	0.1	20.0	25.7			16.2	14.6
Green Ratio (*g/C*)		0.34	0.34		0.01	0.01	0.49	0.49			0.49	0.49
Capacity (*c*), veh/h		620	538		15	11	242	1734			935	856
Volume-to-Capacity Ratio (*X*)		0.352	0.977		0.278	0.181	0.150	0.853			0.592	0.592
Back of Queue (*Q*), ft/ln (85 th percentile)		100.8	404.9		3.6	1.9	23.7	331.2			213.8	200.3
Back of Queue (*Q*), veh/ln (85 th percentile)		4.0	16.2		0.1	0.1	0.9	13.2			8.6	8.0
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00	0.00		0.00	0.00	0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		17.2	22.7		34.5	34.5	20.6	15.6			12.7	12.7
Incremental Delay (d_2), s/veh		0.1	32.7		3.8	2.9	1.3	5.6			2.8	3.0
Initial Queue Delay (d_3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		17.3	55.4		38.3	37.4	21.9	21.1			15.5	15.7
Level of Service (LOS)		B	E		D	D	C	C			B	B
Approach Delay, s/veh / LOS	44.3	D		38.0	D		21.1	C		15.6	B	
Intersection Delay, s/veh / LOS	24.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.14	B	1.89	B	2.05	B
Bicycle LOS Score / LOS	1.71	B	0.50	A	1.74	B	1.36	A

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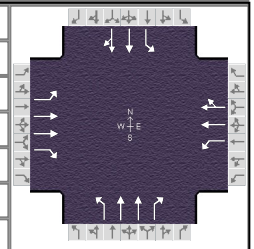
HCS7 Signalized Intersection Results Summary

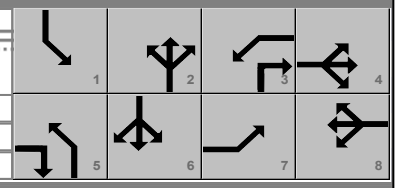
General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM EXISTING AM PEAK HOUR....		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	60	822	102	142	969	40	243	2570	421	108	1075	82

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.7	3.7	39.6	4.8	1.2	25.0						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	8.8	29.0	10.0	30.2	13.4	47.3	9.7	43.6
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	3.0	3.1	3.0	3.1	0.0	3.1	0.0
Queue Clearance Time (*g s*), s	4.3	24.2	7.7	28.2	9.3		5.3	
Green Extension Time (*g e*), s	0.0	0.5	0.0	0.0	0.1	0.0	0.0	0.0
Phase Call Probability	0.81	1.00	0.98	1.00	1.00		0.95	
Max Out Probability	1.00	1.00	1.00	1.00	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	62	847	1	146	540	500	251	2649	290	111	622	570
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1781	1256	1810	1870	1733	1810	1781	1427	1810	1870	1711
Queue Service Time (*g s*), s	2.3	22.2	0.1	5.7	26.2	26.2	7.3	43.3	11.9	3.3	28.1	28.2
Cycle Queue Clearance Time (*g c*), s	2.3	22.2	0.1	5.7	26.2	26.2	7.3	43.3	11.9	3.3	28.1	28.2
Green Ratio (*g/C*)	0.31	0.26	0.36	0.32	0.27	0.27	0.53	0.45	0.51	0.47	0.41	0.41
Capacity (*c*), veh/h	166	927	478	208	510	472	308	1607	740	182	772	706
Volume-to-Capacity Ratio (*X*)	0.372	0.914	0.002	0.705	1.060	1.060	0.812	1.649	0.392	0.611	0.806	0.807
Back of Queue (*Q*), ft/ln (85 th percentile)	45	364.7	0.7	116.4	631.5	586.1	143.5	3051.4	148.9	66.9	442.6	408.2
Back of Queue (*Q*), veh/ln (85 th percentile)	1.8	14.4	0.0	4.7	24.9	23.4	5.7	120.1	6.0	2.7	17.4	16.3
Queue Storage Ratio (*RQ*) (85 th percentile)	0.32	0.00	0.01	0.78	0.00	0.00	0.00	0.00	2.48	0.37	0.00	0.00
Uniform Delay (*d 1*), s/veh	26.9	34.5	19.8	27.0	34.9	34.9	20.0	26.3	14.2	22.4	24.8	24.8
Incremental Delay (*d 2*), s/veh	0.5	13.0	0.0	8.9	56.6	58.2	11.5	294.9	1.6	3.8	8.8	9.6
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	27.4	47.4	19.8	35.9	91.5	93.1	31.5	321.3	15.8	26.2	33.6	34.4
Level of Service (LOS)	C	D	B	D	F	F	C	F	B	C	C	C
Approach Delay, s/veh / LOS	46.0	D		85.3	F		270.8	F		33.3	C	
Intersection Delay, s/veh / LOS	159.4						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.29	B	2.26	B	2.57	C
Bicycle LOS Score / LOS	1.24	A	1.47	A	3.12	C	1.56	B

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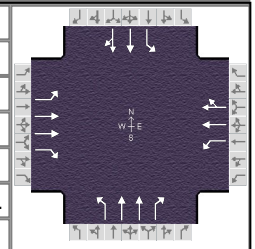
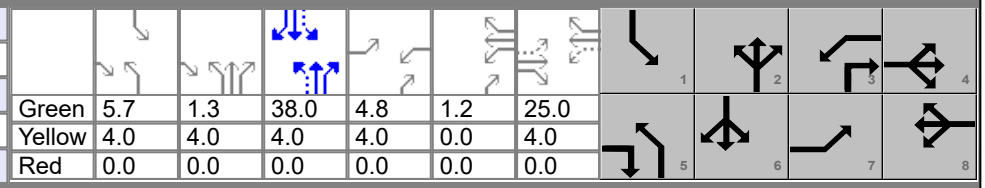
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM EXISTING+PROJECT AM PE…		
Project Description	EXISTING + PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	60	851	111	142	1140	40	292	2570	421	108	1075	82

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.7	1.3	38.0	4.8	1.2	25.0
Yellow	4.0	4.0	4.0	4.0	0.0	4.0
Red	0.0	0.0	0.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	8.8	29.0	10.0	30.2	15.0	47.3	9.7	42.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	3.0	3.1	3.0	3.1	0.0	3.1	0.0
Queue Clearance Time (g_s), s	4.3	25.3	7.7	28.2	11.5		5.4	
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.81	1.00	0.98	1.00	1.00		0.95	
Max Out Probability	1.00	1.00	1.00	1.00	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	62	877	3	146	631	585	301	2649	290	111	624	568
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1773	1175	1810	1863	1724	1810	1773	1384	1810	1863	1692
Queue Service Time (g_s), s	2.3	23.3	0.2	5.7	26.2	26.2	9.5	43.3	12.4	3.4	29.2	29.3
Cycle Queue Clearance Time (g_c), s	2.3	23.3	0.2	5.7	26.2	26.2	9.5	43.3	12.4	3.4	29.2	29.3
Green Ratio (*g/C*)	0.31	0.26	0.37	0.32	0.27	0.27	0.53	0.45	0.51	0.46	0.40	0.40
Capacity (*c*), veh/h	166	924	483	199	507	470	325	1600	720	182	737	670
Volume-to-Capacity Ratio (*X*)	0.372	0.950	0.006	0.735	1.244	1.247	0.925	1.656	0.402	0.611	0.847	0.849
Back of Queue (*Q*), ft/ln (85 th percentile)	45	397.5	1.9	120.7	992.6	919.3	226.3	3067	150.1	69.3	470.6	432.5
Back of Queue (*Q*), veh/ln (85 th percentile)	1.8	15.6	0.1	4.8	39.1	36.8	9.1	120.7	6.0	2.8	18.5	17.3
Queue Storage Ratio (*RQ*) (85 th percentile)	0.32	0.00	0.03	0.80	0.00	0.00	0.00	0.00	2.50	0.38	0.00	0.00
Uniform Delay (d_1), s/veh	26.9	34.9	18.8	27.1	34.9	34.9	21.7	26.3	14.4	22.7	26.4	26.4
Incremental Delay (d_2), s/veh	0.5	18.4	0.0	11.7	125.5	127.8	30.8	298.0	1.7	3.8	11.6	12.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	27.4	53.3	18.8	38.8	160.4	162.7	52.6	324.3	16.0	26.5	37.9	39.1
Level of Service (LOS)	C	D	B	D	F	F	D	F	B	C	D	D
Approach Delay, s/veh / LOS	51.5	D		148.3	F		271.5	F		37.5	D	
Intersection Delay, s/veh / LOS	172.2						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.2	C	2.8	C	2.8	C	3.1	C
Bicycle LOS Score / LOS	1.3	A	1.6	A	3.2	C	1.6	A

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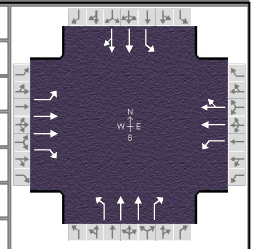
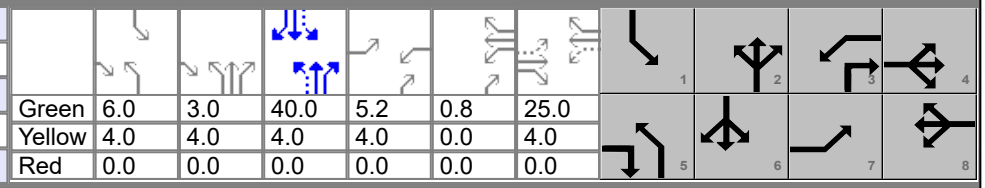
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM FUTURE WO PROJECT AM…		
Project Description	FUTURE WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	69	871	134	151	1029	43	303	2739	454	130	1147	134

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.0	3.0	40.0	5.2	0.8	25.0
Yellow	4.0	4.0	4.0	4.0	0.0	4.0
Red	0.0	0.0	0.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	9.2	29.0	10.0	29.8	17.0	51.0	10.0	44.0
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	0.0	3.1	0.0
Queue Clearance Time (*g s*), s	4.9	27.0	8.0	27.8	14.2		6.3	
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.86	1.00	0.99	1.00	1.00		0.98	
Max Out Probability	1.00	1.00	1.00	1.00	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	71	898	34	156	574	531	312	2824	324	134	694	627
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1781	1228	1810	1870	1727	1810	1781	1426	1810	1870	1676
Queue Service Time (*g s*), s	2.9	25.0	1.8	6.0	25.8	25.8	12.2	47.0	13.8	4.3	35.4	35.8
Cycle Queue Clearance Time (*g c*), s	2.9	25.0	1.8	6.0	25.8	25.8	12.2	47.0	13.8	4.3	35.4	35.8
Green Ratio (*g/C*)	0.30	0.25	0.38	0.31	0.26	0.26	0.55	0.47	0.53	0.46	0.40	0.40
Capacity (*c*), veh/h	166	890	508	181	483	446	325	1674	762	181	748	670
Volume-to-Capacity Ratio (*X*)	0.430	1.009	0.067	0.862	1.189	1.190	0.962	1.687	0.425	0.742	0.928	0.935
Back of Queue (*Q*), ft/ln (85 th percentile)	55.5	471.4	23.8	160.9	855.9	789.4	360.8	3371.3	168.6	100	596.6	550.5
Back of Queue (*Q*), veh/ln (85 th percentile)	2.2	18.6	1.0	6.4	33.7	31.6	14.4	132.7	6.7	4.0	23.5	22.0
Queue Storage Ratio (*RQ*) (85 th percentile)	0.40	0.00	0.40	1.07	0.00	0.00	0.00	0.00	2.81	0.56	0.00	0.00
Uniform Delay (*d 1*), s/veh	28.5	37.5	19.8	30.5	37.1	37.1	28.4	26.5	14.3	23.7	28.6	28.7
Incremental Delay (*d 2*), s/veh	0.7	32.3	0.3	31.0	104.1	105.8	39.3	311.8	1.7	13.5	19.3	22.0
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	29.2	69.8	20.0	61.5	141.2	142.8	67.7	338.3	16.0	37.3	48.0	50.7
Level of Service (LOS)	C	F	C	E	F	F	E	F	B	D	D	D
Approach Delay, s/veh / LOS	65.2	E		132.0	F		283.7	F		48.2	D	
Intersection Delay, s/veh / LOS	178.8						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.29	B	2.26	B	2.57	C
Bicycle LOS Score / LOS	1.32	A	1.53	B	3.34	C	1.69	B

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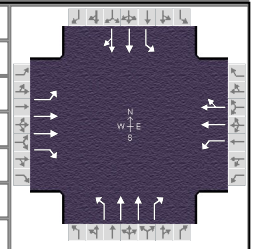
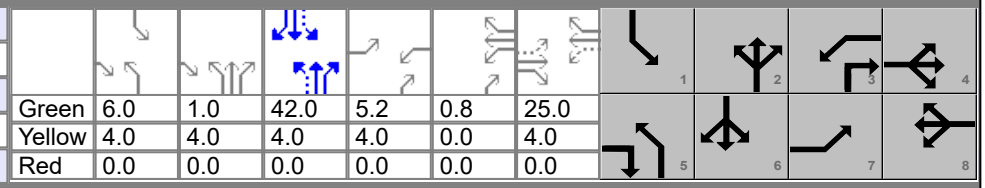
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	9/28/2021	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM FUTURE WITH PROJECT A…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	69	900	121	151	1200	43	352	2739	454	130	1147	134

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.0	1.0	42.0	5.2	0.8	25.0
Yellow	4.0	4.0	4.0	4.0	0.0	4.0
Red	0.0	0.0	0.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	9.2	29.0	10.0	29.8	15.0	51.0	10.0	46.0
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	0.0	3.1	0.0
Queue Clearance Time (*g s*), s	4.9	27.0	8.0	27.8	13.0		6.2	
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.86	1.00	0.99	1.00	1.00		0.98	
Max Out Probability	1.00	1.00	1.00	1.00	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	71	928	13	156	665	616	363	2824	324	134	696	625
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1781	1161	1810	1870	1727	1810	1781	1389	1810	1870	1664
Queue Service Time (*g s*), s	2.9	25.0	0.7	6.0	25.8	25.8	11.0	47.0	14.3	4.2	34.4	34.8
Cycle Queue Clearance Time (*g c*), s	2.9	25.0	0.7	6.0	25.8	25.8	11.0	47.0	14.3	4.2	34.4	34.8
Green Ratio (*g/C*)	0.30	0.25	0.36	0.31	0.26	0.26	0.55	0.47	0.53	0.48	0.42	0.42
Capacity (*c*), veh/h	166	890	460	181	483	446	301	1674	745	181	786	699
Volume-to-Capacity Ratio (*X*)	0.430	1.042	0.029	0.862	1.377	1.382	1.205	1.687	0.435	0.742	0.886	0.894
Back of Queue (*Q*), ft/ln (85 th percentile)	55.5	514.9	9	160.9	1255.1	1160.9	461.5	3371.3	169.9	97.2	553.8	507.7
Back of Queue (*Q*), veh/ln (85 th percentile)	2.2	20.3	0.4	6.4	49.4	46.4	18.5	132.7	6.8	3.9	21.8	20.3
Queue Storage Ratio (*RQ*) (85 th percentile)	0.40	0.00	0.15	1.07	0.00	0.00	0.00	0.00	2.83	0.54	0.00	0.00
Uniform Delay (*d 1*), s/veh	28.5	37.5	20.7	30.5	37.1	37.1	27.0	26.5	14.4	23.4	26.8	26.9
Incremental Delay (*d 2*), s/veh	0.7	41.7	0.0	31.0	182.1	185.4	119.2	311.8	1.8	13.5	14.0	16.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	29.2	79.2	20.7	61.5	219.2	222.5	146.2	338.3	16.2	36.9	40.8	43.1
Level of Service (LOS)	C	F	C	E	F	F	F	F	B	D	D	D
Approach Delay, s/veh / LOS	74.9	E		203.5	F		288.7	F		41.4	D	
Intersection Delay, s/veh / LOS	194.5						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.29	B	2.26	B	2.58	C
Bicycle LOS Score / LOS	1.32	A	1.67	B	3.38	C	1.69	B

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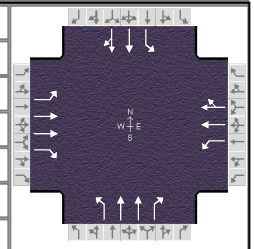
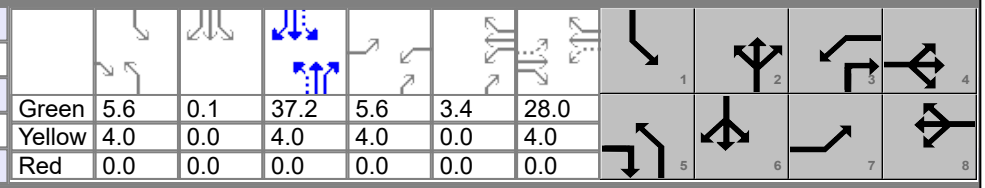
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM EXISTING PM PEAK HOUR....		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	897	123	190	1046	55	100	1051	200	116	1055	47

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.6	0.1	37.2	5.6	3.4	28.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	0.0	0.0	0.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	9.6	32.0	13.0	35.4	9.6	41.2	9.8	41.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	0.0	3.1	0.0
Queue Clearance Time (g_s), s	5.6	25.9	9.0	32.0	5.2		5.8	
Green Extension Time (g_e), s	0.0	1.3	0.1	0.0	0.1	0.0	0.0	0.0
Phase Call Probability	0.93	1.00	0.99	1.00	0.94		0.96	
Max Out Probability	0.70	1.00	1.00	1.00	0.03		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	99	925	23	196	593	542	103	1084	62	120	590	546
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1781	1191	1810	1870	1709	1810	1781	1350	1810	1870	1728
Queue Service Time (g_s), s	3.6	23.9	1.2	7.0	30.0	30.0	3.2	25.7	2.4	3.8	27.0	27.1
Cycle Queue Clearance Time (g_c), s	3.6	23.9	1.2	7.0	30.0	30.0	3.2	25.7	2.4	3.8	27.0	27.1
Green Ratio (*g/C*)	0.35	0.29	0.35	0.40	0.33	0.33	0.45	0.39	0.48	0.45	0.39	0.39
Capacity (*c*), veh/h	180	1038	438	271	612	559	225	1382	668	247	728	673
Volume-to-Capacity Ratio (*X*)	0.550	0.891	0.052	0.722	0.968	0.969	0.459	0.784	0.093	0.484	0.810	0.811
Back of Queue (*Q*), ft/ln (85 th percentile)	69.1	373.8	14.8	127.4	559.8	517.1	58.6	371.7	33.5	68.4	433.7	402.6
Back of Queue (*Q*), veh/ln (85 th percentile)	2.8	14.7	0.6	5.1	22.0	20.7	2.3	14.6	1.3	2.7	17.1	16.1
Queue Storage Ratio (*RQ*) (85 th percentile)	0.49	0.00	0.25	0.85	0.00	0.00	0.00	0.00	0.56	0.38	0.00	0.00
Uniform Delay (d_1), s/veh	25.6	32.5	20.7	23.6	31.8	31.8	21.1	25.8	13.5	20.1	26.1	26.2
Incremental Delay (d_2), s/veh	1.0	9.5	0.0	5.4	28.3	30.1	0.5	4.5	0.3	0.5	9.5	10.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	26.5	42.0	20.7	29.0	60.1	62.0	21.6	30.4	13.8	20.6	35.6	36.4
Level of Service (LOS)	C	D	C	C	E	E	C	C	B	C	D	D
Approach Delay, s/veh / LOS	40.1	D		56.3	E		28.8	C		34.5	C	
Intersection Delay, s/veh / LOS	40.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.28	B	2.27	B	2.57	C
Bicycle LOS Score / LOS	1.35	A	1.59	B	1.52	B	1.52	B

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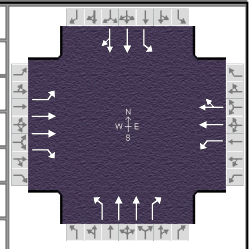
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM EXISTING+PROJECT PM PE…		
Project Description	EXISTING + PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	1041	164	190	1088	55	112	1051	200	116	1055	47

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	0.0	0.0	0.0	0.0	0.0	0.0						
Yellow	0.0	0.0	0.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	9.5	32.6	12.4	35.5	9.7	35.3	9.7	35.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Clearance Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Saturation Flow Rate (*s*), veh/h/ln	0	0	0	0	0	0	0	0	0	0	0	0
Queue Service Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Queue Clearance Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Green Ratio (*g/C*)	0.38	0.32	0.38	0.42	0.35	0.35	0.41	0.35	0.44	0.41	0.35	0.35
Capacity (*c*), veh/h	194	1132	467	261	654	596	207	1240	588	228	652	599
Volume-to-Capacity Ratio (*X*)	0.511	0.948	0.124	0.752	0.942	0.944	0.559	0.874	0.105	0.525	0.907	0.908
Back of Queue (*Q*), ft/ln (85 th percentile)	60.3	431	34	118	512.3	473.9	66.5	389.4	34.3	69.1	476.6	441.7
Back of Queue (*Q*), veh/ln (85 th percentile)	2.4	17.0	1.4	4.7	20.2	19.0	2.7	15.3	1.4	2.8	18.8	17.7
Queue Storage Ratio (*RQ*) (85 th percentile)	0.43	0.00	0.57	0.79	0.00	0.00	0.00	0.00	0.57	0.38	0.00	0.00
Uniform Delay (d_1), s/veh	22.9	30.0	18.2	21.7	28.4	28.4	22.0	27.5	14.8	21.3	27.9	27.9
Incremental Delay (d_2), s/veh	0.8	15.7	0.0	6.1	21.7	23.5	0.9	8.7	0.4	0.8	18.6	20.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	23.7	45.7	18.2	27.8	50.0	51.9	22.9	36.2	15.1	22.2	46.5	47.9
Level of Service (LOS)	C	D	B	C	D	D	C	D	B	C	D	D
Approach Delay, s/veh / LOS	42.7	D		47.6	D		33.9	C		44.8	D	
Intersection Delay, s/veh / LOS	42.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.63	C	2.28	B	2.28	B	2.58	C
Bicycle LOS Score / LOS	1.50	B	1.62	B	1.53	B	1.52	B

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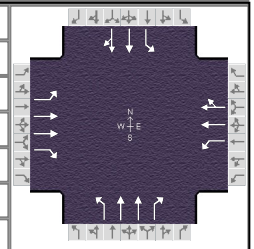
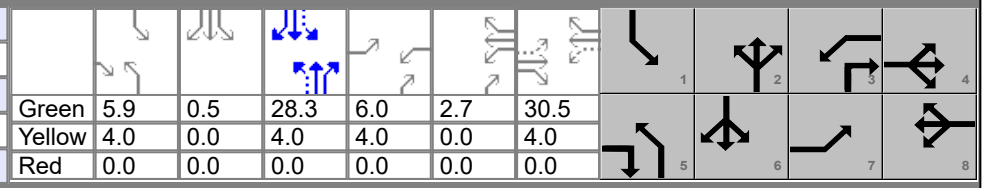
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM FUTURE WO PROJECT PM…		
Project Description	FUTURE WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	139	956	175	208	1107	78	121	1127	214	135	1143	76

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.9	0.5	28.3	6.0	2.7	30.5						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	10.0	34.5	12.7	37.3	9.9	32.3	10.4	32.8
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	0.0	3.1	0.0
Queue Clearance Time (g_s), s	6.6	24.8	8.7	31.8	6.1		6.6	
Green Extension Time (g_e), s	0.0	3.5	0.1	1.5	0.1	0.0	0.0	0.0
Phase Call Probability	0.97	1.00	1.00	1.00	0.96		0.97	
Max Out Probability	1.00	0.67	1.00	1.00	0.55		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	143	986	57	214	641	581	125	1162	3	139	658	599
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1781	1224	1810	1870	1687	1810	1781	1300	1810	1870	1695
Queue Service Time (g_s), s	4.6	22.8	2.6	6.7	29.6	29.8	4.1	28.3	0.1	4.6	28.8	28.8
Cycle Queue Clearance Time (g_c), s	4.6	22.8	2.6	6.7	29.6	29.8	4.1	28.3	0.1	4.6	28.8	28.8
Green Ratio (*g/C*)	0.41	0.34	0.40	0.44	0.37	0.37	0.38	0.31	0.41	0.39	0.32	0.32
Capacity (*c*), veh/h	208	1208	517	306	691	624	199	1121	558	209	599	543
Volume-to-Capacity Ratio (*X*)	0.688	0.816	0.110	0.701	0.927	0.931	0.627	1.036	0.006	0.667	1.099	1.103
Back of Queue (*Q*), ft/ln (85 th percentile)	95.7	331.4	31.6	120.5	505.3	465.7	77	559	1.7	92.6	764	703.4
Back of Queue (*Q*), veh/ln (85 th percentile)	3.8	13.0	1.3	4.8	19.9	18.6	3.1	22.0	0.1	3.7	30.1	28.1
Queue Storage Ratio (*RQ*) (85 th percentile)	0.68	0.00	0.53	0.80	0.00	0.00	0.00	0.00	0.03	0.51	0.00	0.00
Uniform Delay (d_1), s/veh	22.4	27.2	16.7	20.3	27.2	27.3	23.0	30.8	15.6	22.8	30.6	30.6
Incremental Delay (d_2), s/veh	7.7	3.9	0.0	4.7	17.8	19.8	1.2	36.7	0.0	5.8	66.7	69.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	30.1	31.1	16.7	25.0	45.0	47.1	24.2	67.6	15.6	28.6	97.2	100.5
Level of Service (LOS)	C	C	B	C	D	D	C	F	B	C	F	F
Approach Delay, s/veh / LOS	30.3	C		42.9	D		63.3	E		91.8	F	
Intersection Delay, s/veh / LOS	57.9						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.73	C	2.27	B	2.28	B	2.60	C
Bicycle LOS Score / LOS	1.47	A	1.67	B	1.55	B	1.64	B

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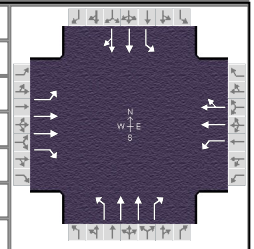
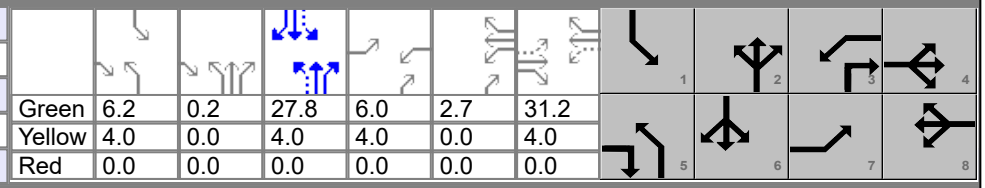
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	Aug 15, 2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.97
Urban Street	WESTERN AVENUE	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	SANTA MONICA BL	File Name	6 WESTERN & SM FUTURE WITH PROJECT P…		
Project Description	FUTURE WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	139	1100	216	208	1149	78	133	1127	214	135	1143	76

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.2	0.2	27.8	6.0	2.7	31.2			
Yellow	4.0	0.0	4.0	4.0	0.0	4.0			
Red	0.0	0.0	0.0	0.0	0.0	0.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	4.0	1.1	3.0	1.1	4.0
Phase Duration, s	10.0	35.2	12.7	37.8	10.4	32.0	10.2	31.8
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	0.0	3.1	0.0
Queue Clearance Time (g_s), s	6.5	29.5	8.7	33.2	6.6		6.7	
Green Extension Time (g_e), s	0.0	1.3	0.1	0.6	0.1	0.0	0.0	0.0
Phase Call Probability	0.97	1.00	1.00	1.00	0.97		0.97	
Max Out Probability	1.00	1.00	1.00	1.00	1.00		1.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	143	1134	89	214	665	600	137	1162	88	139	661	596
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1781	1178	1810	1870	1680	1810	1781	1241	1810	1870	1679
Queue Service Time (g_s), s	4.5	27.5	4.3	6.7	31.0	31.2	4.6	28.0	4.1	4.7	27.8	27.8
Cycle Queue Clearance Time (g_c), s	4.5	27.5	4.3	6.7	31.0	31.2	4.6	28.0	4.1	4.7	27.8	27.8
Green Ratio (*g/C*)	0.41	0.35	0.42	0.45	0.38	0.38	0.38	0.31	0.41	0.38	0.31	0.31
Capacity (*c*), veh/h	204	1233	518	275	703	631	209	1108	534	204	577	518
Volume-to-Capacity Ratio (*X*)	0.704	0.920	0.171	0.780	0.945	0.951	0.656	1.049	0.164	0.682	1.145	1.151
Back of Queue (*Q*), ft/ln (85 th percentile)	96.9	421.6	49.7	130.8	541.4	500.1	84.7	575.7	54	96.9	844	770.9
Back of Queue (*Q*), veh/ln (85 th percentile)	3.9	16.6	2.0	5.2	21.3	20.0	3.4	22.7	2.2	3.9	33.2	30.8
Queue Storage Ratio (*RQ*) (85 th percentile)	0.69	0.00	0.83	0.87	0.00	0.00	0.00	0.00	0.90	0.54	0.00	0.00
Uniform Delay (d_1), s/veh	22.2	28.2	16.5	20.9	27.2	27.3	23.0	31.0	17.0	23.2	31.1	31.1
Incremental Delay (d_2), s/veh	9.0	10.9	0.1	9.9	21.2	23.9	1.9	40.7	0.7	7.5	84.5	88.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	31.2	39.1	16.6	30.8	48.4	51.2	24.9	71.7	17.7	30.7	115.6	119.4
Level of Service (LOS)	C	D	B	C	D	D	C	F	B	C	F	F
Approach Delay, s/veh / LOS	36.8	D		47.0	D		63.7	E		108.8	F	
Intersection Delay, s/veh / LOS	63.9						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.61	C	2.27	B	2.28	B	2.62	C
Bicycle LOS Score / LOS	1.61	B	1.71	B	1.63	B	1.64	B

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HCS7 Two-Way Stop-Control Report

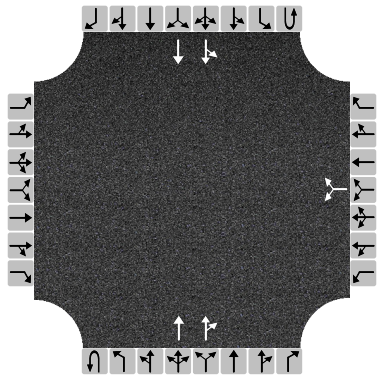
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	A
Jurisdiction	LOS ANGELES
East/West Street	SOUTH DRIVEWAY DROP-OFF
North/South Street	WILTON PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	0	2	0
Configuration							LR				T	TR		LT	T	
Volume, V (veh/h)						4		4			853	23		23	994	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							8							24		
Capacity, c (veh/h)							185							730		
v/c Ratio							0.05							0.03		
95% Queue Length, Q_{95} (veh)							0.1							0.1		
Control Delay (s/veh)							25.4							10.1		
Level of Service, LOS							D							B		
Approach Delay (s/veh)						25.4								0.6		
Approach LOS						D										

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HCS7 Two-Way Stop-Control Report

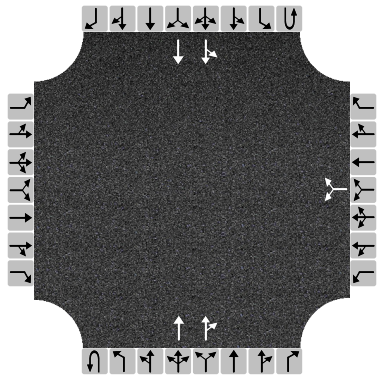
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	A
Jurisdiction	LOS ANGELES
East/West Street	SOUTH DRIVEWAY DROP-OFF
North/South Street	WILTON PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	0	2	0
Configuration							LR				T	TR		LT	T	
Volume, V (veh/h)						19		19			922	5		17	1030	
Percent Heavy Vehicles (%)						0		0						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.80		6.90						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							40							18		
Capacity, c (veh/h)							174							697		
v/c Ratio							0.23							0.03		
95% Queue Length, Q_{95} (veh)							0.9							0.1		
Control Delay (s/veh)							31.9							10.3		
Level of Service, LOS							D							B		
Approach Delay (s/veh)						31.9								0.5		
Approach LOS						D										

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HCS7 Two-Way Stop-Control Report

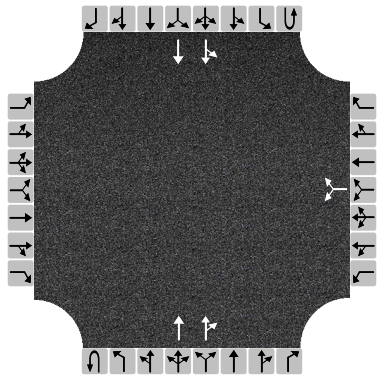
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	B
Jurisdiction	LOS ANGELES
East/West Street	NORTH DWY SELF&VALET
North/South Street	WILTON PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	0	2	0
Configuration							LR				T	TR		LT	T	
Volume, V (veh/h)						11		15			853	23		23	994	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							27							24		
Capacity, c (veh/h)							205							730		
v/c Ratio							0.13							0.03		
95% Queue Length, Q_{95} (veh)							0.5							0.1		
Control Delay (s/veh)							25.2							10.1		
Level of Service, LOS							D							B		
Approach Delay (s/veh)						25.2								0.6		
Approach LOS						D										

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HCS7 Two-Way Stop-Control Report

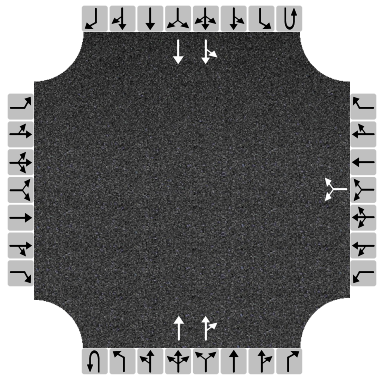
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	B
Jurisdiction	LOS ANGELES
East/West Street	NORTH DWY SELF&VALET
North/South Street	WILTON PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	0	2	0
Configuration							LR				T	TR		LT	T	
Volume, V (veh/h)						57		76			922	15		21	1042	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							140							22		
Capacity, c (veh/h)							181							690		
v/c Ratio							0.77							0.03		
95% Queue Length, Q_{95} (veh)							5.1							0.1		
Control Delay (s/veh)							71.3							10.4		
Level of Service, LOS							F							B		
Approach Delay (s/veh)						71.3								0.6		
Approach LOS						F										

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HCS7 Two-Way Stop-Control Report

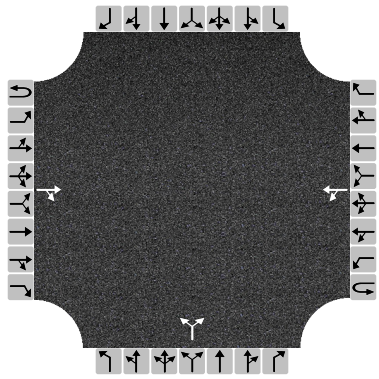
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	C
Jurisdiction	LOS ANGELES
East/West Street	WEST DWY STUDIO VEHICLES
North/South Street	VIRGINIA AVENUE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			211	6		3	37			6		9				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					16					
Capacity, c (veh/h)						1333					769					
v/c Ratio						0.00					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.7					9.8					
Level of Service, LOS						A					A					
Approach Delay (s/veh)						0.6					9.8					
Approach LOS											A					

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HCS7 Two-Way Stop-Control Report

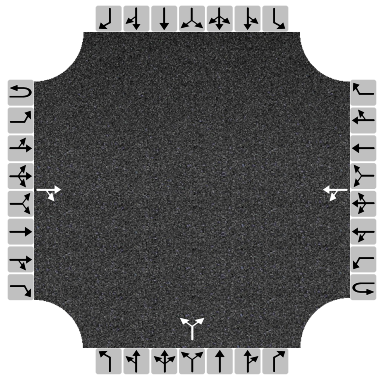
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	C
Jurisdiction	LOS ANGELES
East/West Street	WEST DWY STUDIO VEHICLES
North/South Street	VIRGINIA AVENUE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			211	6		3	37			6		9				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					16					
Capacity, c (veh/h)						1339					772					
v/c Ratio						0.00					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.7					9.8					
Level of Service, LOS						A					A					
Approach Delay (s/veh)						0.6					9.8					
Approach LOS											A					

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HCS7 Two-Way Stop-Control Report

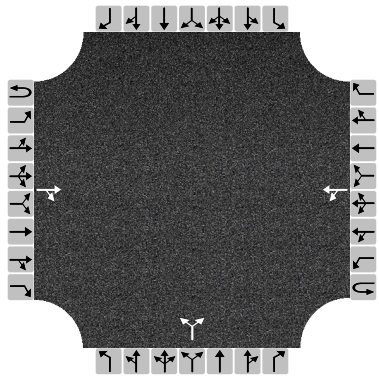
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	D
Jurisdiction	LOS ANGELES
East/West Street	E DWY STUDIO VEH & LOAD
North/South Street	VIRGINIA AVENUE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			69	2		8	89			1		3				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						8					4					
Capacity, c (veh/h)						1516					930					
v/c Ratio						0.01					0.00					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
Control Delay (s/veh)						7.4					8.9					
Level of Service, LOS						A					A					
Approach Delay (s/veh)						0.6				8.9						
Approach LOS										A						

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HCS7 Two-Way Stop-Control Report

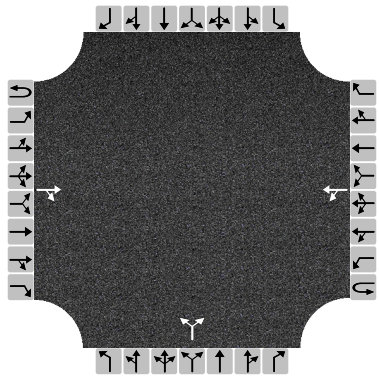
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	D
Jurisdiction	LOS ANGELES
East/West Street	E DWY STUDIO VEH & LOAD
North/South Street	VIRGINIA AVENUE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume, V (veh/h)			211	7		7	37			5		11				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						7					17					
Capacity, c (veh/h)						1332					774					
v/c Ratio						0.01					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.7					9.8					
Level of Service, LOS						A					A					
Approach Delay (s/veh)						1.3					9.8					
Approach LOS											A					

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HCS 2010 Two-Way Stop-Control Report

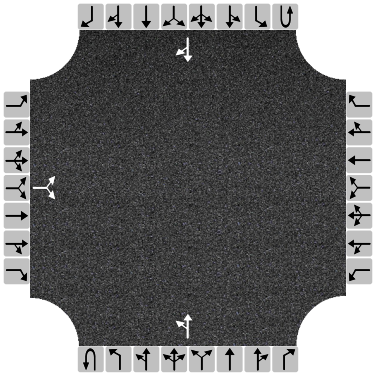
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-8-22
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	E
Jurisdiction	LOS ANGELES
East/West Street	N DWY SELF PARK & VALET
North/South Street	ST ANDREWS PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		11		29						304	68				231	164
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			43							320						
Capacity, c (veh/h)			392							1136						
v/c Ratio			0.11							0.28						
95% Queue Length, Q_{95} (veh)			0.4							1.2						
Control Delay (s/veh)			15.3							9.4						
Level of Service, LOS			C							A						
Approach Delay (s/veh)		15.3								8.2						
Approach LOS		C														

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HCS7 Two-Way Stop-Control Report

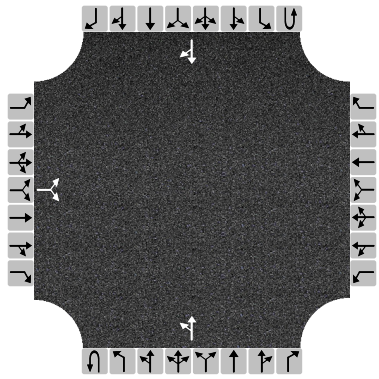
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	E
Jurisdiction	LOS ANGELES
East/West Street	N DWY SELF PARK & VALET
North/South Street	ST ANDREWS PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		57		152						67	130				395	36
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			220							71						
Capacity, c (veh/h)			524							1100						
v/c Ratio			0.42							0.06						
95% Queue Length, Q_{95} (veh)			2.1							0.2						
Control Delay (s/veh)			16.8							8.5						
Level of Service, LOS			C							A						
Approach Delay (s/veh)		16.8								3.3						
Approach LOS		C														

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HCS7 Two-Way Stop-Control Report

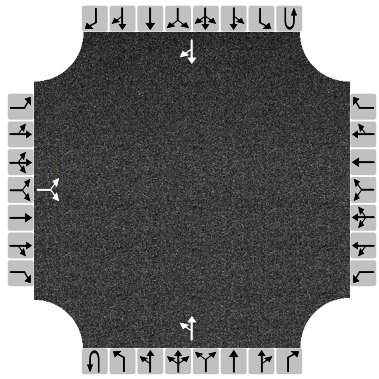
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	F
Jurisdiction	LOS ANGELES
East/West Street	N DWY DROP-OFF&PICK-UP
North/South Street	ST ANDREWS PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		4		4						23	68				231	23
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							24						
Capacity, c (veh/h)			693							1309						
v/c Ratio			0.01							0.02						
95% Queue Length, Q_{95} (veh)			0.0							0.1						
Control Delay (s/veh)			10.3							7.8						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		10.3								2.1						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

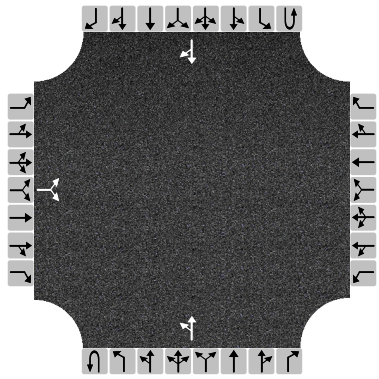
General Information

Analyst	LF
Agency/Co.	OTC, INC
Date Performed	8-15-22
Analysis Year	2026
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	FUTURE WITH PROJECT

Site Information

Intersection	F
Jurisdiction	LOS ANGELES
East/West Street	N DWY DROP-OFF&PICK-UP
North/South Street	ST ANDREWS PLACE
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		19		19						5	130				385	5
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			40							5						
Capacity, c (veh/h)			554							1141						
v/c Ratio			0.07							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			12.0							8.2						
Level of Service, LOS			B							A						
Approach Delay (s/veh)		12.0								0.3						
Approach LOS		B														

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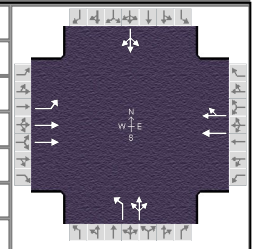
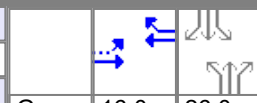
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	8/23/2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	AM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NB 101 FWY OFF - SE…	File Name	CT 101 & SM FUT W AM.xus		
Project Description	FUTURE W PROJECT				

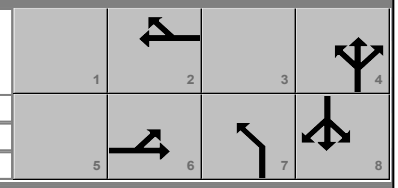


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	29	841			930	24	845	101	85	38	0	94

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	16.0	26.0	6.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6		2		4		8
Case Number		6.0		8.0		10.0		12.0
Phase Duration, s		20.0		20.0		30.0		10.0
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.3
Queue Clearance Time (g_s), s						28.0		7.1
Green Extension Time (g_e), s		0.0		0.0		0.0		0.0
Phase Call Probability						1.00		0.91
Max Out Probability						1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6			2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	32	914			521	516	918	202			143	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	553	1809			1900	1883	1810	1756			1663	
Queue Service Time (g_s), s	0.0	14.9			16.6	16.0	26.0	4.4			5.1	
Cycle Queue Clearance Time (g_c), s	16.0	14.9			16.6	16.0	26.0	4.4			5.1	
Green Ratio (*g/C*)	0.27	0.27			0.27	0.27	0.43	0.43			0.10	
Capacity (*c*), veh/h	120	965			507	502	784	761			166	
Volume-to-Capacity Ratio (*X*)	0.263	0.948			1.028	1.028	1.171	0.266			0.863	
Back of Queue (*Q*), ft/ln (85 th percentile)	27.1	275.8			424.2	421.5	945.2	65.6			132.8	
Back of Queue (*Q*), veh/ln (85 th percentile)	1.1	11.0			17.0	16.9	37.8	2.6			5.3	
Queue Storage Ratio (*RQ*) (85 th percentile)	0.00	0.00			0.00	0.00	0.62	0.31			0.00	
Uniform Delay (d_1), s/veh	30.0	21.6			22.0	22.0	17.0	10.9			26.6	
Incremental Delay (d_2), s/veh	5.3	18.8			47.3	47.5	90.5	0.1			33.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	35.3	40.4			69.3	69.5	107.5	11.0			59.7	
Level of Service (LOS)	D	D			F	F	F	B			E	
Approach Delay, s/veh / LOS	40.2	D		69.4	E		90.1	F		59.7	E	
Intersection Delay, s/veh / LOS	67.6						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.68	B	2.12	B	2.30	B
Bicycle LOS Score / LOS	1.27	A	1.34	A	2.34	B	0.72	A

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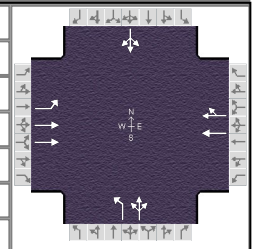
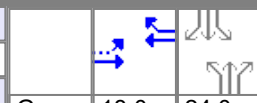
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OVERLAND TRAFFIC CONSULTANTS			Duration, h	0.25
Analyst	LF	Analysis Date	8/23/2022	Area Type	Other
Jurisdiction	LOS ANGELES	Time Period	PM PEAK HOUR	PHF	0.92
Urban Street	SANTA MONICA BL	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NB 101 FWY OFF - SE…	File Name	CT 101 & SM FUT W PM.xus		
Project Description	FUTURE W PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	42	1103			883	39	620	120	55	29	0	94

Signal Information			
Cycle, s	60.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



							1	2	3	4
Green	18.0	24.0	6.0	0.0	0.0	0.0	5	6	7	8
Yellow	4.0	4.0	4.0	0.0	0.0	0.0				
Red	0.0	0.0	0.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6		2		4		8
Case Number		6.0		8.0		10.0		12.0
Phase Duration, s		22.0		22.0		28.0		10.0
Change Period, ($Y+R_c$), s		4.0		4.0		4.0		4.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.1		3.3
Queue Clearance Time (g_s), s						23.3		6.8
Green Extension Time (g_e), s		0.0		0.0		0.7		0.0
Phase Call Probability						1.00		0.89
Max Out Probability						1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6			2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	46	1199			505	497	674	190			134	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	571	1809			1900	1871	1810	1798			1653	
Queue Service Time (g_s), s	2.0	18.0			15.9	15.2	21.3	4.3			4.8	
Cycle Queue Clearance Time (g_c), s	18.0	18.0			15.9	15.2	21.3	4.3			4.8	
Green Ratio (*g/C*)	0.30	0.30			0.30	0.30	0.40	0.40			0.10	
Capacity (*c*), veh/h	139	1083			569	560	725	721			165	
Volume-to-Capacity Ratio (*X*)	0.327	1.107			0.888	0.888	0.929	0.264			0.809	
Back of Queue (*Q*), ft/ln (85 th percentile)	38.5	532.2			296.9	294	350.7	66.5			113.6	
Back of Queue (*Q*), veh/ln (85 th percentile)	1.5	21.3			11.9	11.8	14.0	2.7			4.5	
Queue Storage Ratio (*RQ*) (85 th percentile)	0.00	0.00			0.00	0.00	0.23	0.31			0.00	
Uniform Delay (d_1), s/veh	29.6	21.0			20.1	20.1	17.2	12.0			26.4	
Incremental Delay (d_2), s/veh	6.2	61.7			18.4	18.6	16.1	0.1			23.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	35.7	82.7			38.4	38.6	33.3	12.1			49.9	
Level of Service (LOS)	D	F			D	D	C	B			D	
Approach Delay, s/veh / LOS	81.0	F		38.5	D		28.6	C		49.9	D	
Intersection Delay, s/veh / LOS	52.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.68	B	2.12	B	2.30	B
Bicycle LOS Score / LOS	1.51	B	1.31	A	1.91	B	0.71	A

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SIGNAL WARRANT WORKSHEETS

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER _____

MAJOR ST: WILTON PL

MINOR ST: LA MIRANDA AV

Critical Approach Speed MPH _____ or Speed Limit MPH 35

Speed limit or critical speed on major street traffic > 40 mph..... ☐

In built up area of isolated community of < 10,000 population..... ☐

or

RURAL (R) ☒ URBAN (U)

Eight-Hour Vehicular Volume

WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☒

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume WARRANT 1 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours	8AM	9AM	10AM	16PM	17PM	18PM
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)		1308	1852	1433	1202	1409	1599
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)		22	31	17	12	23	28

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours	8AM	9AM	10AM	16PM	17PM	18PM
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)		1308	1852	1433	1202	1409	1599
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)		22	31	17	12	23	28

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☒

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME		☐	☒
	AND			
	B. INTERRUPTION OF CONTINUOUS TRAFFIC			
AND AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCONVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS			☐	☐

Eight-Hour Vehicular Volume WARRANT 1 (continued)

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

Projected Volumes

	N/A	
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1……	1……	8,000	5,600	2,400	1,680
2 or More……..	1……	9,600	6,720	2,400	1,680
2 or More……..	2 or More……..	9,600	6,720	3,200	2,240
1……	2 or More……..	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1……	1……	12,000	8,400	1,200	850
2 or More……..	1……	14,400	10,080	1,200	850
2 or More……..	2 or More……..	14,400	10,080	1,600	1,120
1……	2 or More……..	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more…… A _____ B _____		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 8AM	9AM	17P	18P
Both Approaches - Major Street			1308	1852	1409	1599
Higher Approach - Minor Street			22	31	23	28

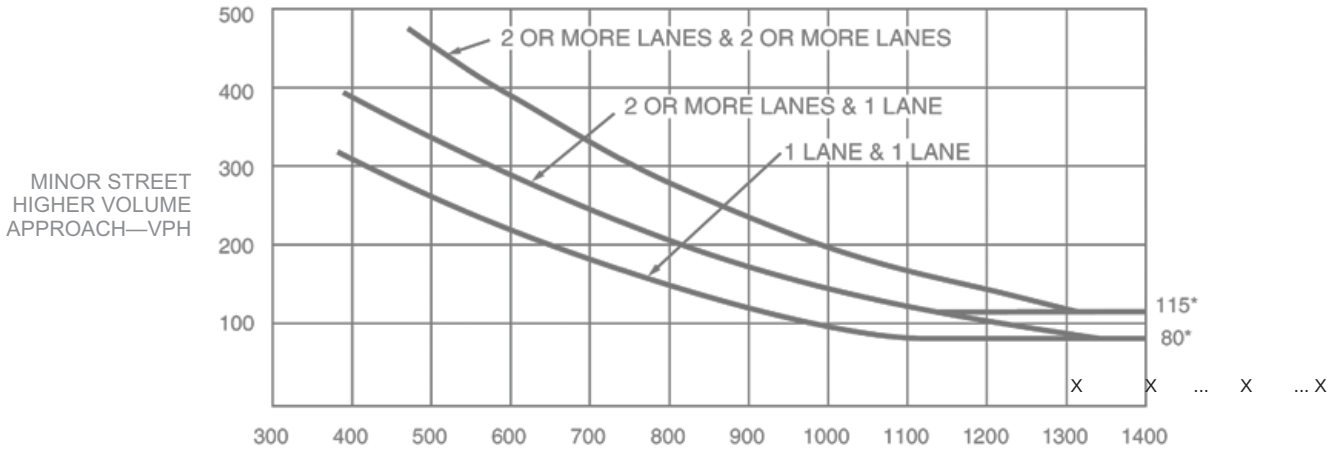
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☒	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☒
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

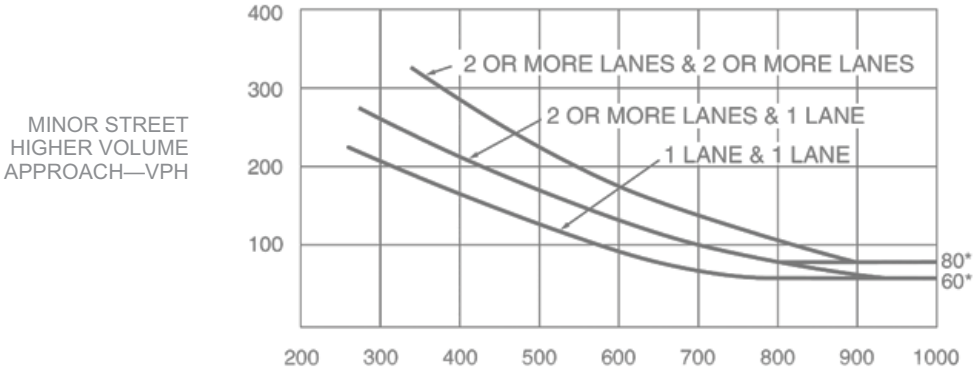
✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Peak Hour WARRANT 3

N/A ☒

SATISFIED YES ☐ NO ☐

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A or Part B must be satisfied.

b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.

c. In applying each condition, the major street and minor street volumes shall be for the same hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b.	YES ☐	NO ☐

Name _____

PART A

SATISFIED	**YES**	**NO**
All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)	☐	☐

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☐	☐
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☐	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	☐	☐	☐

PART B

SATISFIED	**YES**	**NO**
	☐	☐

APPROACH LANES	One	2 or More	Hour
Both Approaches - Major Street			
Higher Approach - Minor Street			

RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	YES ☐	NO ☐
(If Yes, fill in percentage) _____%		

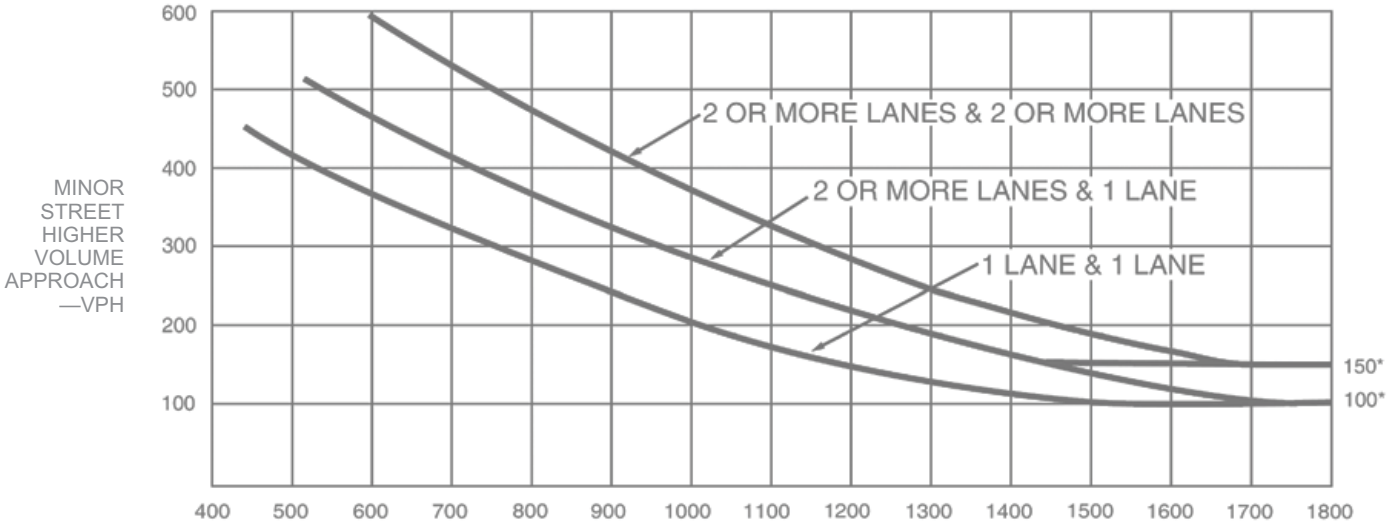
	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☐
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

URBAN

Figure 4C-3. Warrant 3, Peak Hour

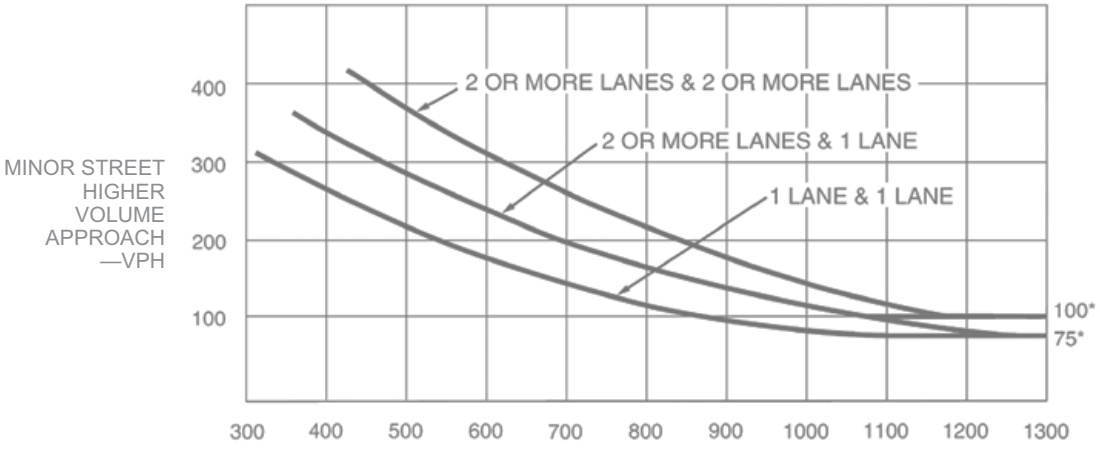


** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Parts 1 and 2 shall be satisfied.
b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.
c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.
d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.
e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.
g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.
h. Bicycles may be counted as pedestrians.
i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED	YES	NO
	☐	☐

A. FOUR-HOUR PEDESTRIAN VOLUMES

	Hours 9AM	10AM	4PM	5PM
Vehicles per hour on major street for 4 hours	1852	1433	1409	1599
Pedestrians crossing major street per hour for highest 4 hours	17	7	19	7

(FIGURE 4C-5 OR 4C-6 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

	Hour 5PM
Vehicles per hour on major street for 1 hour	1409
Pedestrians crossing major street per hour for highest 1 hour	19

(FIGURE 4C-7 or 4C-8 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED	YES	NO
	☐	☒

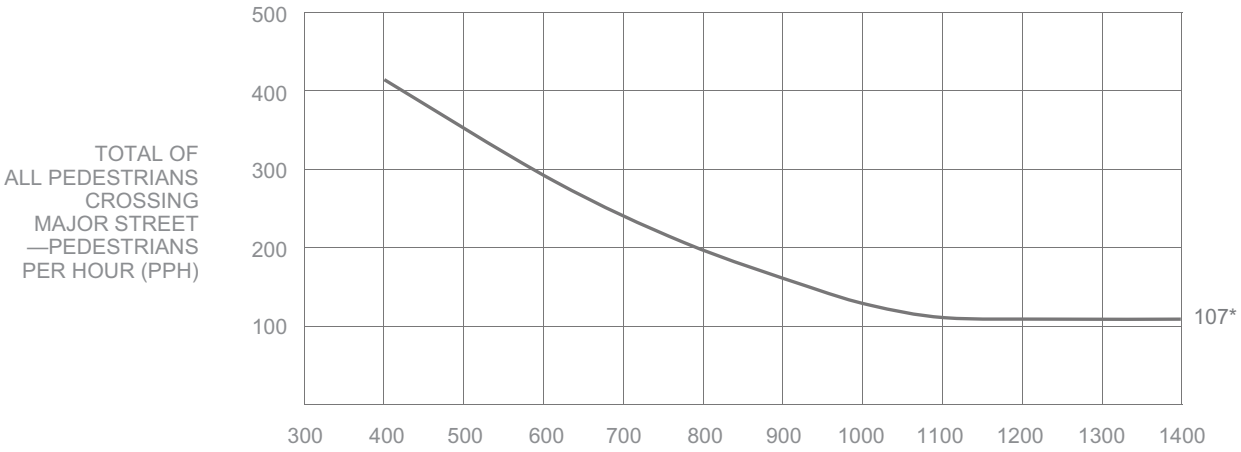
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

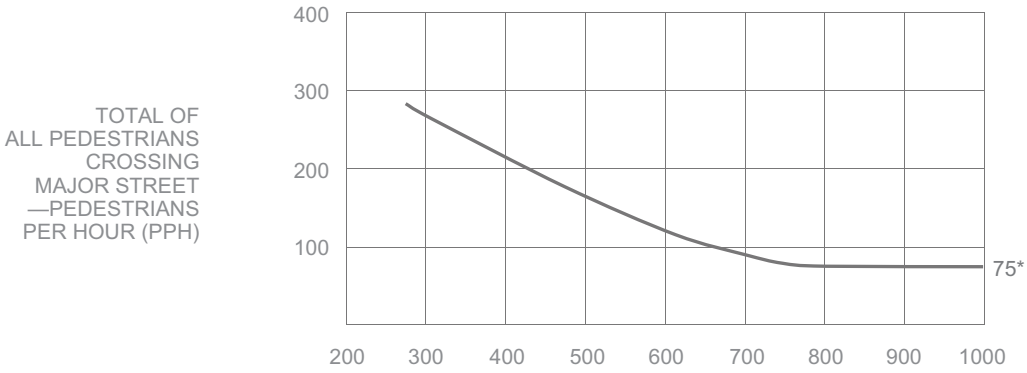
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



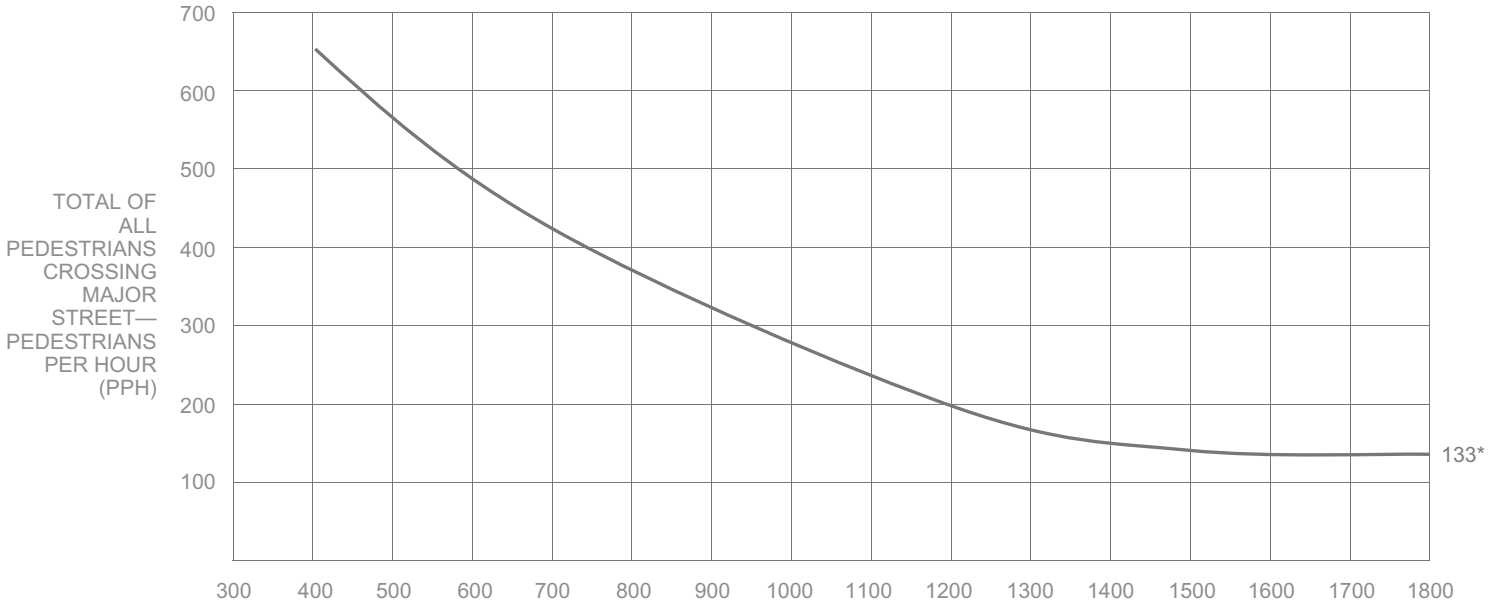
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

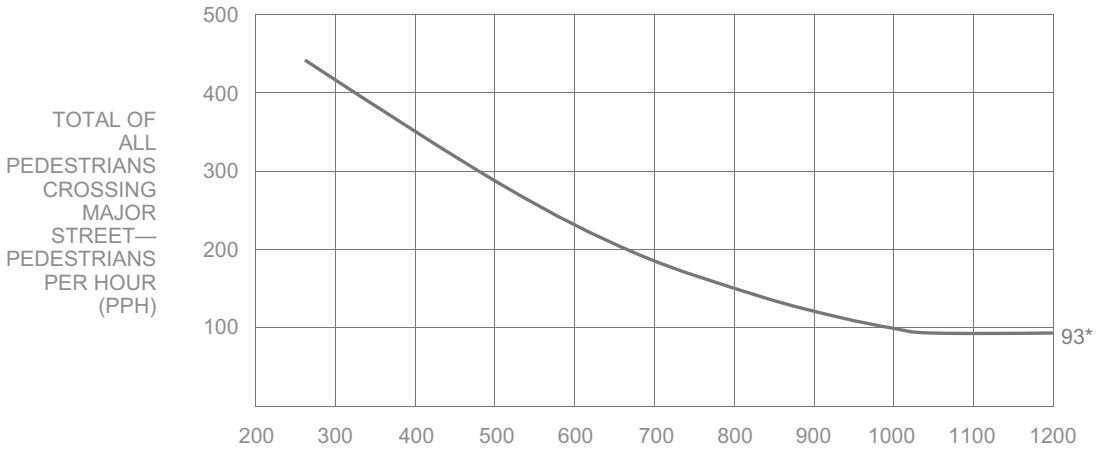
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing WARRANT 5

N/A ☒
SATISFIED YES ☐
NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		**AND** Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System WARRANT 6

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *1600* ft, S *345* ft, E *N/A* ft, W *650* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☒
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	**ENTERING VOLUMES - ALL APPROACHES**	✓	**FULLFILLED** YES	NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	**MAJOR ROUTE A**	**MAJOR ROUTE B**		
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan			**YES**	**NO**
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒

SATISFIED YES ☐

NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH **OR, There are two or more minor street approach lanes at the track crossing -** During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

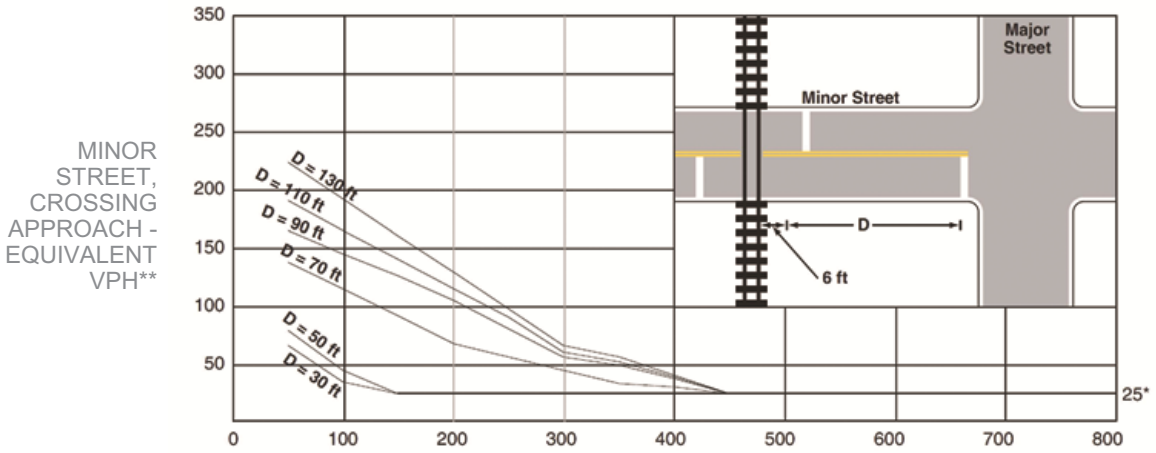
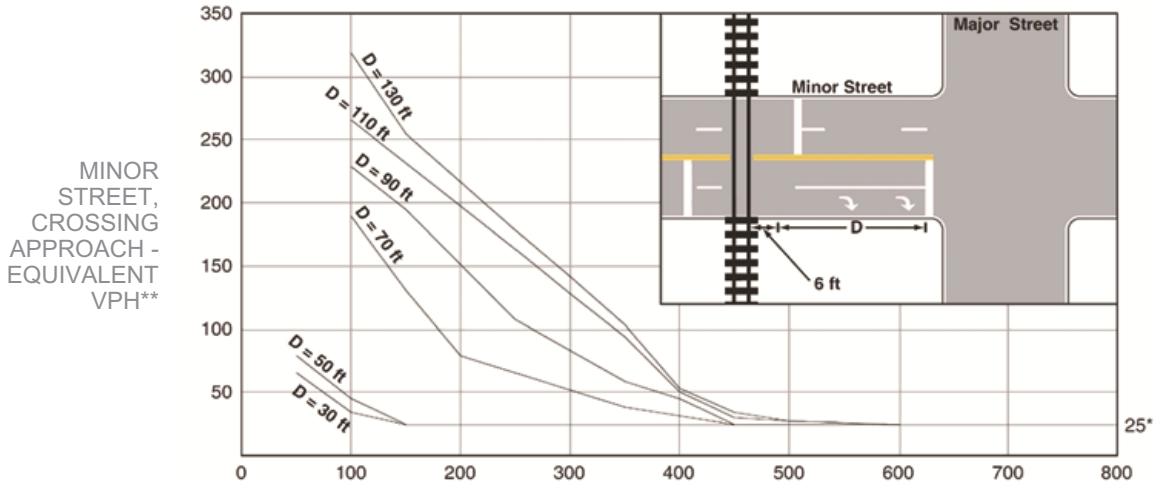


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied	SATISFIED YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or project plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER _____

MAJOR ST: WILTON PL

MINOR ST: LA MIRANDA AV

Critical Approach Speed ____ MPH or Speed Limit 35 MPH

Speed limit or critical speed on major street traffic > 40 mph..... ☐

In built up area of isolated community of < 10,000 population..... ☐

or RURAL (R) ☒ URBAN (U)

Eight-Hour Vehicular Volume

WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume WARRANT 1 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)

Hours	8AM	9AM	10AM	4PM	5PM	6PM
Both Approach Major Street	1336	1880	1461	1229	1436	1626
Highest Approach Minor Street	45	47	45	54	79	72

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)

Hours	8AM	9AM	10AM	4PM	5PM	6PM
Both Approach Major Street	1336	1880	1461	1229	1436	1626
Highest Approach Minor Street	45	47	45	54	79	72

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☒

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME		☐	☒
	AND			
	B. INTERRUPTION OF CONTINUOUS TRAFFIC			
AND	AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCOVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS		☐	☐

Eight-Hour Vehicular Volume WARRANT 1 (continued)

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

Projected Volumes

	N/A	
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1……	1……	8,000	5,600	2,400	1,680
2 or More……..	1……	9,600	6,720	2,400	1,680
2 or More……..	2 or More……..	9,600	6,720	3,200	2,240
1……	2 or More……..	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1……	1……	12,000	8,400	1,200	850
2 or More……..	1……	14,400	10,080	1,200	850
2 or More……..	2 or More……..	14,400	10,080	1,600	1,120
1……	2 or More……..	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more…… A _____ B _____		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 8AM	9AM	17P	18P
Both Approaches - Major Street	✓		1336	1880	1436	1626
Higher Approach - Minor Street	✓		47	45	79	72

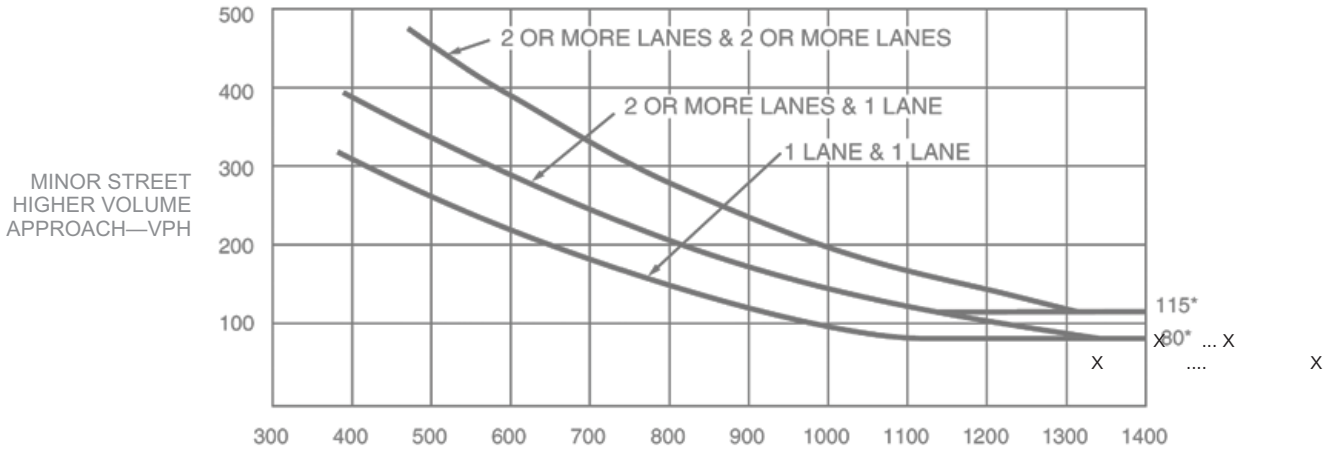
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☒	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☒
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

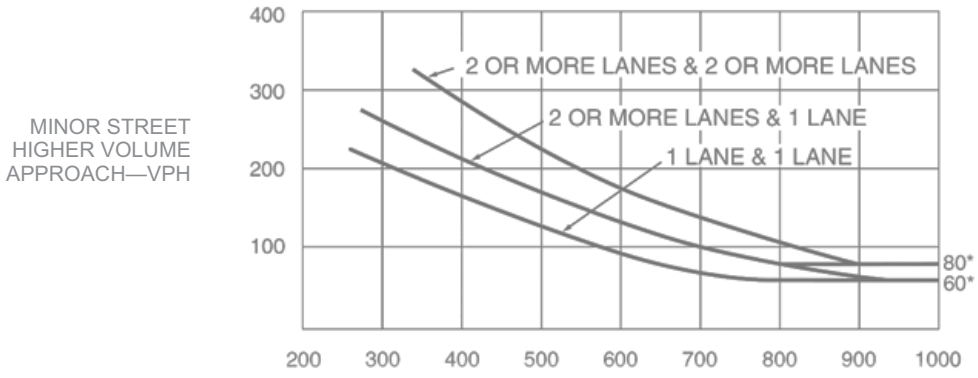
✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



**Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.*

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



**Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.*

Peak Hour WARRANT 3

N/A	☐
SATISFIED YES	☐
NO	☒

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A or Part B must be satisfied.
b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.
c. In applying each condition, the major street and minor street volumes shall be for the same hours.
d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.
e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.
f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.
g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b.	YES ☒	NO ☐

Name *STUDIO & CREATIVE OFFICE*

PART A

PART A	SATISFIED YES	SATISFIED NO
All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)	☐	☒

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☒	☐
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☐	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	☐	☐	☐

PART B

PART B	SATISFIED YES	SATISFIED NO
	☐	☒

APPROACH LANES	One	2 or More	Hour 5PM
Both Approaches - Major Street	✓		1636
Higher Approach - Minor Street	✓		79

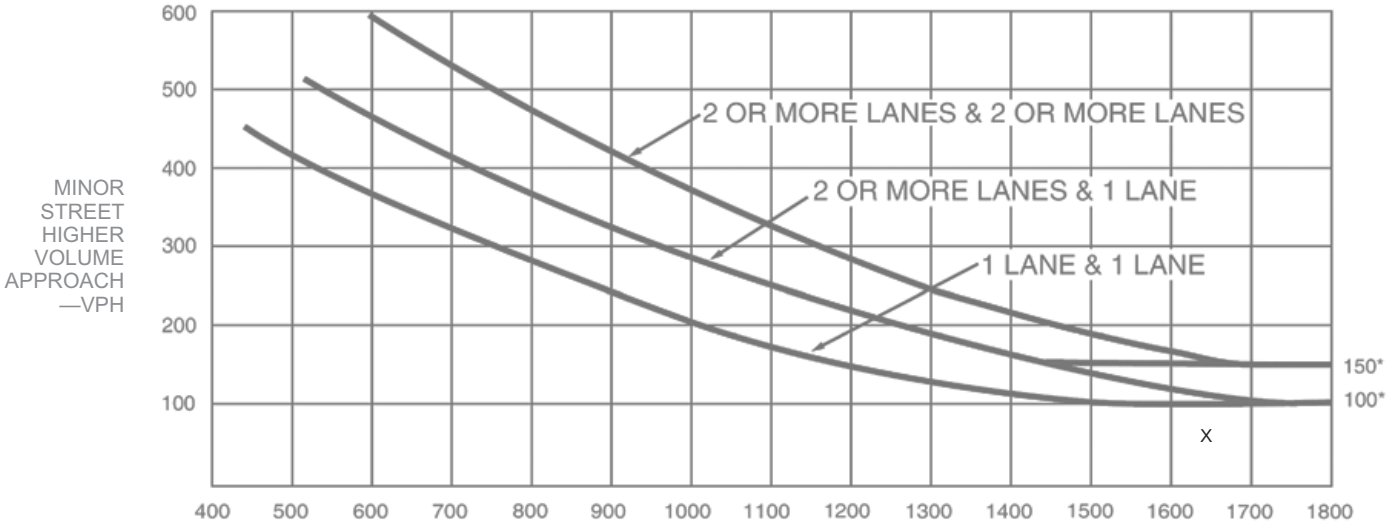
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	YES	NO
	☒	☐
(If Yes, fill in percentage)	50 %	

	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☒
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

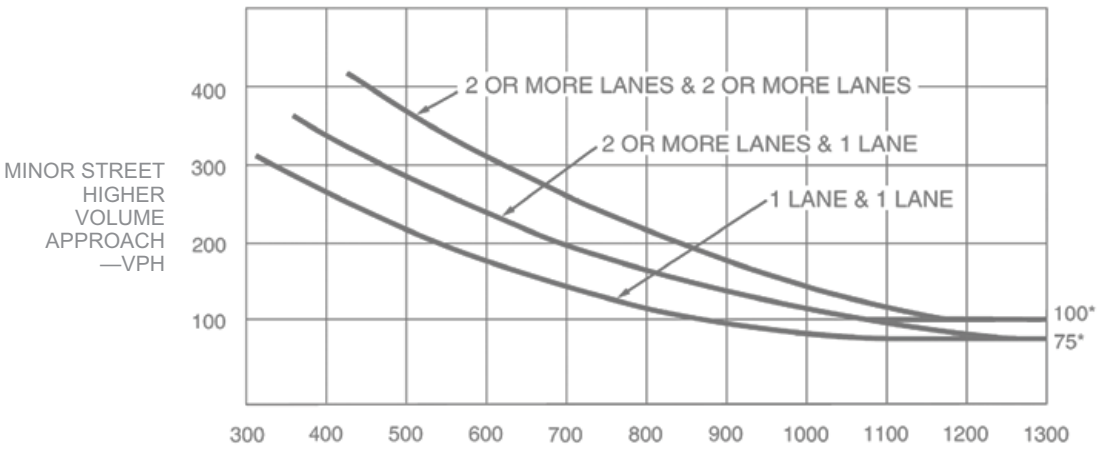
✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

URBAN
Figure 4C-3. Warrant 3, Peak Hour



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Parts 1 and 2 shall be satisfied.
b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.
c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.
d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.
e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.
g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.
h. Bicycles may be counted as pedestrians.
i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED	YES	NO
	☐	☒

A. FOUR-HOUR PEDESTRIAN VOLUMES

	Hours: 9AM	10AM	4PM	5PM
Vehicles per hour on major street for 4 hours	1852	1433	1409	1599
Pedestrians crossing major street per hour for highest 4 hours	23	13	25	13

(FIGURE 4C-5 OR 4C-6 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

	Hour: 5PM
Vehicles per hour on major street for 1 hour	1409
Pedestrians crossing major street per hour for highest 1 hour	25

(FIGURE 4C-7 or 4C-8 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED	YES	NO
	☐	☒

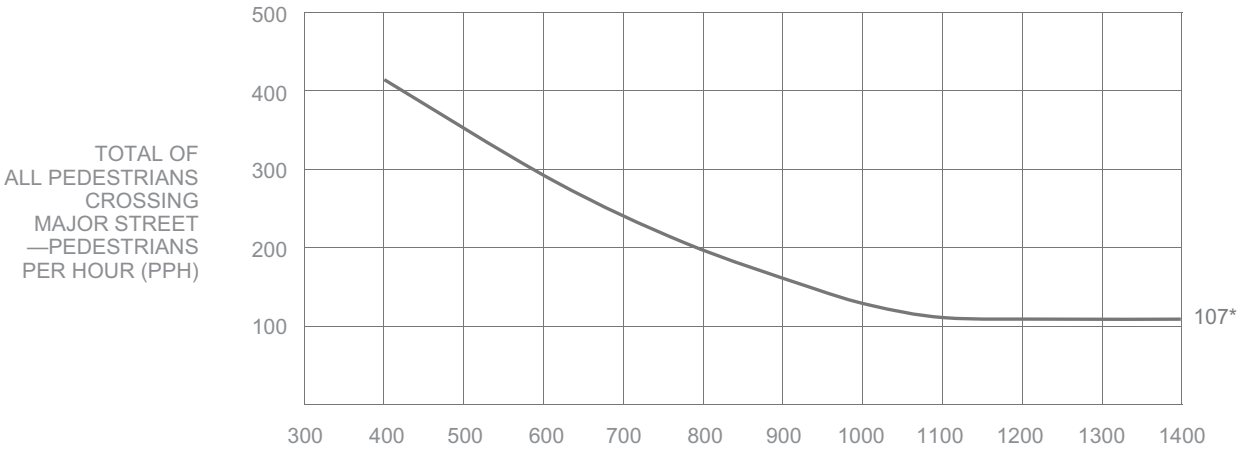
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

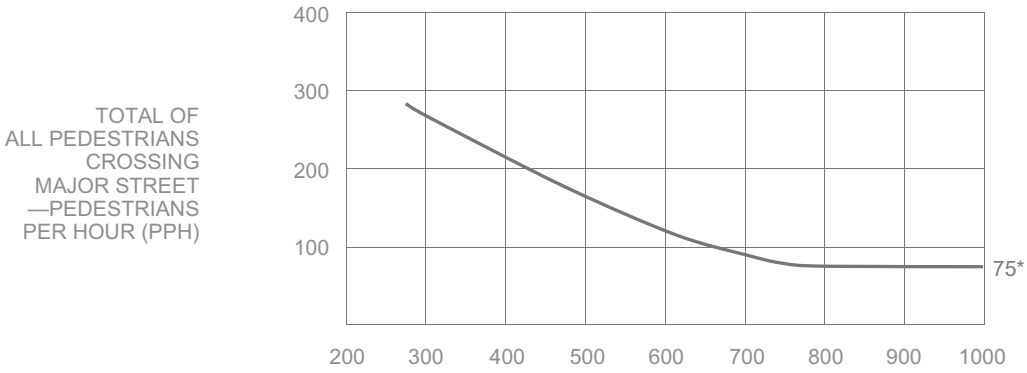
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



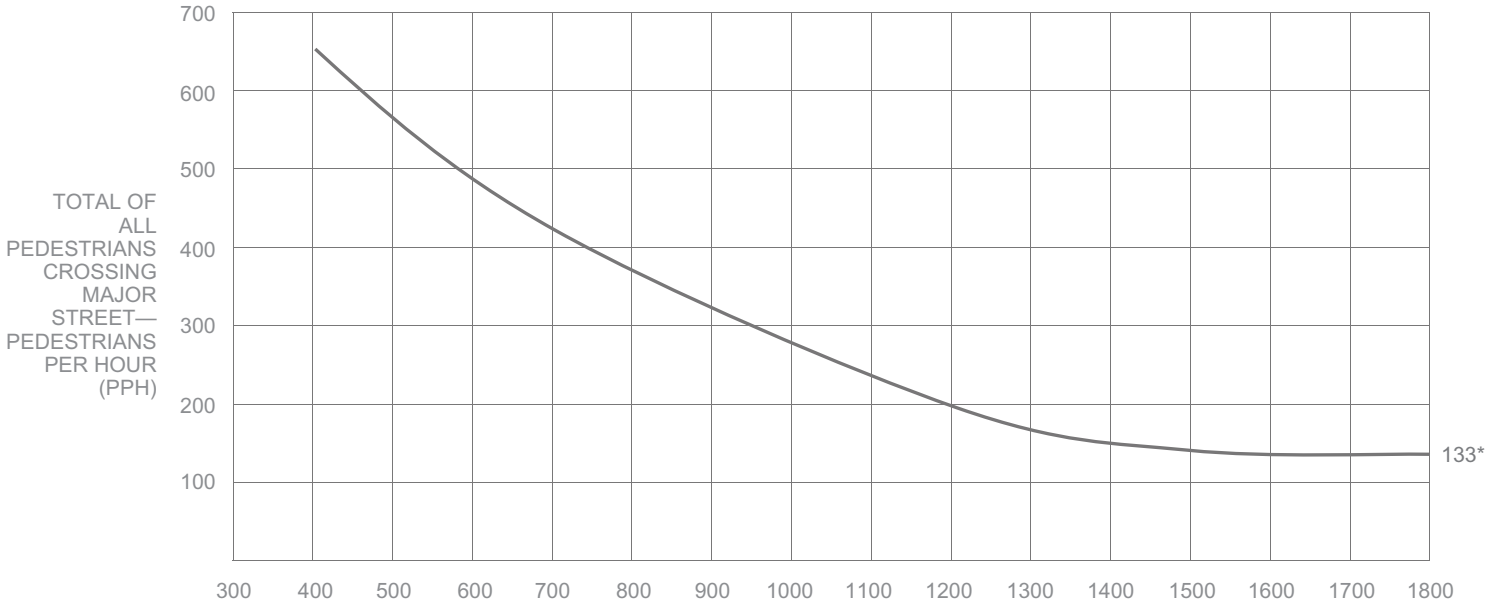
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

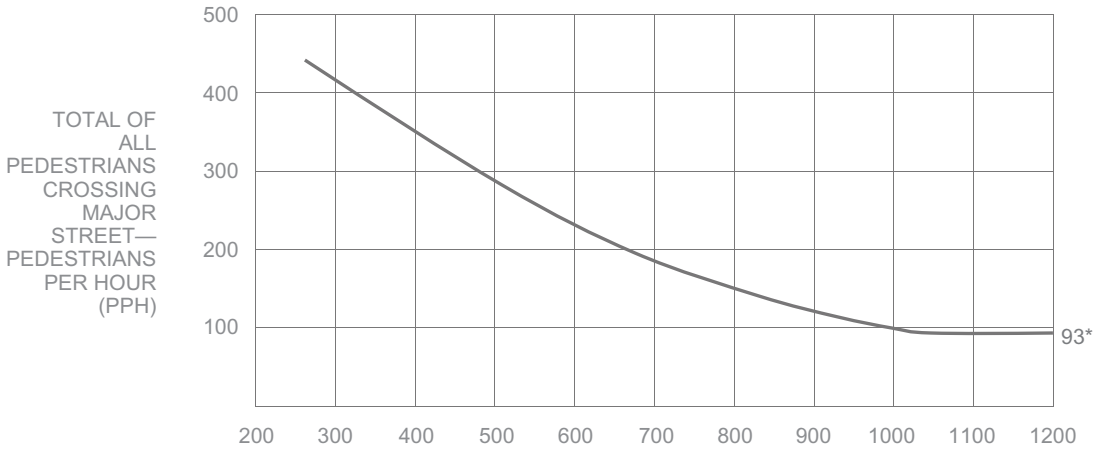
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing — WARRANT 5

N/A ☒

SATISFIED YES ☐ NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		**AND** Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System — WARRANT 6

N/A ☐

SATISFIED YES ☐ NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *1600* ft, S *345* ft, E *N/A* ft, W *650* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☐
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	**ENTERING VOLUMES - ALL APPROACHES**	✓	**FULLFILLED** YES	NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	**MAJOR ROUTE A**	**MAJOR ROUTE B**		
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan			**YES**	**NO**
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒

SATISFIED YES ☐

NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH **OR, There are two or more minor street approach lanes at the track crossing -** During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

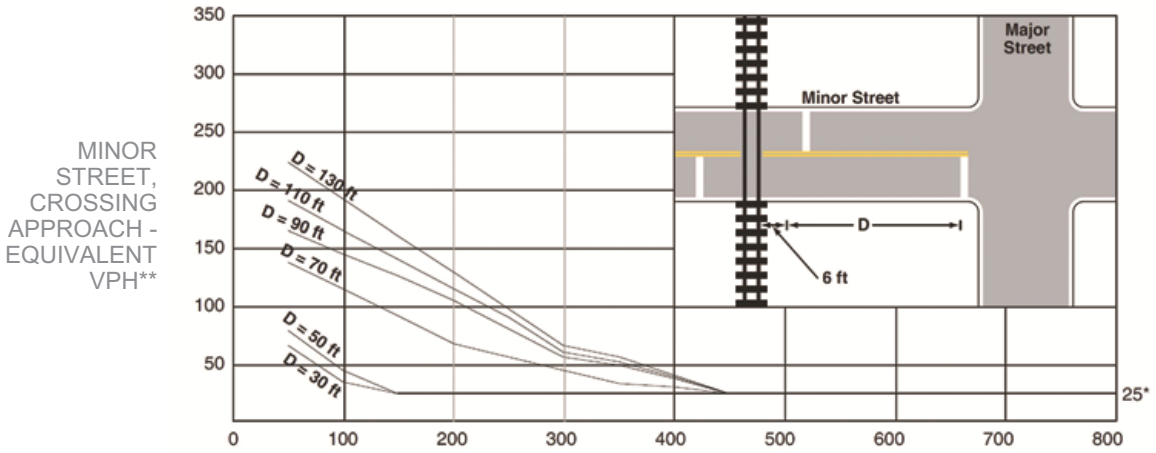
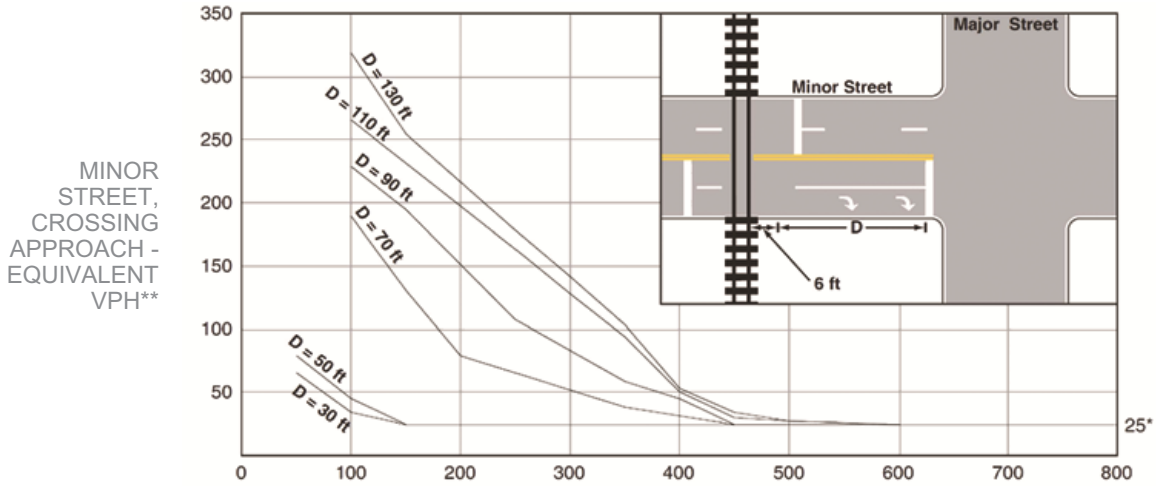


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied	SATISFIED YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or project plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER _____

MAJOR ST: WILTON PL

MINOR ST: LA MIRANDA AV

Critical Approach Speed MPH _____ or Speed Limit MPH 35

Speed limit or critical speed on major street traffic > 40 mph..... ☐

In built up area of isolated community of < 10,000 population..... ☐

or RURAL (R) ☐ URBAN (U) ☒

Eight-Hour Vehicular Volume

WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☒

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume WARRANT 1 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)

Hours	8AM	9AM	10AM	4PM	5PM	6PM
Both Approach Major Street	1395	1962	1525	1285	1501	1699
Highest Approach Minor Street	24	34	21	58	86	79

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)

Hours	8AM	9AM	10AM	4PM	5PM	6PM
Both Approach Major Street	1395	1962	1525	1285	1501	1699
Highest Approach Minor Street	24	34	21	58	86	79

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☒

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME		☐	☒
	AND			
	B. INTERRUPTION OF CONTINUOUS TRAFFIC			
AND	AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCONVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS		☐	☐

Eight-Hour Vehicular Volume WARRANT 1 (continued)

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

Projected Volumes

	N/A	
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1……	1……	8,000	5,600	2,400	1,680
2 or More……..	1……	9,600	6,720	2,400	1,680
2 or More……..	2 or More……..	9,600	6,720	3,200	2,240
1……	2 or More……..	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1……	1……	12,000	8,400	1,200	850
2 or More……..	1……	14,400	10,080	1,200	850
2 or More……..	2 or More……..	14,400	10,080	1,600	1,120
1……	2 or More……..	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more…… A _____ B _____		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☒

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 9AM	4PM	5PM	6PM
Both Approaches - Major Street			1962	1285	1501	1699
Higher Approach - Minor Street			34	58	86	79

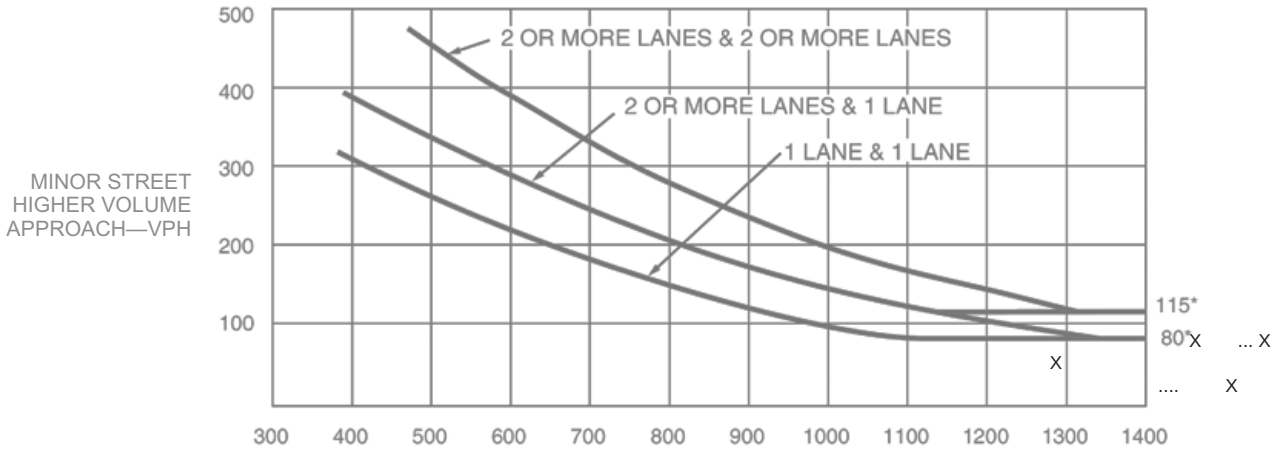
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☒	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☒
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

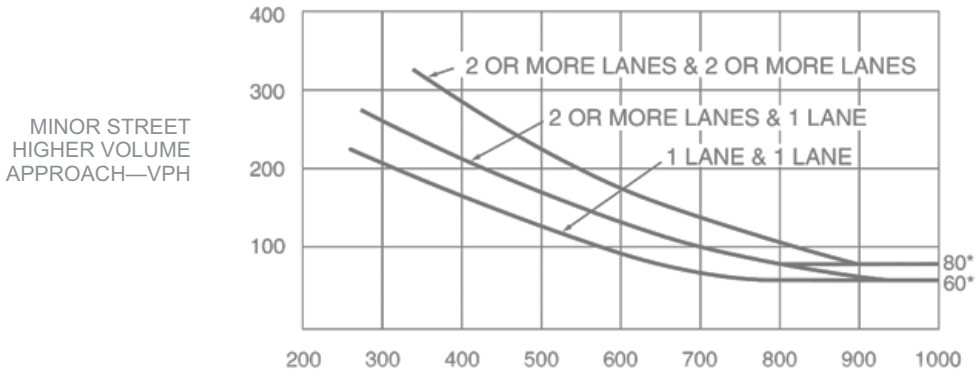
✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



**Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.*

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



**Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.*

Peak Hour WARRANT 3

N/A ☒
SATISFIED YES ☐
NO ☐

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A or Part B must be satisfied.
b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.
c. In applying each condition, the major street and minor street volumes shall be for the same hours.
d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.
e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.
f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.
g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b. YES ☐ NO ☐

Name _____

PART A

SATISFIED YES ☐ NO ☒

All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☐	☐
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☐	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	☐	☐	☐

PART B

SATISFIED YES ☐ NO ☐

APPROACH LANES	One	2 or More	Hour
Both Approaches - Major Street			
Higher Approach - Minor Street			

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* YES ☐ NO ☐

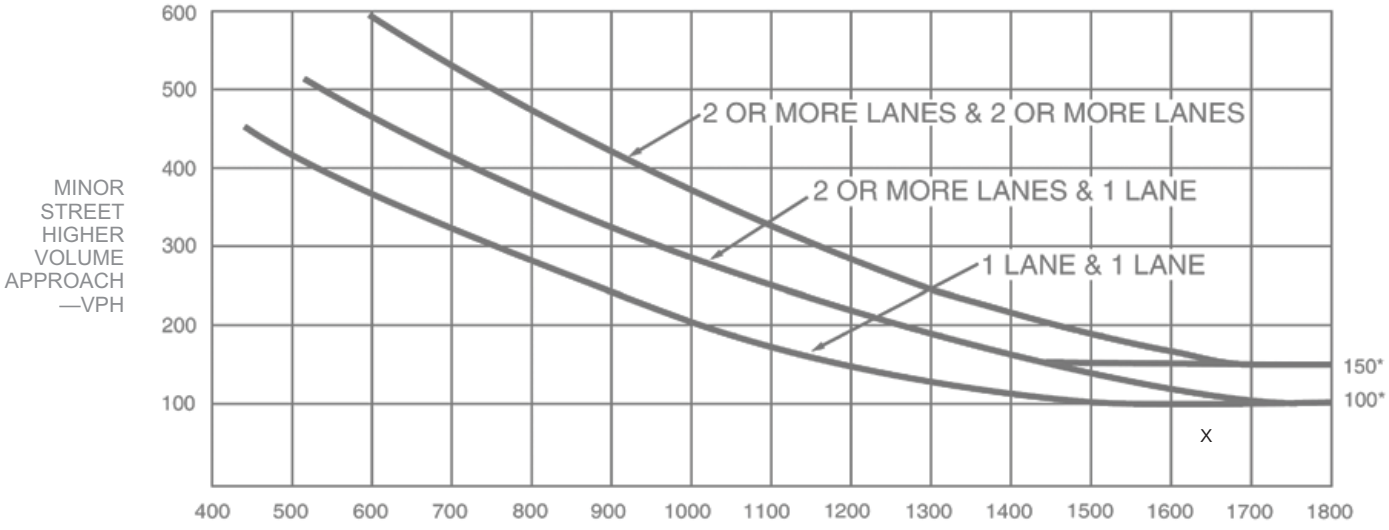
(If Yes, fill in percentage) _____%

	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☐
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

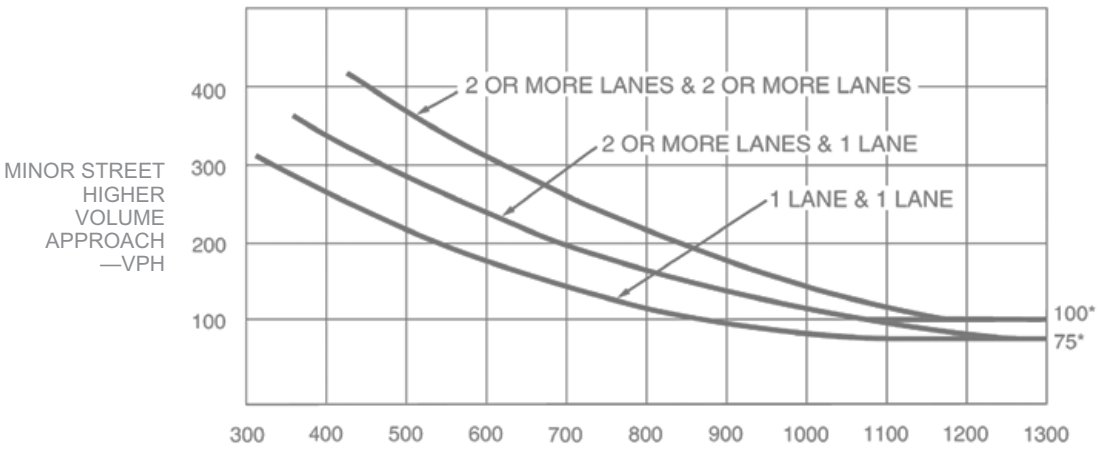
✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

URBAN
Figure 4C-3. Warrant 3, Peak Hour



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Parts 1 and 2 shall be satisfied.
b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.
c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.
d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.
e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.
g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.
h. Bicycles may be counted as pedestrians.
i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED	YES	NO
	☐	☒

A. FOUR-HOUR PEDESTRIAN VOLUMES

	Hours 9AM	10AM	4PM	5PM
Vehicles per hour on major street for 4 hours	1962	1525	1501	1699
Pedestrians crossing major street per hour for highest 4 hours	18	8	20	8

(FIGURE 4C-5 OR 4C-6 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

	Hour 4PM
Vehicles per hour on major street for 1 hour	1699
Pedestrians crossing major street per hour for highest 1 hour	20

(FIGURE 4C-7 or 4C-8 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED	YES	NO
	☐	☒

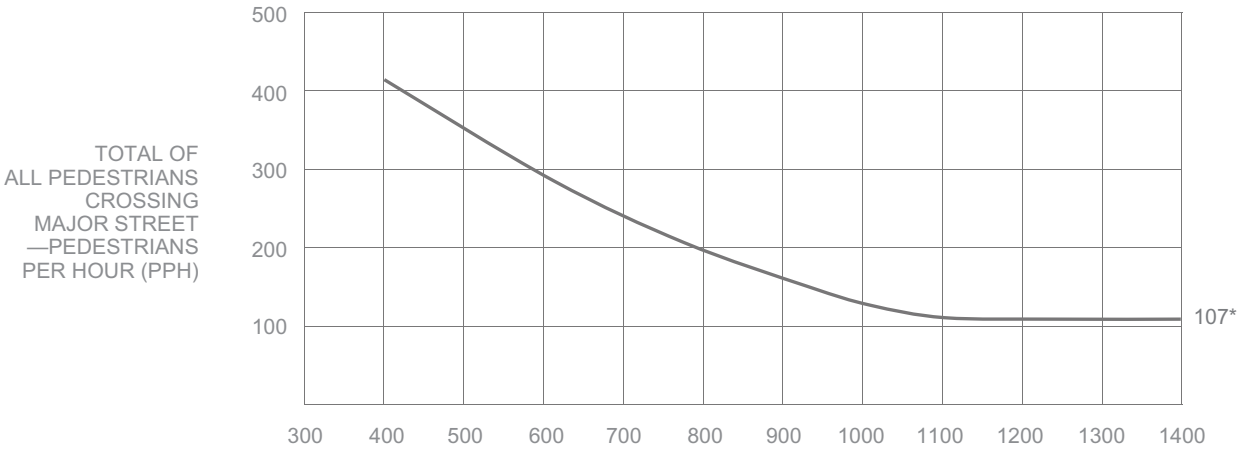
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

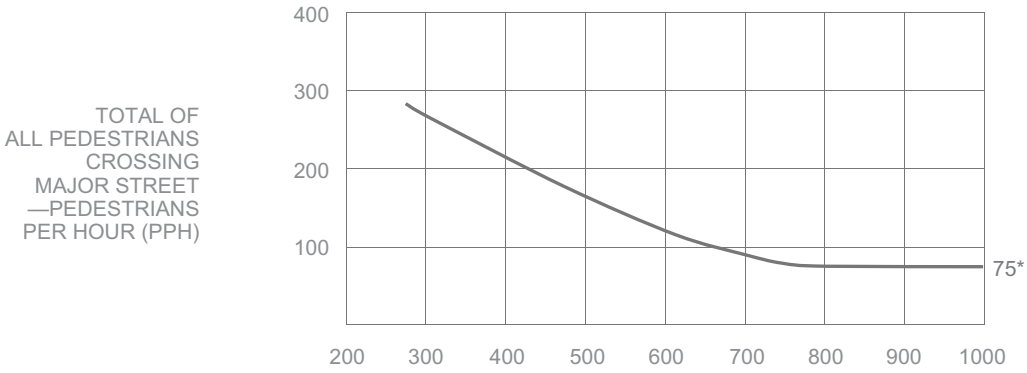
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



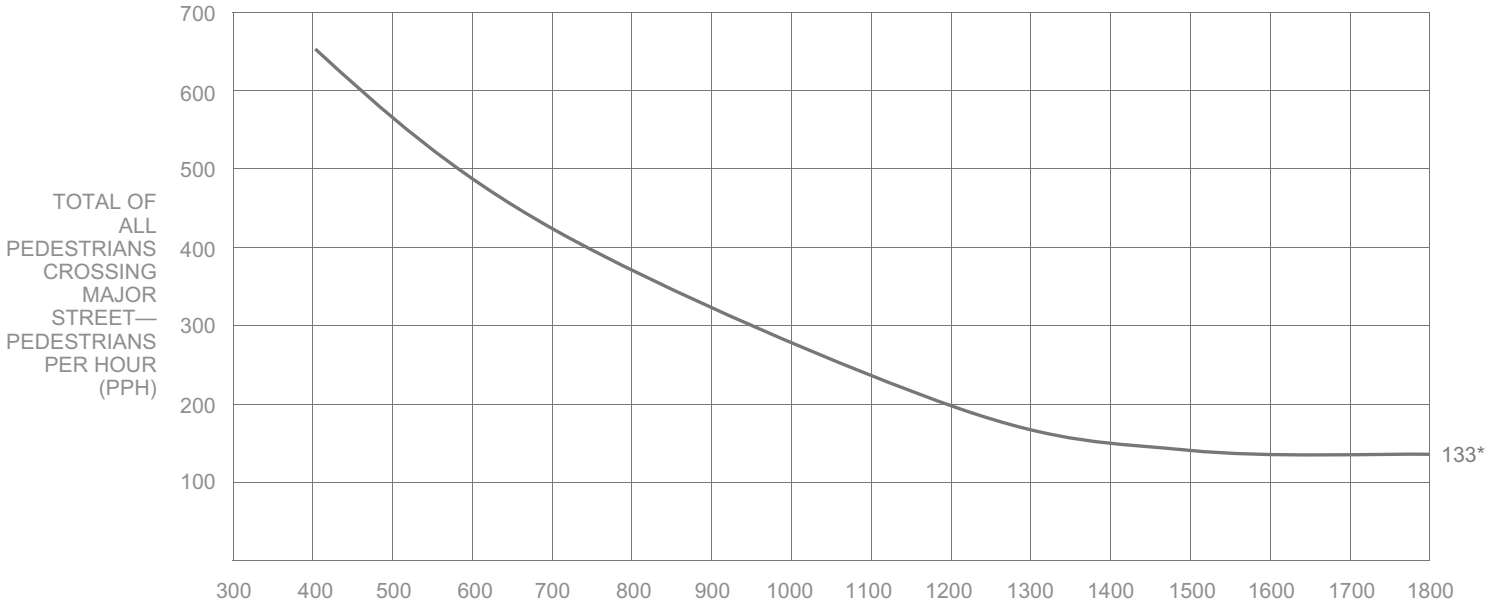
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

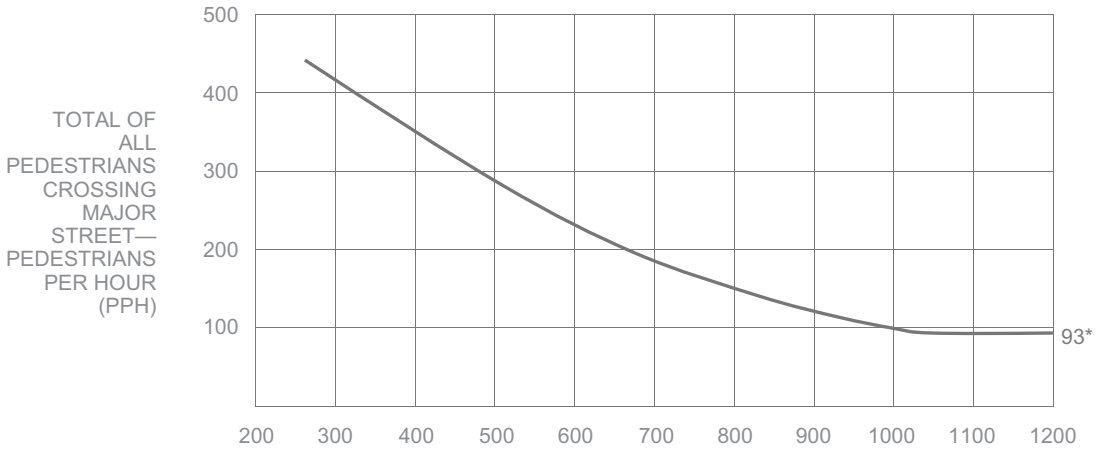
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing — WARRANT 5

N/A ☒

SATISFIED YES ☐ NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		**AND** Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System — WARRANT 6

N/A ☐

SATISFIED YES ☐ NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *1600* ft, S *345* ft, E *N/A* ft, W *650* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☐
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	**ENTERING VOLUMES - ALL APPROACHES**	✓	**FULLFILLED** YES	NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	**MAJOR ROUTE A**	**MAJOR ROUTE B**		
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan			**YES**	**NO**
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒

SATISFIED YES ☐

NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH **OR, There are two or more minor street approach lanes at the track crossing -** During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

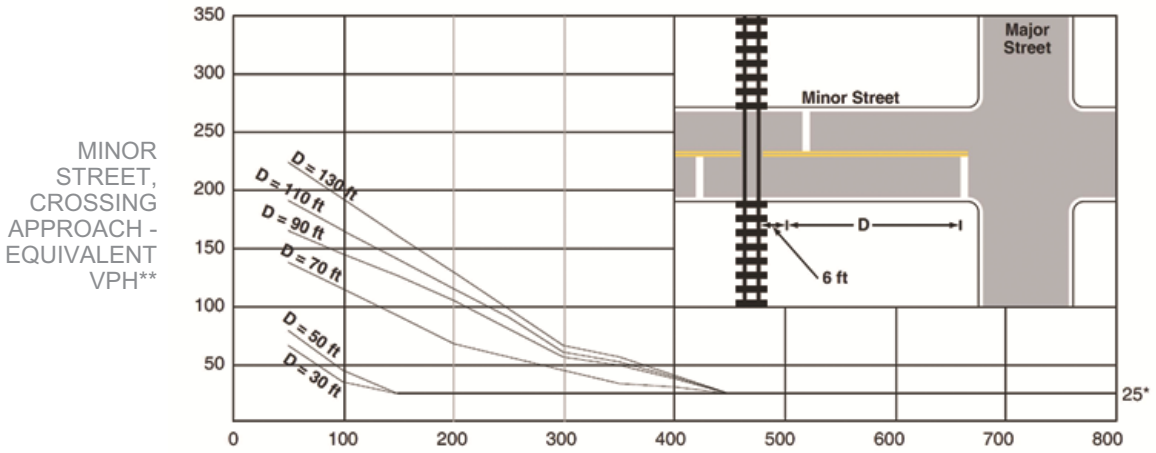
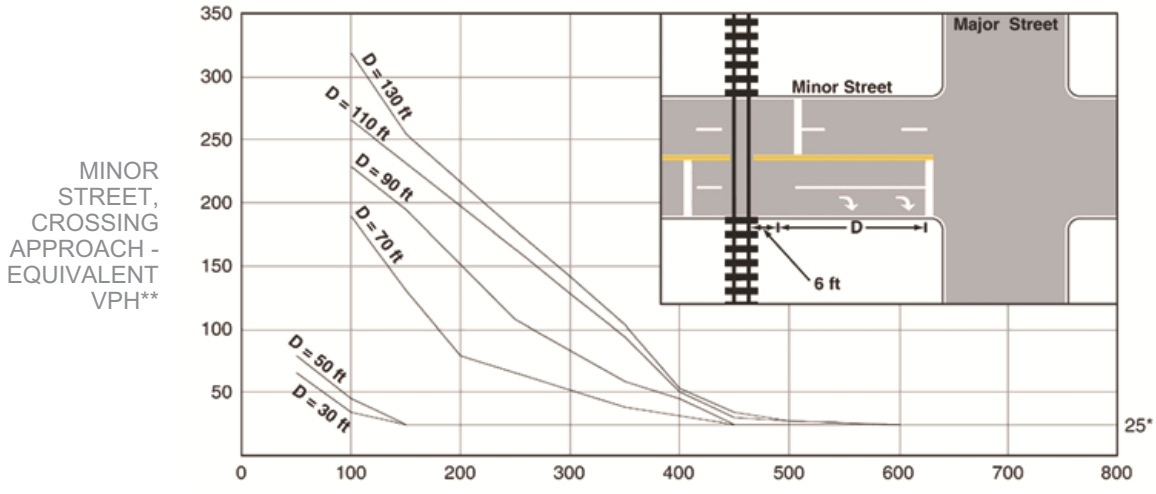


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied	SATISFIED YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or project plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER _____

MAJOR ST: WILTON PL

MINOR ST: LA MIRANDA AV

Critical Approach Speed MPH _____ or Speed Limit MPH 35

Speed limit or critical speed on major street traffic > 40 mph..... ☐ or

In built up area of isolated community of < 10,000 population..... ☐ RURAL (R) ☒ URBAN (U)

Eight-Hour Vehicular Volume

WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☒

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume — WARRANT 1 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 8AM	9AM	10AM	4PM	5PM	6PM
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)	1423	1990	1553	1312	1528	1726
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)	46	49	46	64	92	84

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 8AM	9AM	10AM	4PM	5PM	6PM
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)	1423	1990	1553	1312	1528	1726
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)	46	49	46	64	92	84

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☒

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME		☐	☒
	AND			
	B. INTERRUPTION OF CONTINUOUS TRAFFIC			
AND	AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCONVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS		☐	☐

Eight-Hour Vehicular Volume WARRANT 1 (continued)

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

Projected Volumes

	N/A	
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1……	1……	8,000	5,600	2,400	1,680
2 or More……..	1……	9,600	6,720	2,400	1,680
2 or More……..	2 or More……..	9,600	6,720	3,200	2,240
1……	2 or More……..	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1……	1……	12,000	8,400	1,200	850
2 or More……..	1……	14,400	10,080	1,200	850
2 or More……..	2 or More……..	14,400	10,080	1,600	1,120
1……	2 or More……..	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more…… A _____ B _____		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 9AM	4PM	5PM	6PM
Both Approaches - Major Street	✓		1990	1312	1528	1726
Higher Approach - Minor Street	✓		49	64	92	84

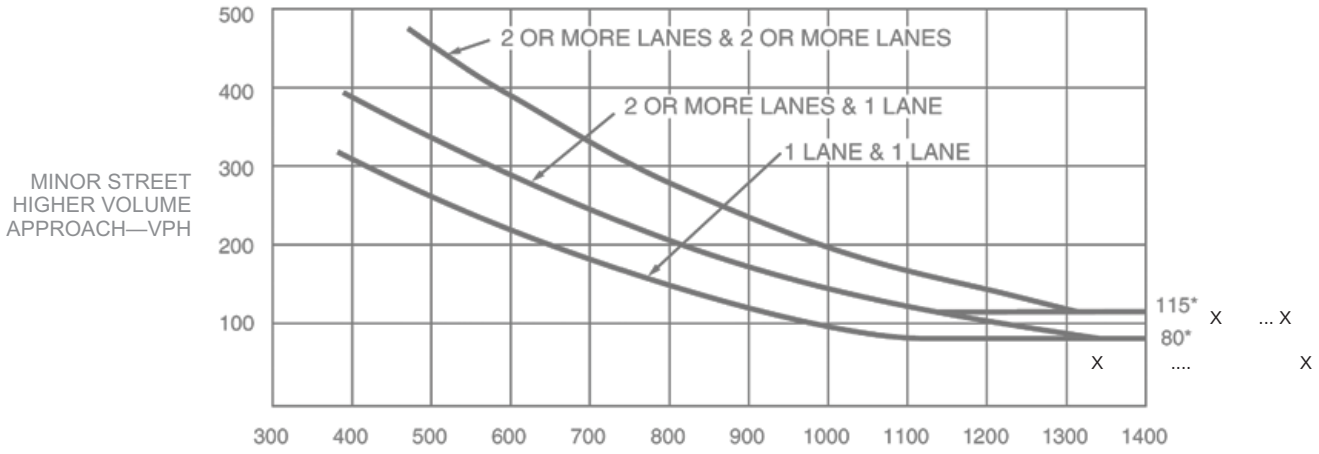
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☒	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☒
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

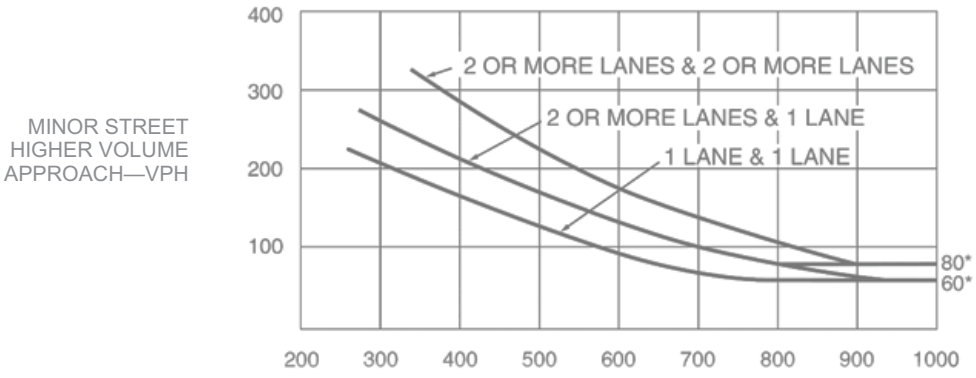
✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



**Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.*

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



**Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.*

Peak Hour WARRANT 3

N/A ☐
SATISFIED YES ☐
NO ☒

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A or Part B must be satisfied.
b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.
c. In applying each condition, the major street and minor street volumes shall be for the same hours.
d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.
e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.
f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.
g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b.	STUDIO & CREATIV OFFICE	YES ☒	NO ☐

Name

PART A

All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)	SATISFIED YES ☐	SATISFIED NO ☒

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☐	☒
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☐	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for inter-sections with four or more approaches or 650 vph for intersections with three approaches.	☐	☐	☐

PART B

	SATISFIED YES	SATISFIED NO
	☐	☐

APPROACH LANES	One	2 or More	Hour 5PM
Both Approaches - Major Street	✓		1528
Higher Approach - Minor Street	✓		92

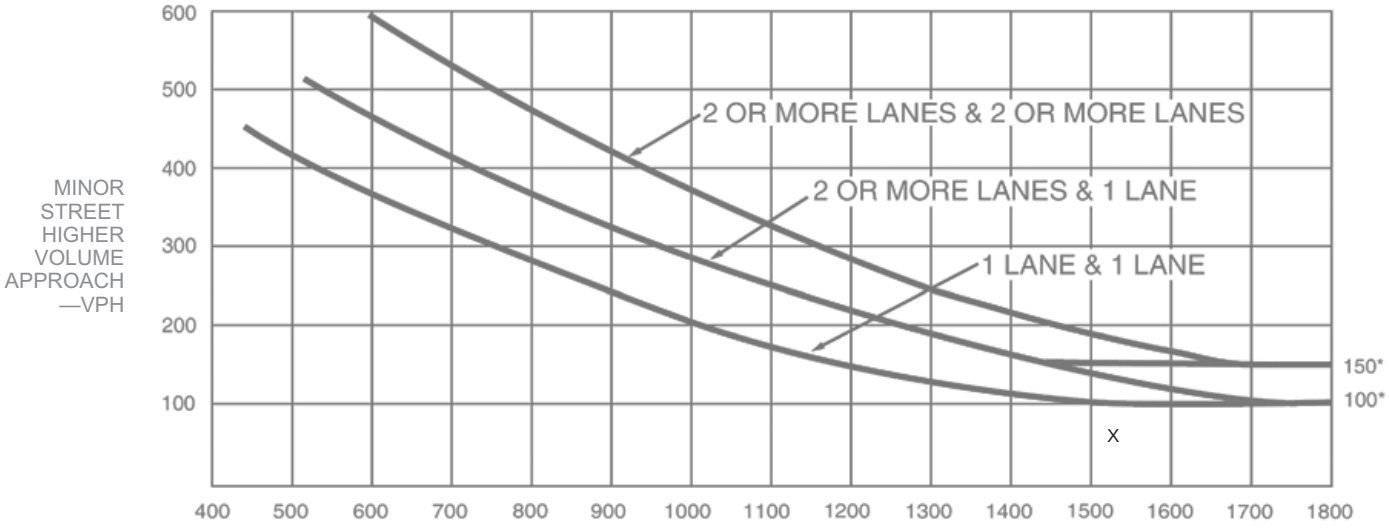
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	YES	NO
	☒	☐
(If Yes, fill in percentage)	50 %	

	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☐
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

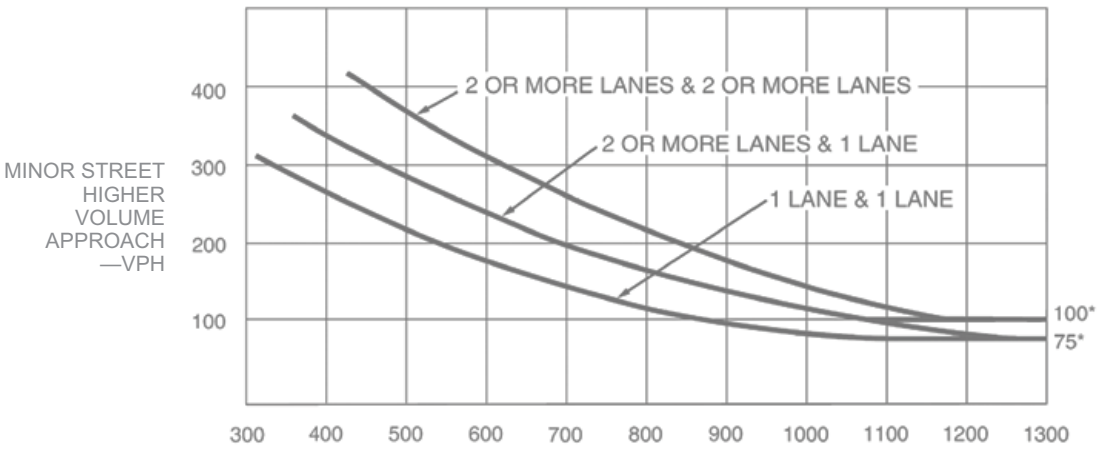
✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

URBAN
Figure 4C-3. Warrant 3, Peak Hour



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Parts 1 and 2 shall be satisfied.
b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.
c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.
d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.
e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.
g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.
h. Bicycles may be counted as pedestrians.
i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED	YES	NO
	☐	☒

A. FOUR-HOUR PEDESTRIAN VOLUMES

	Hours 9AM	10AM	4PM	5PM
Vehicles per hour on major street for 4 hours	1990	1553	1312	1528
Pedestrians crossing major street per hour for highest 4 hours	24	14	26	16

(FIGURE 4C-5 OR 4C-6 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

	Hour 4PM
Vehicles per hour on major street for 1 hour	1699
Pedestrians crossing major street per hour for highest 1 hour	20

(FIGURE 4C-7 or 4C-8 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED	YES	NO
	☐	☒

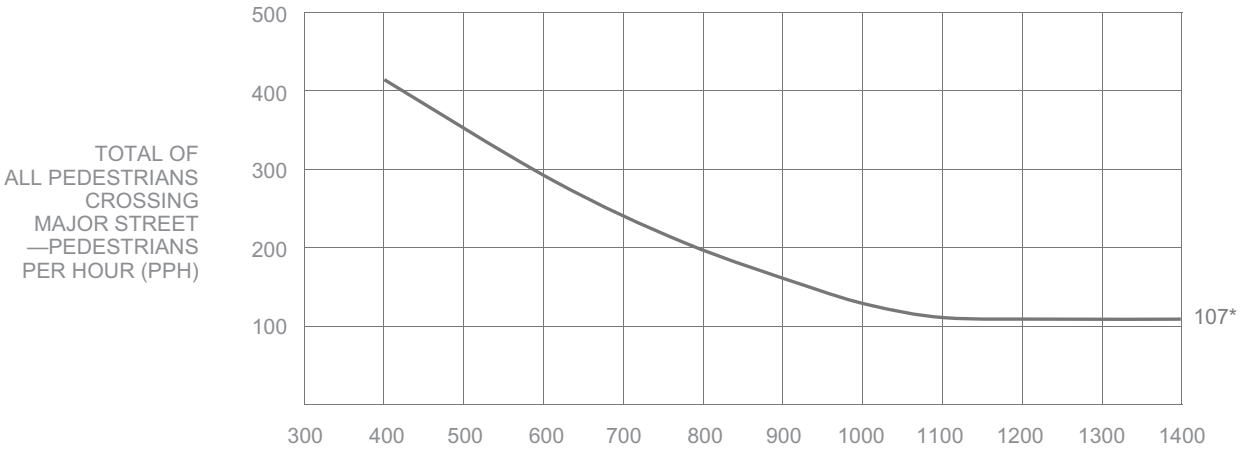
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

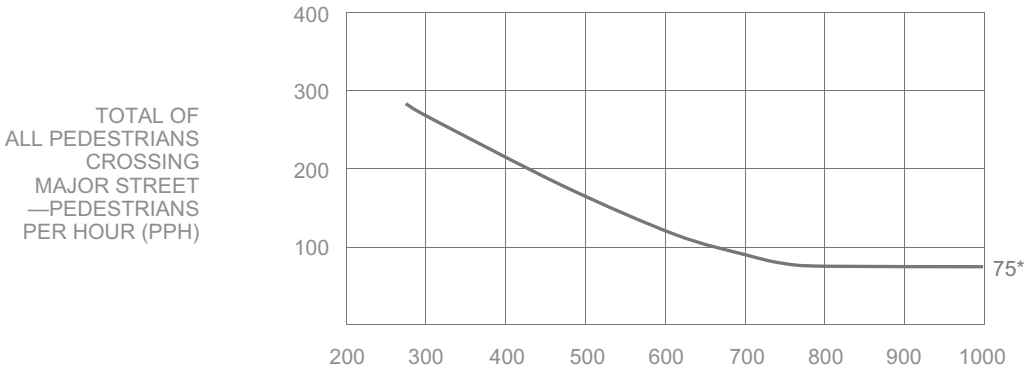
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



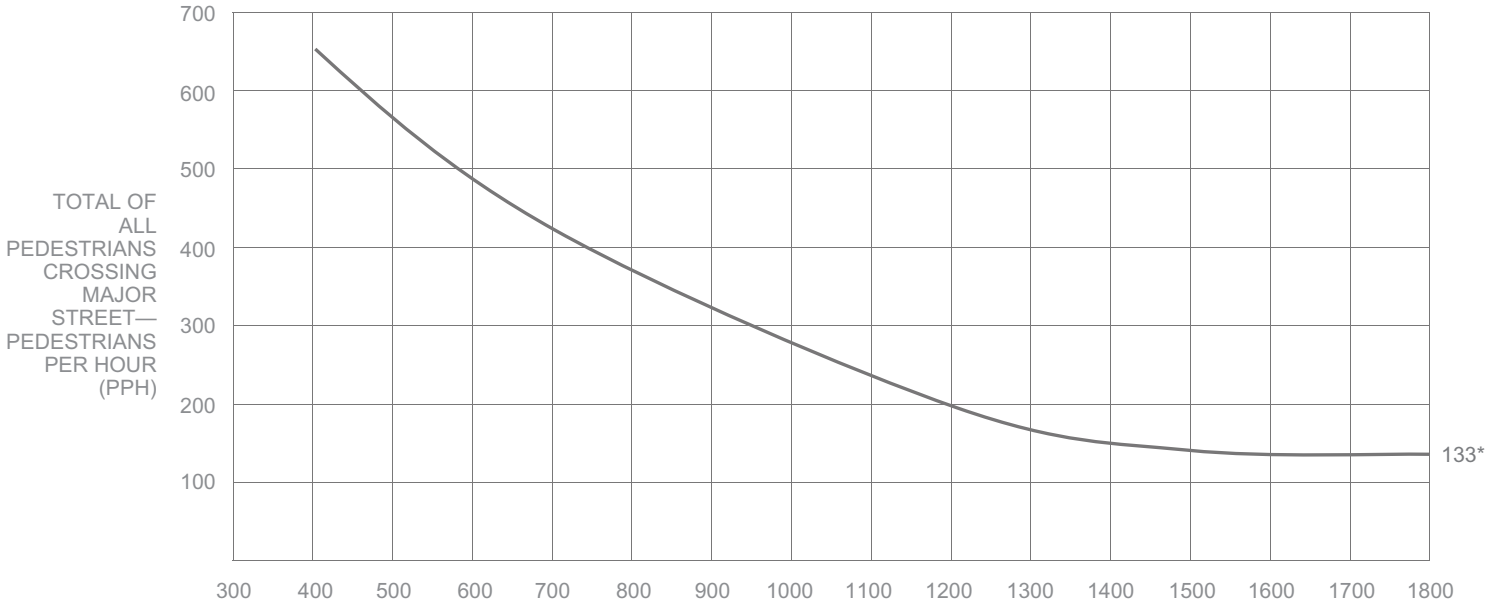
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

✯ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ✯

SPEED ≤ 35 MPH

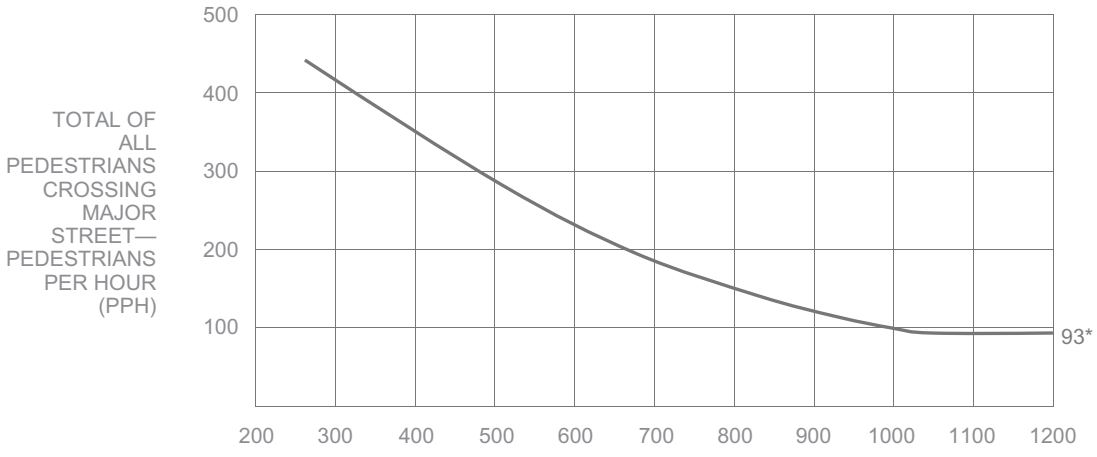
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing — WARRANT 5

N/A ☒

SATISFIED YES ☐ NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		**AND** Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System — WARRANT 6

N/A ☐

SATISFIED YES ☐ NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *1600* ft, S *345* ft, E *N/A* ft, W *650* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☐
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	**ENTERING VOLUMES - ALL APPROACHES**	✓	**FULLFILLED** YES	NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	**MAJOR ROUTE A**	**MAJOR ROUTE B**		
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan			**YES**	**NO**
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒

SATISFIED YES ☐

NO ☐

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH **OR, There are two or more minor street approach lanes at the track crossing -** During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

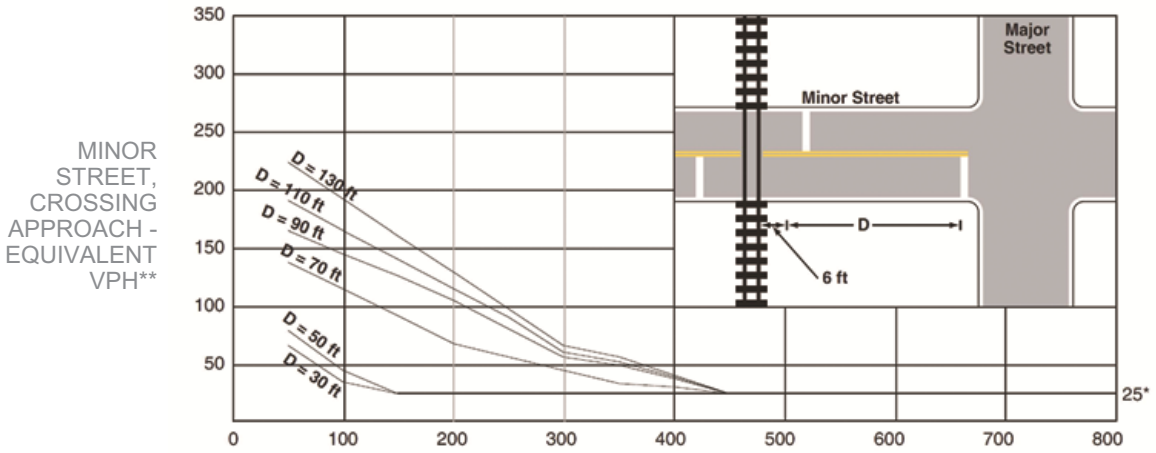
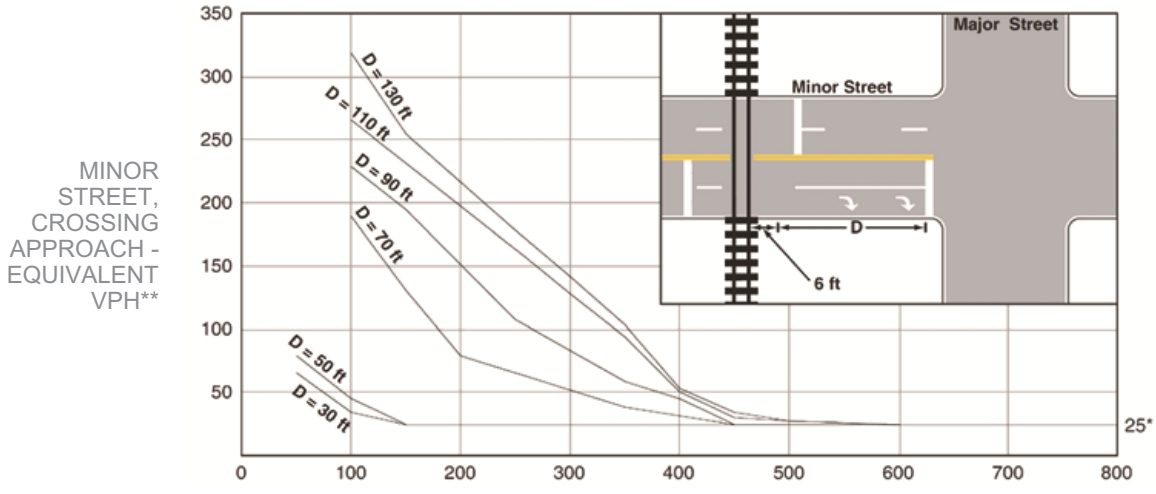


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

✭ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✭

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied	SATISFIED YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or project plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER

MAJOR ST: SB 101 FREEWAY OFF RAMP

MINOR ST: LEXINGTON AVENUE

Critical Approach Speed ___ MPH or Speed Limit 35 MPH

Speed limit or critical speed on major street traffic > 40 mph ☐

In built up area of isolated community of < 10,000 population ☐

or RURAL (R) ☒ URBAN (U)

Eight-Hour Vehicular Volume — WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)	450	737	890	836	842	803	808	841
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)	9	88	79	68	70	107	143	59

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)	450	737	890	836	842	803	808	841
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)	9	88	79	68	70	107	143	59

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☒

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME AND B. INTERRUPTION OF CONTINUOUS TRAFFIC		☐	☒
AND AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCOVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS			☐	☐

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Projected Volumes

	N/A	☒
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note**

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1	1	8,000	5,600	2,400	1,680
2 or More	1	9,600	6,720	2,400	1,680
2 or More	2 or More	9,600	6,720	3,200	2,240
1	2 or More	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1	1	12,000	8,400	1,200	850
2 or More	1	14,400	10,080	1,200	850
2 or More	2 or More	14,400	10,080	1,600	1,120
1	2 or More	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more..... A _____ B _____		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 8AM	9AM	5PM	6PM
Both Approaches - Major Street			737	890	803	808
Higher Approach - Minor Street			88	79	107	143

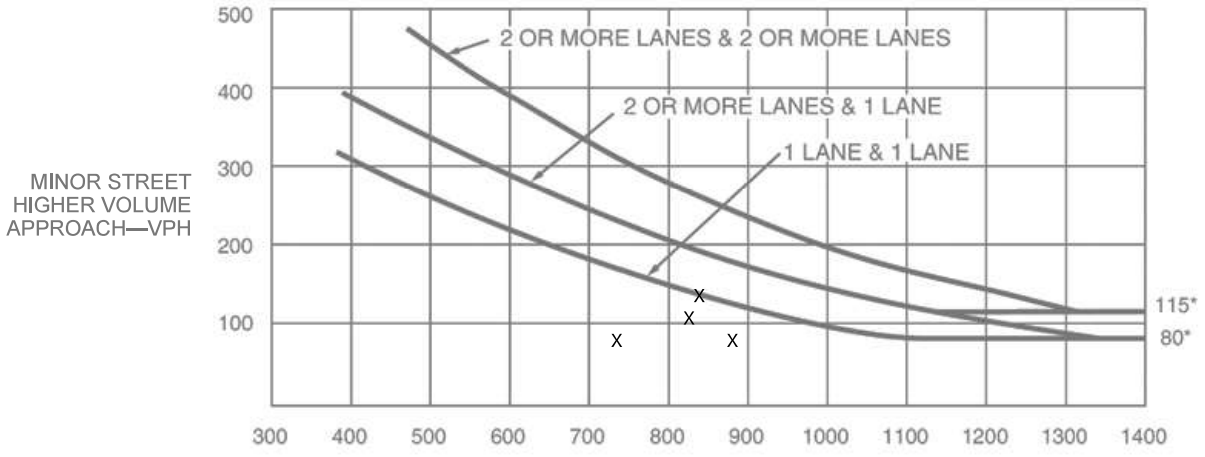
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☒	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☒
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

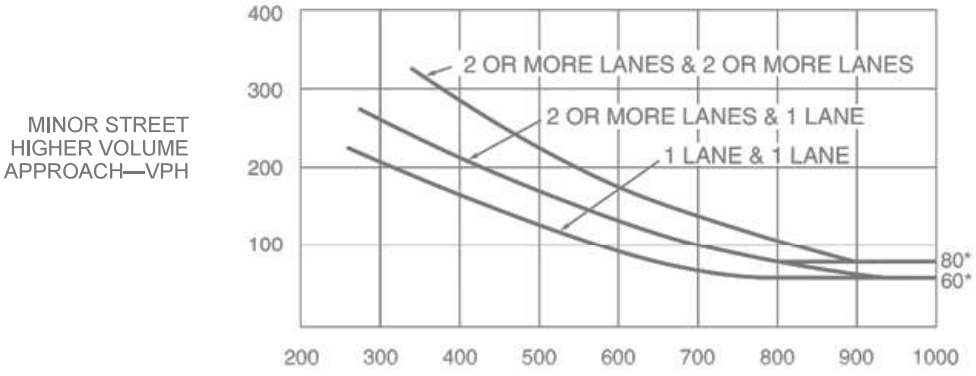
☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



**Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.*

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



**Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.*

Peak Hour WARRANT 3

N/A ☒
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A or Part B must be satisfied.
b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.
c. In applying each condition, the major street and minor street volumes shall be for the same hours.
d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.
e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.
f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.
g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b.	STUDIO & CREATIV OFFICE	YES ☐	NO ☐

Name _____

PART A

All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)	SATISFIED	YES ☐	NO ☐

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☐	☐
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☐	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	☐	☐	☐

PART B

	SATISFIED	YES ☐	NO ☐

APPROACH LANES	One	2 or More	Hour
Both Approaches - Major Street			
Higher Approach - Minor Street			

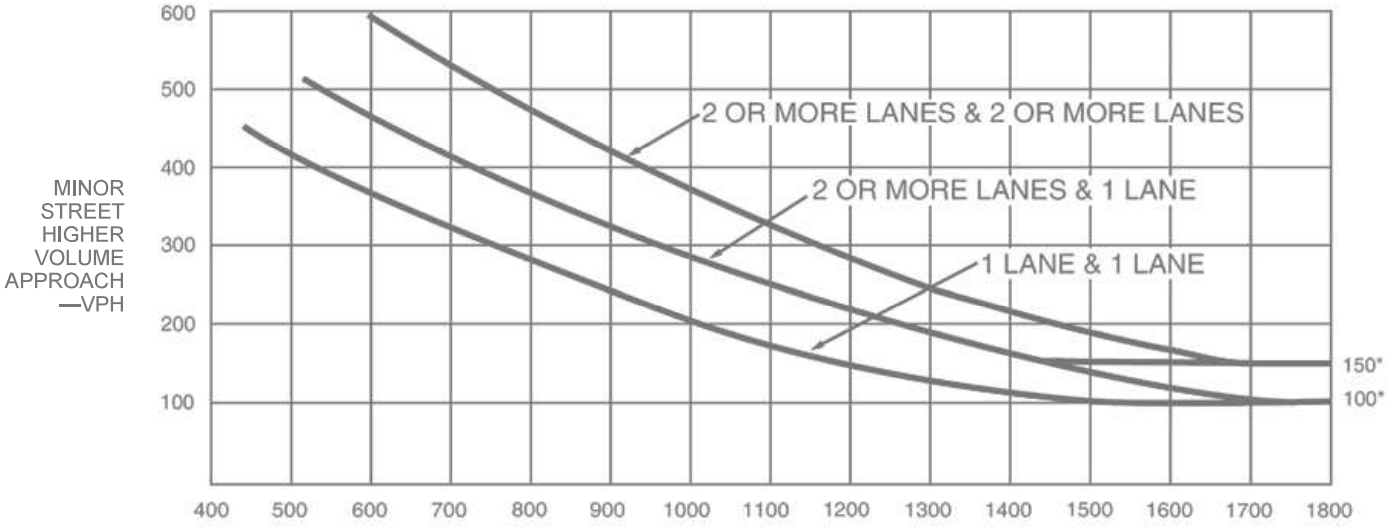
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	YES ☐	NO ☐
(If Yes, fill in percentage) _____%		

	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☐
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

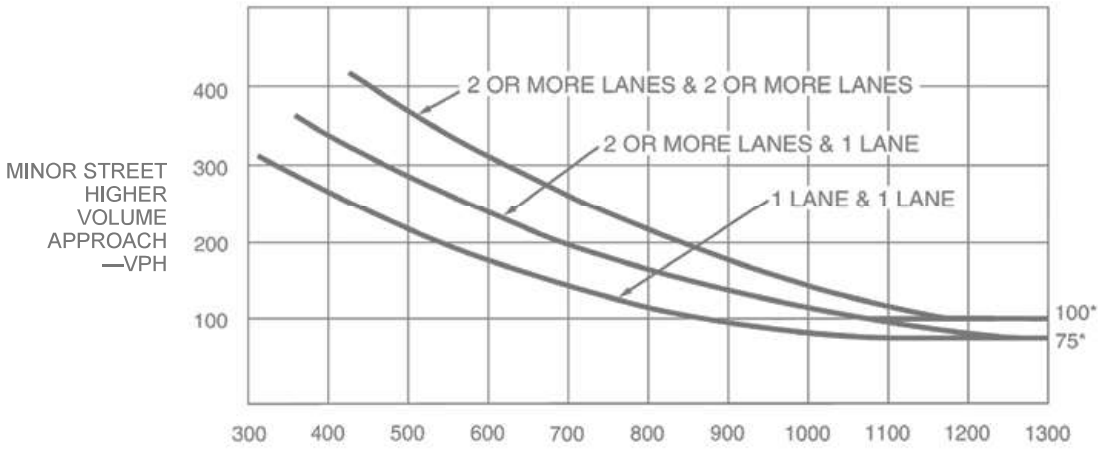
✲ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✲

URBAN
Figure 4C-3. Warrant 3, Peak Hour



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐

SATISFIED YES ☐

NO ☒

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Parts 1 and 2 shall be satisfied.

b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.

c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.

d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.

e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.

f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.

g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.

h. Bicycles may be counted as pedestrians.

i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED YES ☐ NO ☒

A. FOUR-HOUR PEDESTRIAN VOLUMES

	Hours: 8AM	4PM	5PM	6PM
Vehicles per hour on major street for 4 hours	737	842	803	808
Pedestrians crossing major street per hour for highest 4 hours	24	14	26	16

(FIGURE 4C-5 OR 4C-6 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

	Hour: 5PM
Vehicles per hour on major street for 1 hour	803
Pedestrians crossing major street per hour for highest 1 hour	26

(FIGURE 4C-7 or 4C-8 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED YES ☐ NO ☒

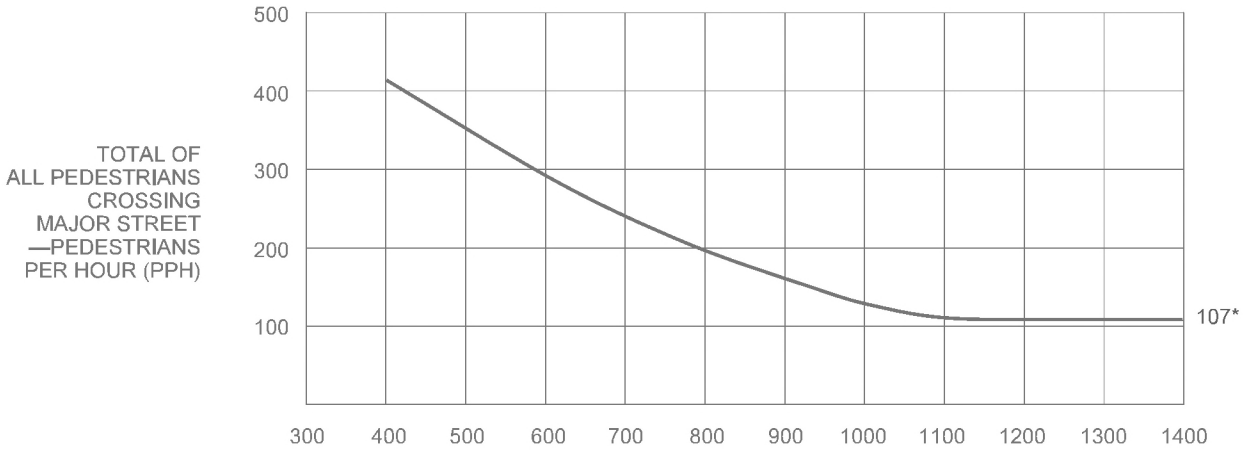
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

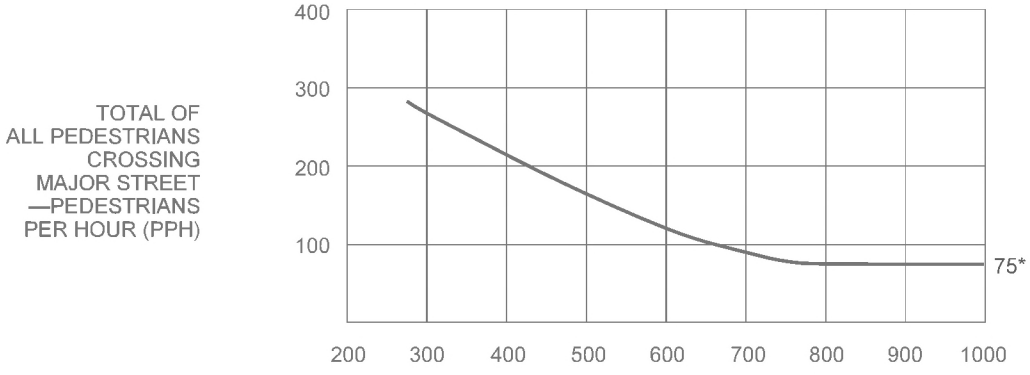
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



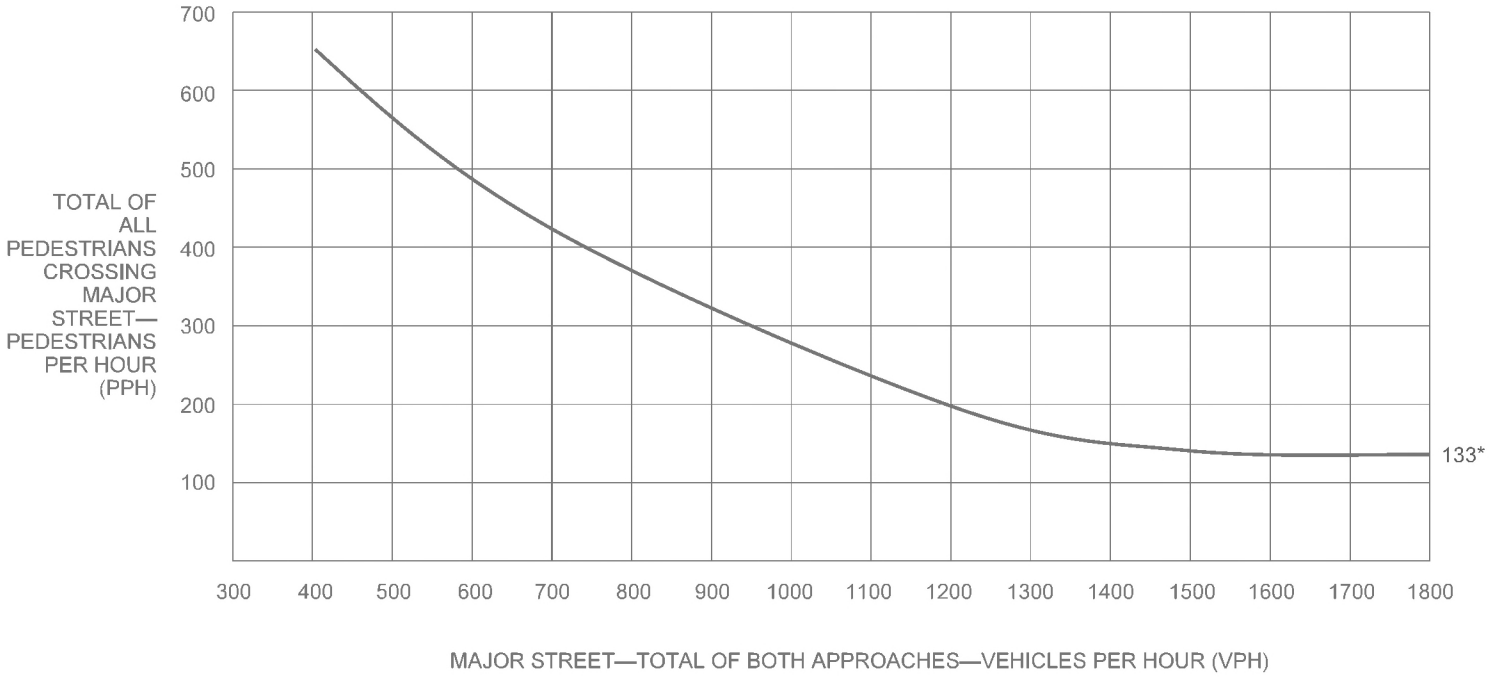
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

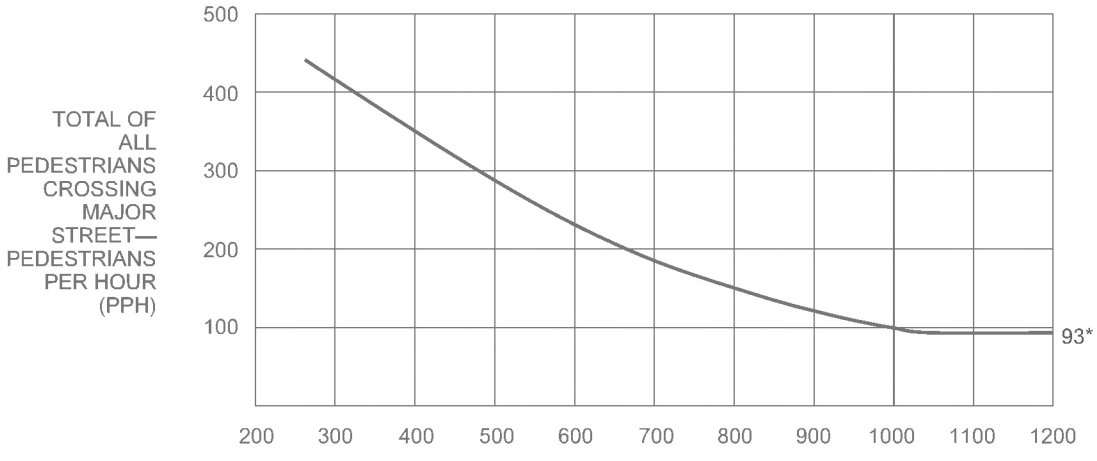
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing WARRANT 5

N/A ☒
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		AND Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System WARRANT 6

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *N/A* ft, S *N/A* ft, E *210* ft, W *1,000* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☐
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☐
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	ENTERING VOLUMES - ALL APPROACHES	✓	FULLFILLED YES	FULLFILLED NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	MAJOR ROUTE A	MAJOR ROUTE B	YES	NO
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan				
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐
OR, There are two or more minor street approach lanes at the track crossing - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH		

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

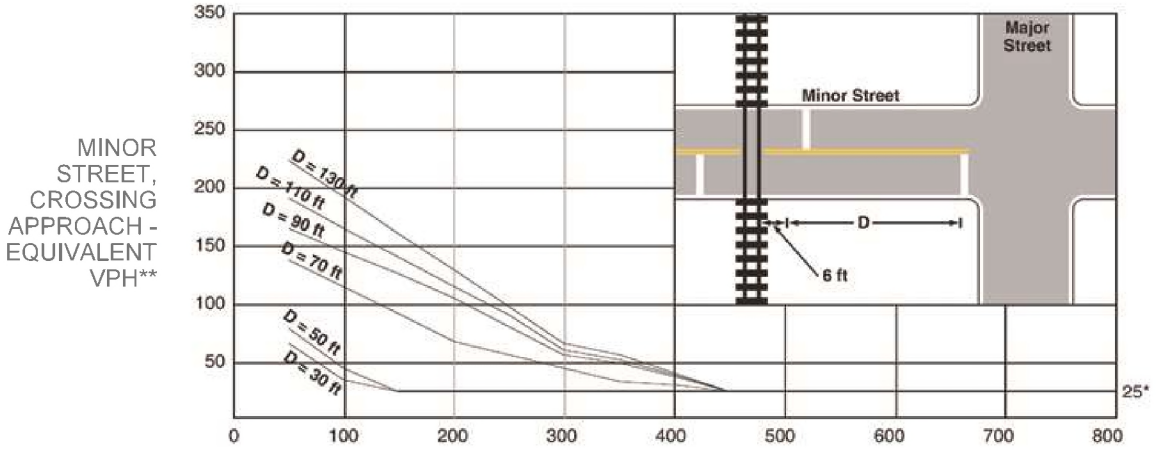
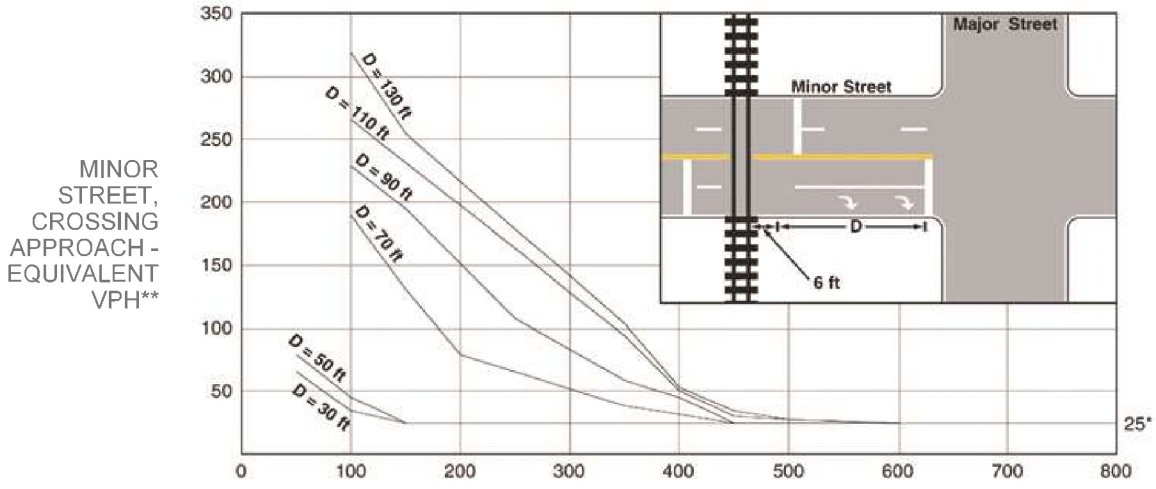


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the acjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied

SATISFIED	YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)

	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)

	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or prcject plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER _____

MAJOR ST: SB 101 FREEWAY OFF RAMP

MINOR ST: LEXINGTON AVENUE

Critical Approach Speed MPH _____ or Speed Limit MPH 35

Speed limit or critical speed on major street traffic > 40 mph..... ☐ or ☐ In built up area of isolated community of < 10,000 population..... } RURAL (R) ☐ URBAN (U)

Eight-Hour Vehicular Volume

WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☐
80%	☐	☐

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☐ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)	475	762	915	861	848	809	814	847
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)	58	137	128	117	152	189	151	82

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☐
80%	☐	☐

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☐ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)	475	762	915	861	848	809	814	847
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)	58	137	128	117	152	189	151	82

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☐

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME		☐	☐
	AND			
	B. INTERRUPTION OF CONTINUOUS TRAFFIC			
AND AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCOVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS			☐	☐

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Projected Volumes

	N/A	
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1	1	8,000	5,600	2,400	1,680
2 or More	1	9,600	6,720	2,400	1,680
2 or More	2 or More	9,600	6,720	3,200	2,240
1	2 or More	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1	1	12,000	8,400	1,200	850
2 or More	1	14,400	10,080	1,200	850
2 or More	2 or More	14,400	10,080	1,600	1,120
1	2 or More	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more..... A B		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 8AM	4pM	5PM	6PM
Both Approaches - Major Street			762	848	809	814
Higher Approach - Minor Street			137	152	189	151

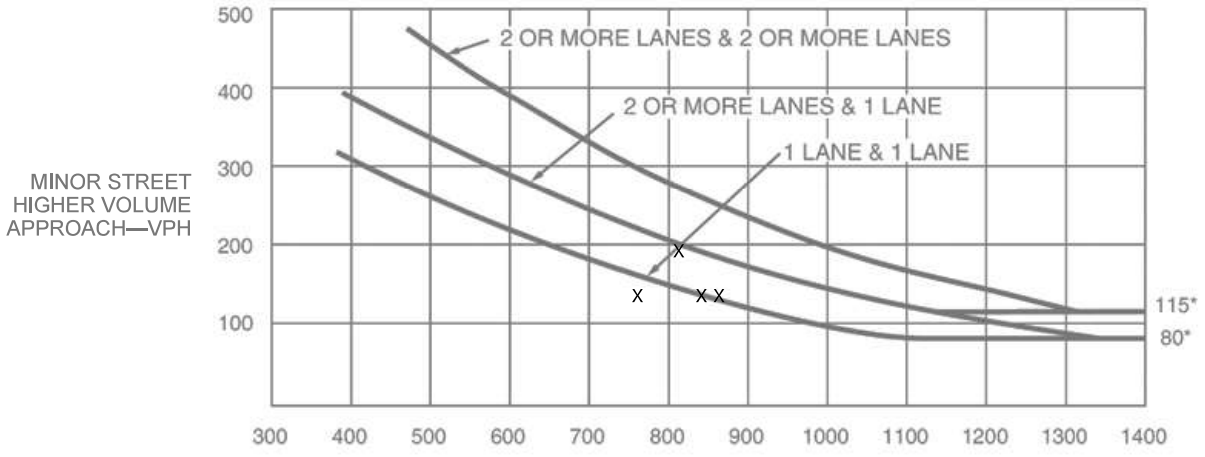
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☐	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☐
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

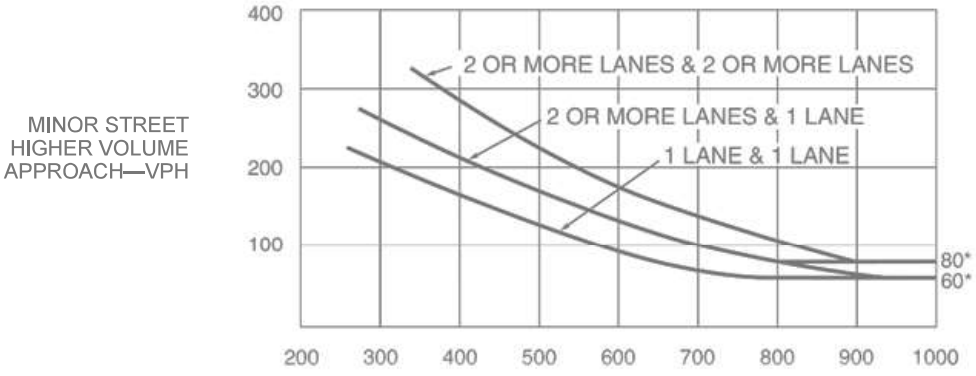
☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



**Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.*

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



**Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.*

Peak Hour WARRANT 3

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A or Part B must be satisfied.
b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.
c. In applying each condition, the major street and minor street volumes shall be for the same hours.
d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.
e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.
f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.
g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b.	STUDIO & CREATIV OFFICE	YES ☒	NO ☐

Name

PART A — SATISFIED YES ☐ NO ☒

All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☒	☐
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☒	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	☒	☐	☐

PART B — SATISFIED YES ☐ NO ☒

APPROACH LANES	One	2 or More	Hour 5PM
Both Approaches - Major Street			809
Higher Approach - Minor Street			189

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* — YES ☒ NO ☐

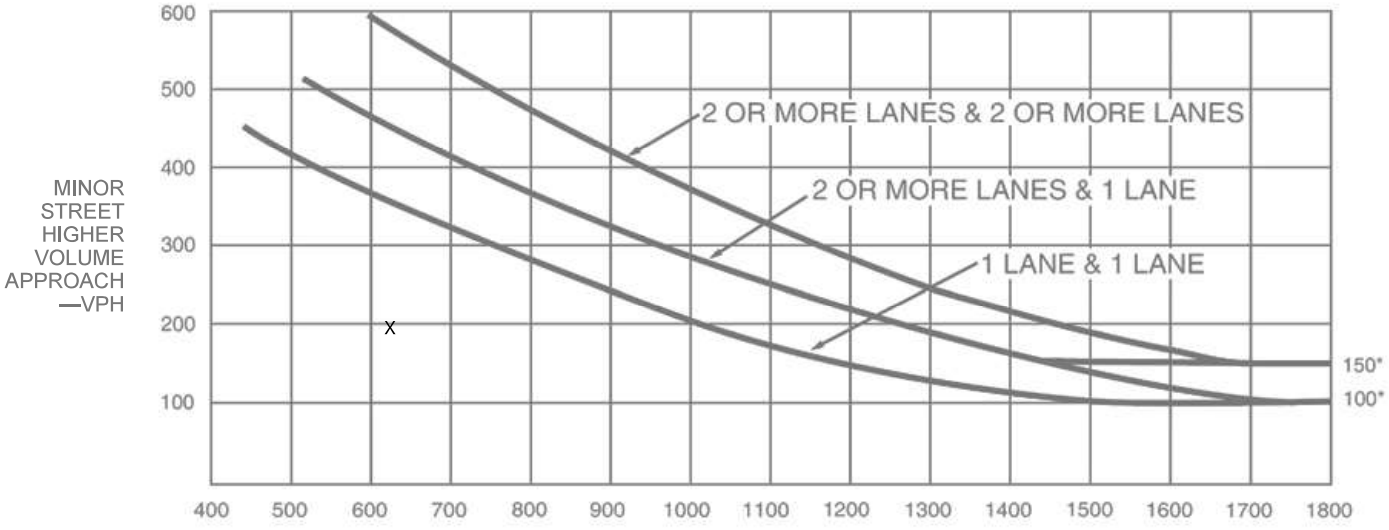
(If Yes, fill in percentage) 50 %

	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☒
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

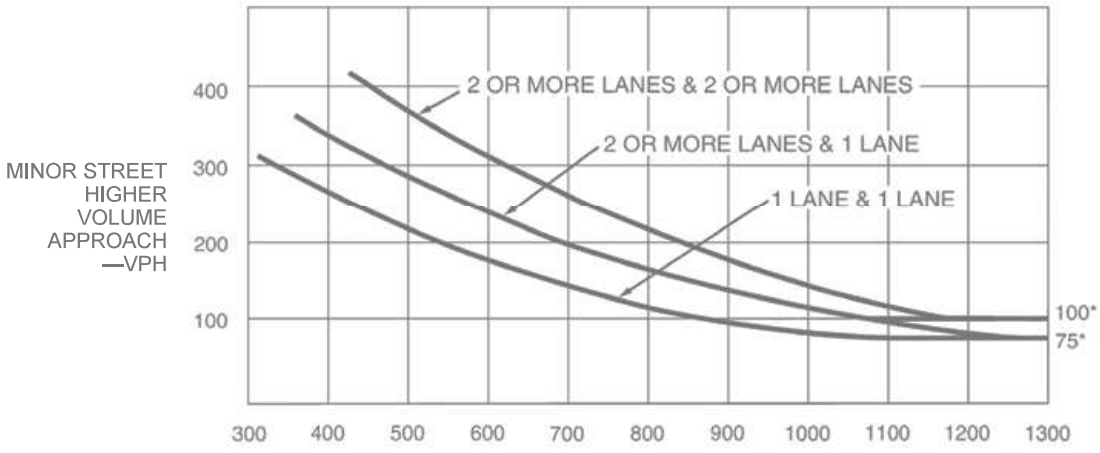
✲ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✲

URBAN
Figure 4C-3. Warrant 3, Peak Hour



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Parts 1 and 2 shall be satisfied.
b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.
c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.
d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.
e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.
g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.
h. Bicycles may be counted as pedestrians.
i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED YES ☐ NO ☒

A. FOUR-HOUR PEDESTRIAN VOLUMES

	Hours 8AM	4PM	5PM	6PM
Vehicles per hour on major street for 4 hours	762	848	809	814
Pedestrians crossing major street per hour for highest 4 hours	30	20	32	22

(FIGURE 4C-5 OR 4C-6 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

	Hour 5PM
Vehicles per hour on major street for 1 hour	809
Pedestrians crossing major street per hour for highest 1 hour	32

(FIGURE 4C-7 or 4C-8 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED YES ☐ NO ☒

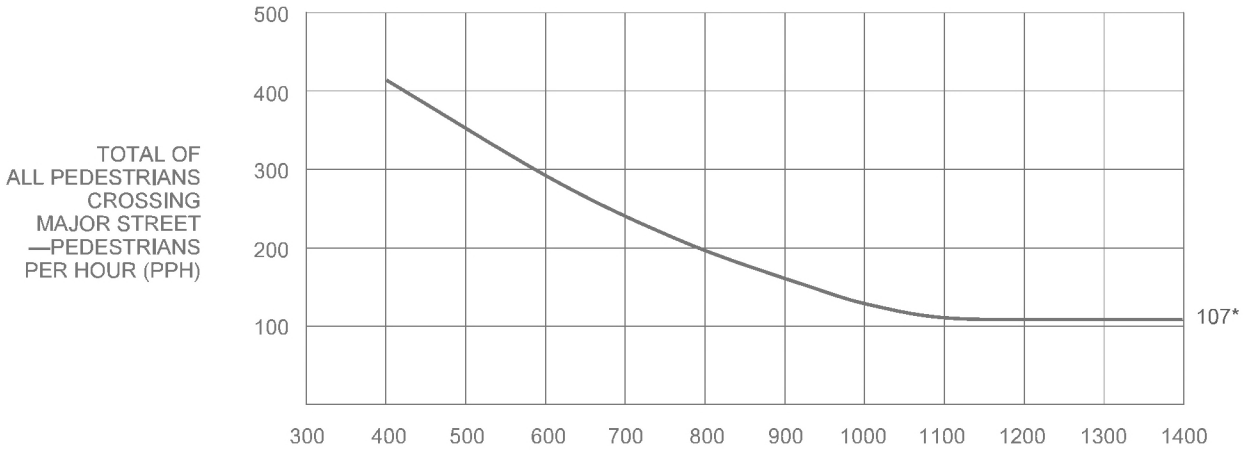
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

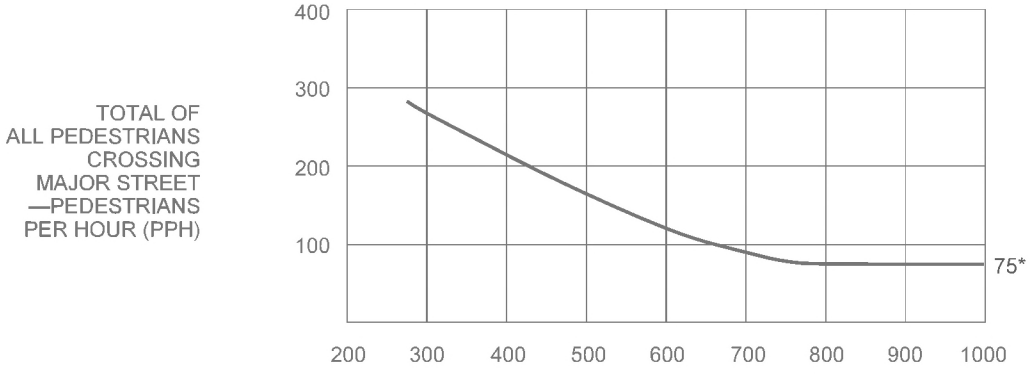
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



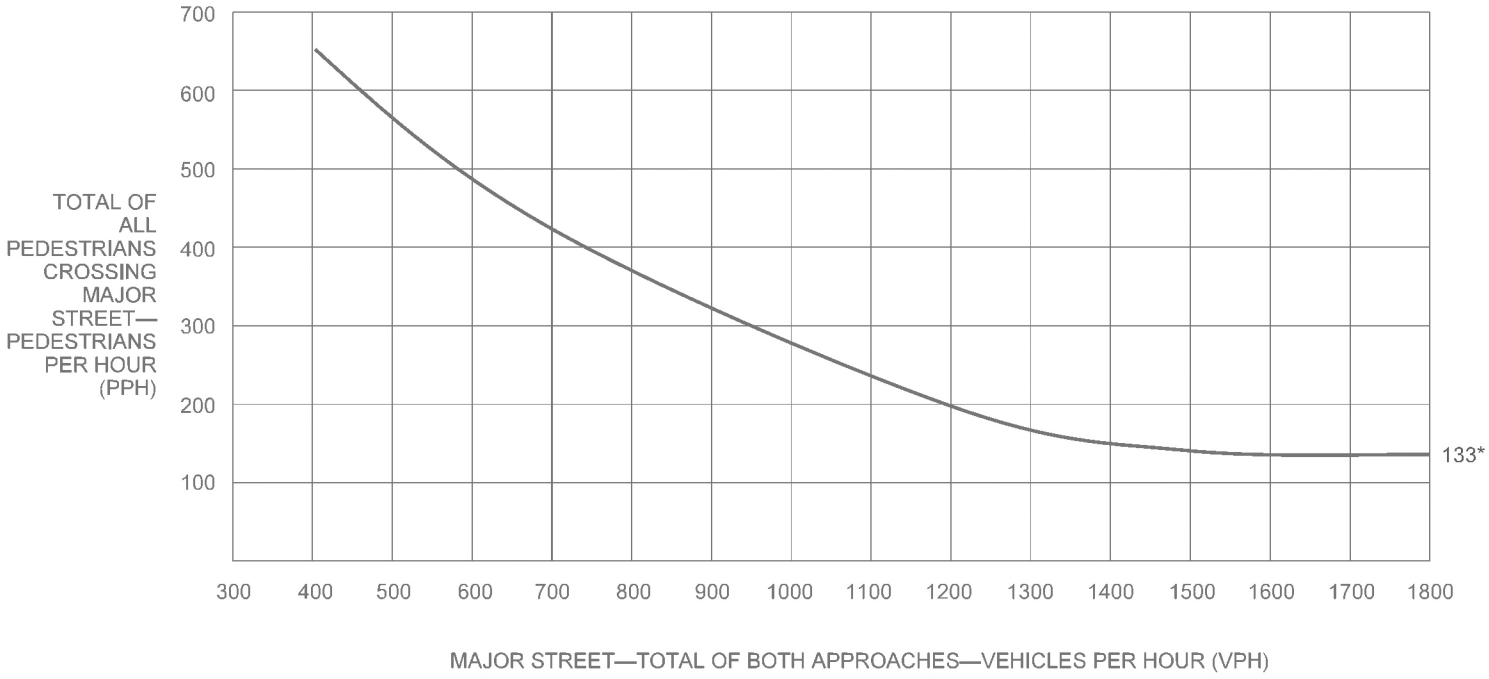
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

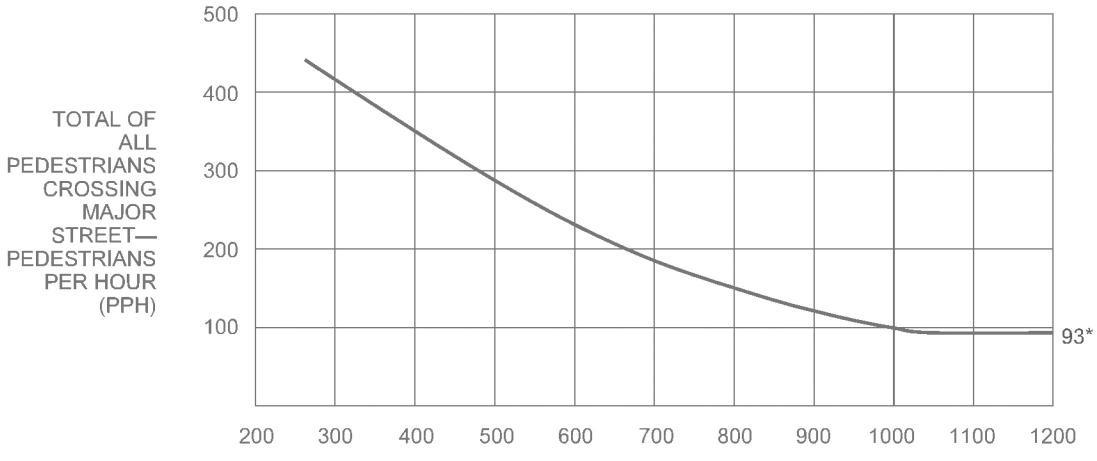
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing WARRANT 5

N/A ☒
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		AND Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System WARRANT 6

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *N/A* ft, S *N/A* ft, E *210* ft, W *1,000* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☐
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☐
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	ENTERING VOLUMES - ALL APPROACHES	✓	FULLFILLED YES	FULLFILLED NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	MAJOR ROUTE A	MAJOR ROUTE B	YES	NO
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan				
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐
OR, There are two or more minor street approach lanes at the track crossing - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH		

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

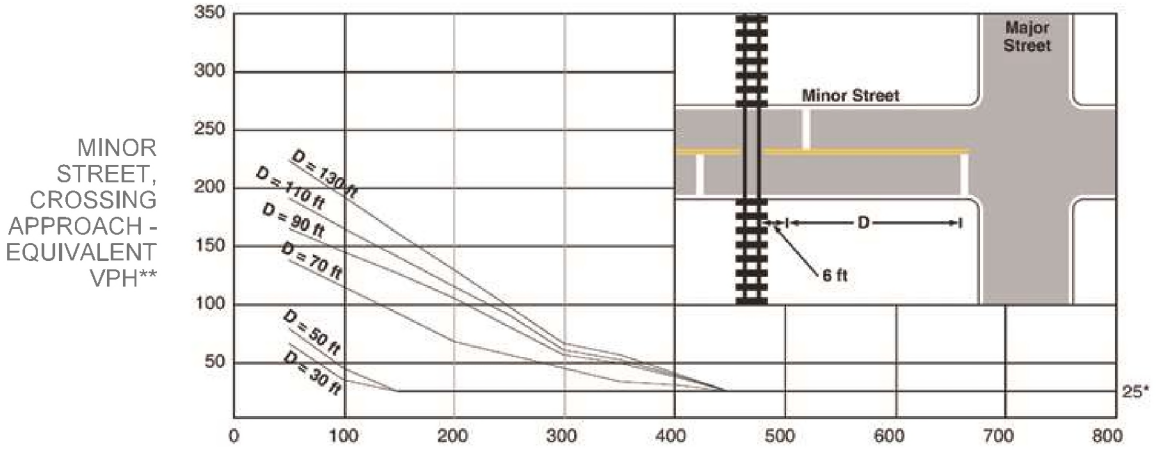
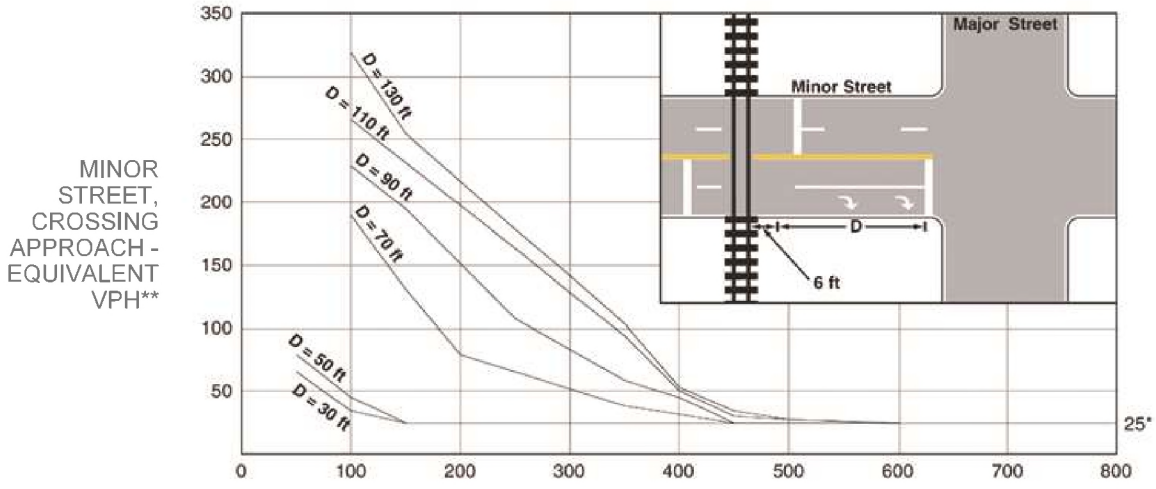


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the acjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied

SATISFIED	YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)

	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)

	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or prcject plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER _____

MAJOR ST: SB 101 FREEWAY OFF RAMP

MINOR ST: LEXINGTON AVENUE

Critical Approach Speed ____ MPH or Speed Limit 35 MPH

Speed limit or critical speed on major street traffic > 40 mph ☐

In built up area of isolated community of < 10,000 population ☐

or ☐ RURAL (R) ☐ URBAN (U)

Eight-Hour Vehicular Volume

WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS)				Hours							
	U	R	U	R	7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
APPROACH LANES	1		2 or More									
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)	502	801	961	905	924	883	889	923
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)	14	100	80	78	57	117	76	65

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS)				Hours							
	U	R	U	R	7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
APPROACH LANES	1		2 or More									
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)	502	801	961	905	924	883	889	923
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)	14	100	80	78	57	117	76	65

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☒

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME AND B. INTERRUPTION OF CONTINUOUS TRAFFIC		☐	☒
AND AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCOVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS			☐	☒

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Projected Volumes

	N/A	☒
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note**

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1	1	8,000	5,600	2,400	1,680
2 or More	1	9,600	6,720	2,400	1,680
2 or More	2 or More	9,600	6,720	3,200	2,240
1	2 or More	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1	1	12,000	8,400	1,200	850
2 or More	1	14,400	10,080	1,200	850
2 or More	2 or More	14,400	10,080	1,600	1,120
1	2 or More	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more..... A _____ B _____		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 8AM	9AM	10A	5PM
Both Approaches - Major Street		✓	762	848	809	814
Higher Approach - Minor Street	✓		137	152	189	151

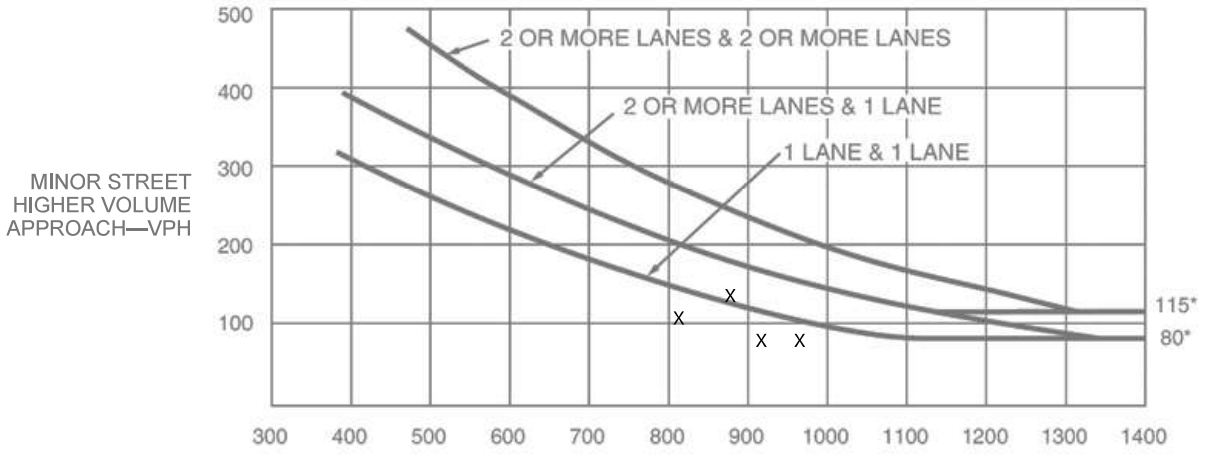
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☒	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☒
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

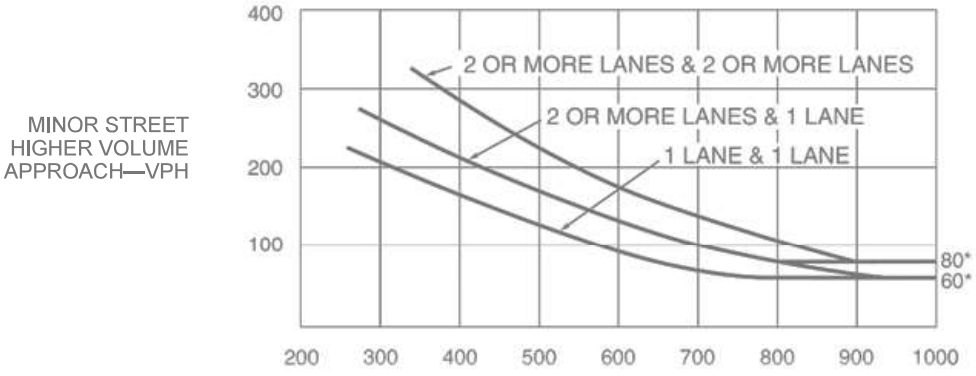
☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Peak Hour WARRANT 3

N/A ☒
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A or Part B must be satisfied.
b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.
c. In applying each condition, the major street and minor street volumes shall be for the same hours.
d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.
e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.
f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.
g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b.	STUDIO & CREATIV OFFICE	YES ☐	NO ☐

Name _____

PART A

All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)	SATISFIED	YES ☐	NO ☐

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☐	☐
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☐	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	☐	☐	☐

PART B

	SATISFIED	YES ☐	NO ☐

APPROACH LANES	One	2 or More	Hour
Both Approaches - Major Street		✓	
Higher Approach - Minor Street	✓		

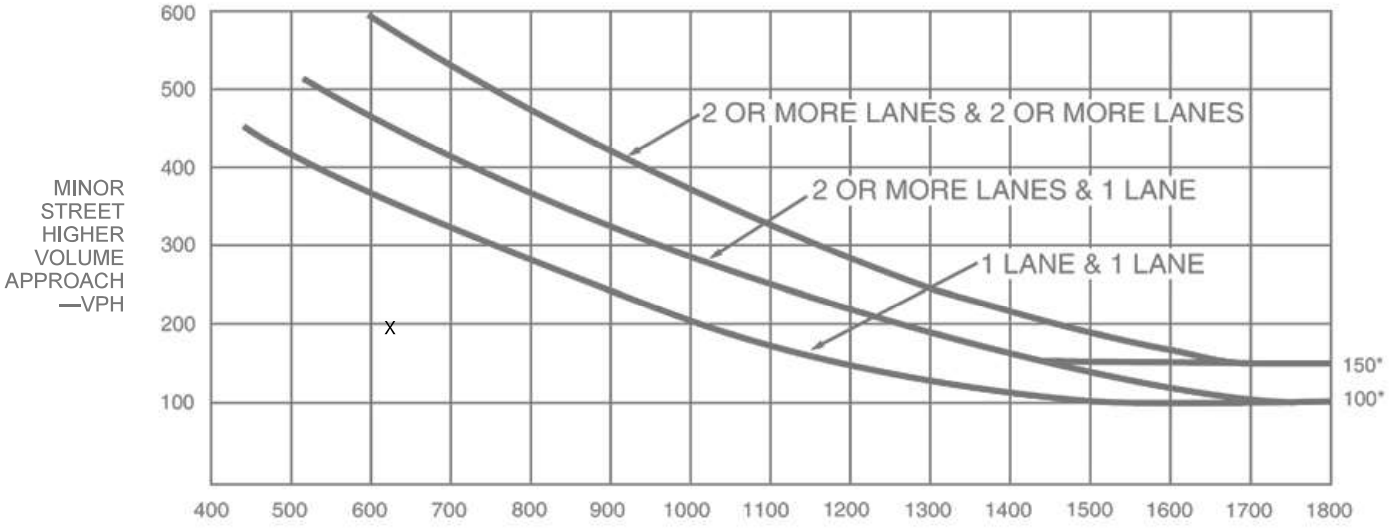
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	YES ☐	NO ☐
(If Yes, fill in percentage)	50 %	

	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☒
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

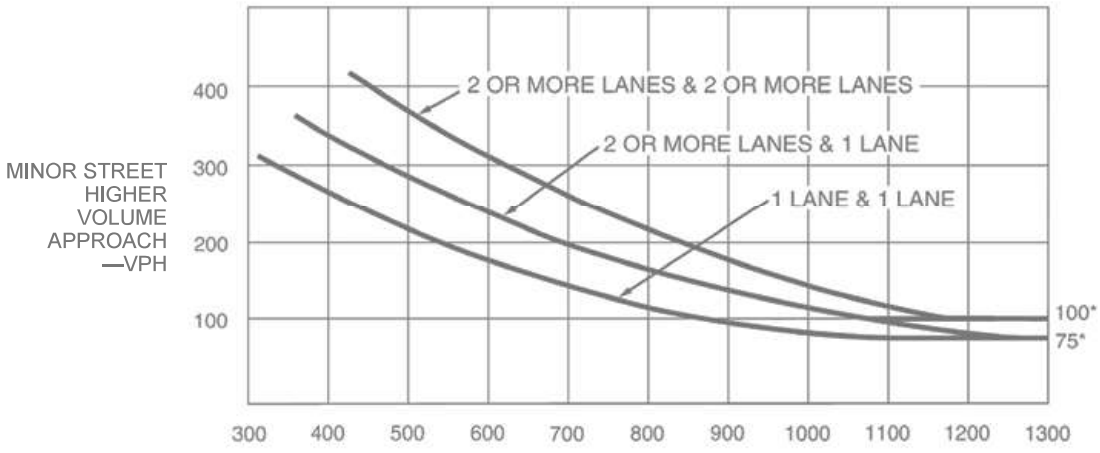
✲ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✲

URBAN
Figure 4C-3. Warrant 3, Peak Hour



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Parts 1 and 2 shall be satisfied.
b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.
c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.
d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.
e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.
g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.
h. Bicycles may be counted as pedestrians.
i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED YES ☐ NO ☒

A. FOUR-HOUR PEDESTRIAN VOLUMES

(FIGURE 4C-5 OR 4C-6 SATISFIED)

	Hours 8AM	4PM	5PM	6PM
Vehicles per hour on major street for 4 hours	801	883	889	923
Pedestrians crossing major street per hour for highest 4 hours	25	15	27	17

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

(FIGURE 4C-7 or 4C-8 SATISFIED)

	Hour 5PM
Vehicles per hour on major street for 1 hour	889
Pedestrians crossing major street per hour for highest 1 hour	27

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED YES ☐ NO ☒

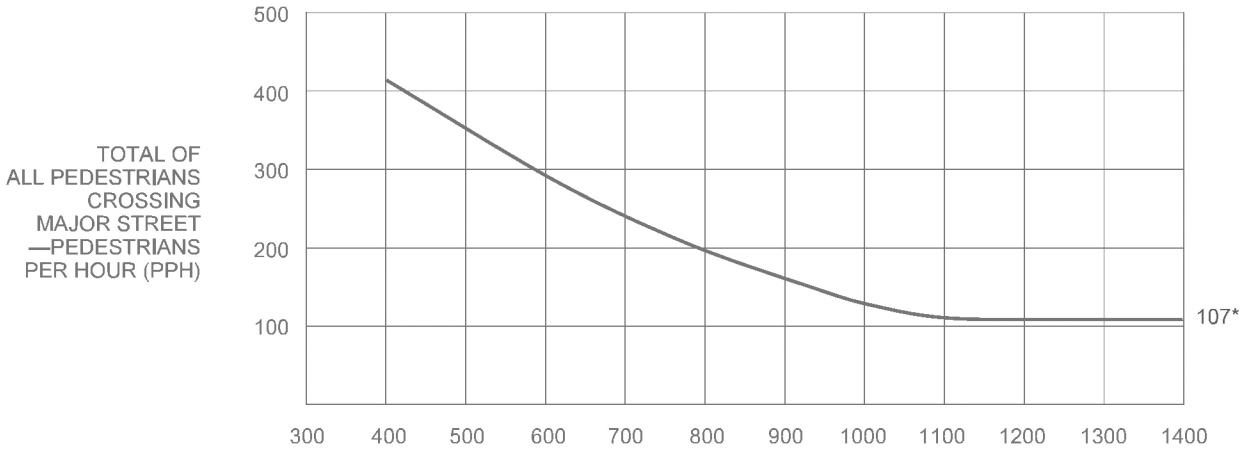
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

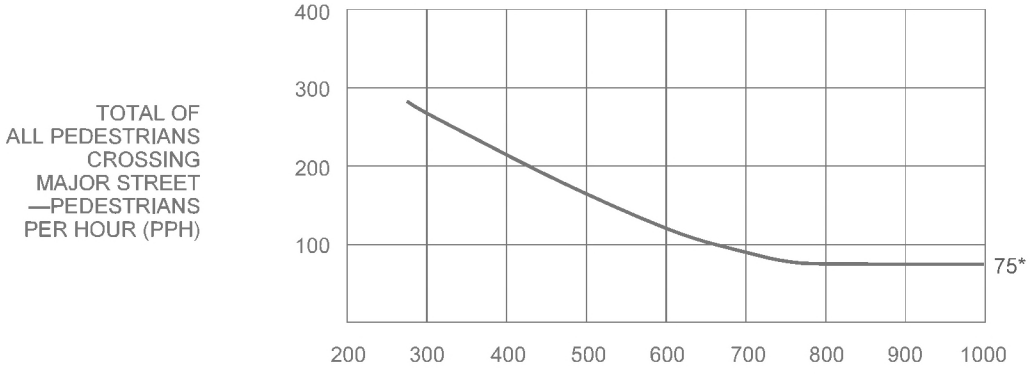
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



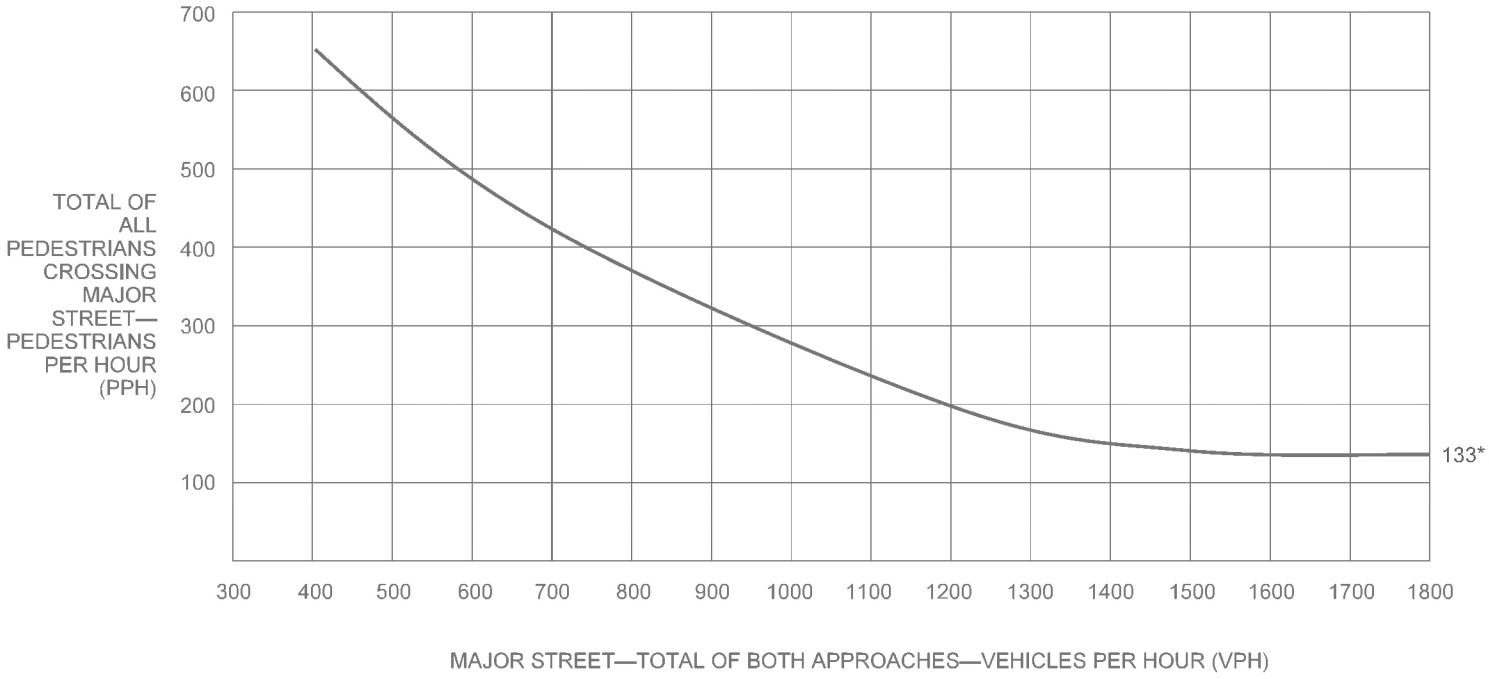
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

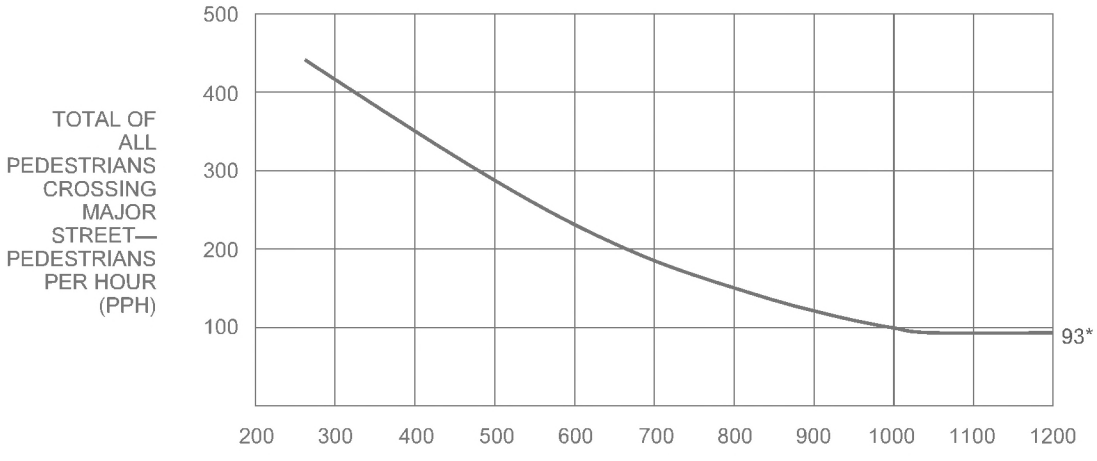
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing WARRANT 5

N/A ☒
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		AND Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System WARRANT 6

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *N/A* ft, S *N/A* ft, E *210* ft, W *1,000* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☐
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☐
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	ENTERING VOLUMES - ALL APPROACHES	✓	FULLFILLED YES	FULLFILLED NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	MAJOR ROUTE A	MAJOR ROUTE B	YES	NO
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan				
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐
OR, There are two or more minor street approach lanes at the track crossing - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH		

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

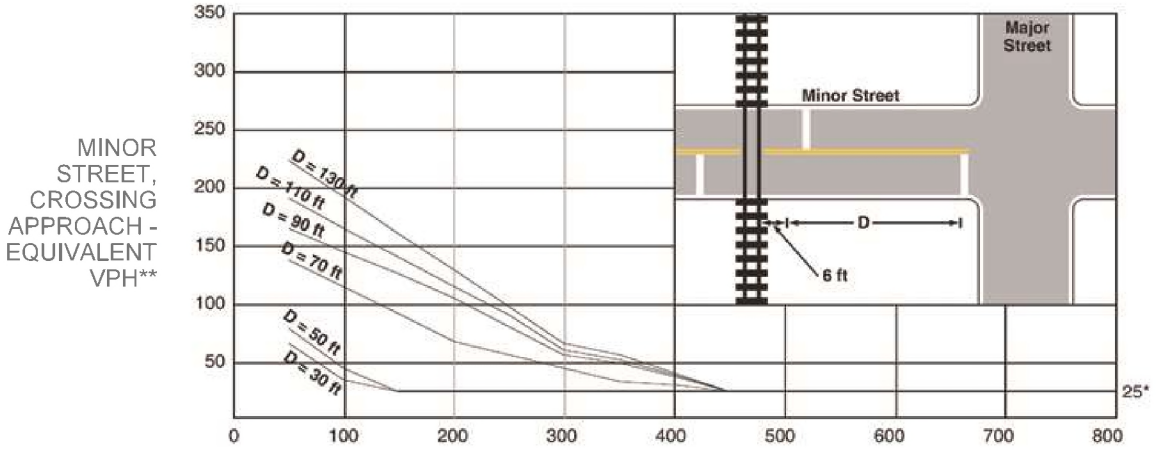
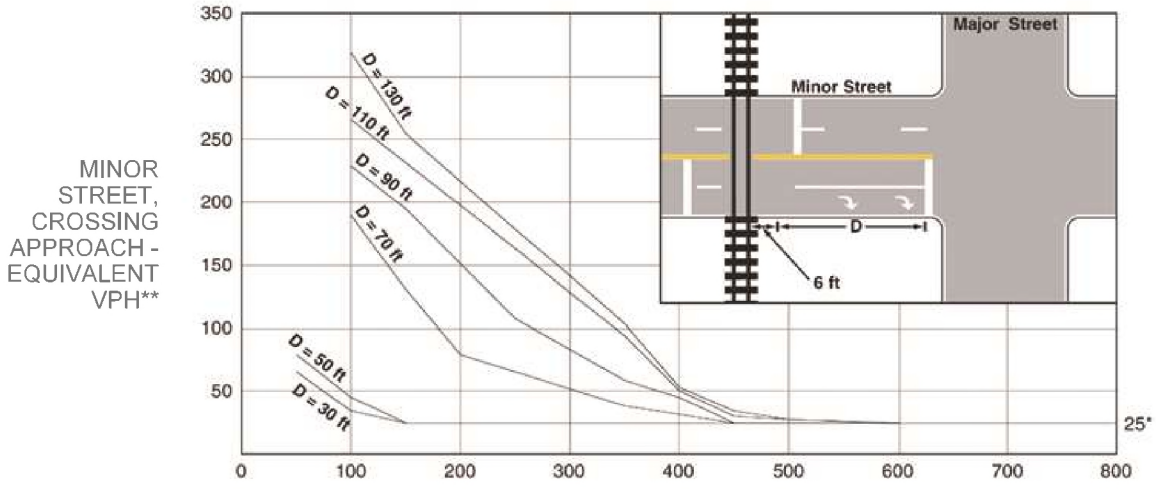


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the acjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied

SATISFIED	YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)

	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)

	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or prcject plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

LADOT

Traffic Signal Warrants Worksheet

SR#

DATE 8-19-22 PREPARER LF REVIEWER

MAJOR ST: SB 101 FREEWAY OFF RAMP

MINOR ST: LEXINGTON AVENUE

Critical Approach Speed MPH or Speed Limit MPH 35

Speed limit or critical speed on major street traffic > 40 mph ☐

or

In built up area of isolated community of < 10,000 population ☐

☐ RURAL (R) ☐ URBAN (U)

Eight-Hour Vehicular Volume

WARRANT 1

N/A ☐

SATISFIED YES ☐

NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Condition A or Condition B or combination of 80% of both parts A and B must be satisfied.

b. A 6-hour Manual Count may be used in a determination that this warrant is not met. However, supplement manual counts should be taken during separate hours for a determination that this warrant is met.

c. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

e. Figure 4C-103(CA) should be used for new intersections, significantly reconstructed intersections, where near-term land development will result in increased volumes, or where it is not reasonable to use current traffic volumes.

f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one -lane approach with only the traffic volume in the through/left-turn lane considered.

g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the “minor street” volume and both approaches of the major street minus the higher of the major-street left-turn volume as “major street” volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Condition A

Minimum Vehicle Volume

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
Both Approach Major Street	500 (400)	350 (280)	600 (480)	420 (336)	527	826	986	930	930	889	895	929
Highest Approach Minor Street	150 (120)	105 (84)	200 (160)	140 (112)	63	149	139	127	69	129	88	77

Condition B

Interruption of Continuous Traffic

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒

RIGHT TURN REDUCTION APPLICATION *MINOR STREET* (If Yes, fill in percentage) ☐ ☒ 50 %

APPROACH LANES	MINIMUM REQUIREMENTS (80% SHOW IN BRACKETS) 1 U	1 R	2 or More U	2 or More R	Hours 7AM	8AM	9AM	10AM	4PM	5PM	6PM	7PM
Both Approach Major Street	750 (600)	525 (420)	900 (720)	630 (504)	527	826	986	930	930	889	895	929
Highest Approach Minor Street	75 (60)	53 (42)	100 (80)	70 (56)	63	149	139	127	69	129	88	77

COMBINATION OF A & B

SATISFIED	YES	NO
	☐	☒

REQUIREMENT	CONDITION	✓	FULFILLED YES	FULFILLED NO
TWO CONDITIONS SATISFIED 80%	A. MINIMUM VEHICULAR VOLUME AND B. INTERRUPTION OF CONTINUOUS TRAFFIC		☐	☒
AND AN ADEQUATE TRIAL OF OTHER ALTERNATIVES THAT COULD CAUSE LESS DELAY AND INCOVENIENCE TO TRAFFIC HAS FAILED TO SOLVE THE TRAFFIC PROBLEMS			☐	☒

Eight-Hour Vehicular Volume WARRANT 1 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

Projected Volumes

	N/A	☒
SATISFIED	YES	NO
	☐	☐

Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)
Based on Estimated Average Daily Traffic - see *Note**

URBAN ☐	RURAL ☐	Minimum Requirements Estimated Average Daily Traffic			
CONDITION A - Minimum Vehicular Volume Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Major Street	Minor Street				
1	1	8,000	5,600	2,400	1,680
2 or More	1	9,600	6,720	2,400	1,680
2 or More	2 or More	9,600	6,720	3,200	2,240
1	2 or More	8,000	5,600	3,200	2,240
CONDITION B - Interruption of Continuous Traffic Satisfied ☐ Not Satisfied ☐		Vehicles Per Day On Major Street (Total of Both Approaches)		Vehicles Per Day On Higher-Volume Minor Street Approach (One Direction Only)	
Number of lanes for moving traffic on each approach		Urban	Rural	Urban	Rural
Minor Street	Minor Street				
1	1	12,000	8,400	1,200	850
2 or More	1	14,400	10,080	1,200	850
2 or More	2 or More	14,400	10,080	1,600	1,120
1	2 or More	12,000	8,400	1,600	1,120
Combination of CONDITIONS A + B Satisfied ☐ Not Satisfied ☐ No one condition satisfied, but following conditions fulfilled 80% or more..... A _____ B _____		2 CONDITIONS 80%		2 CONDITIONS 80%	

** **Note:** To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes*

Four-Hour Vehicular Volume

WARRANT 2

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Record hourly vehicle volumes for the highest four hours of an average day.

b. In applying each condition, the major street and minor street volumes shall be for the same hours. On the minor street, the higher volume does not need to be the same approach during each of the hours.

c. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.

d. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.

e. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left -turn traffic.

APPROACH LANES	One	2 or More	Hours 8AM	9AM	10A	5PM
Both Approaches - Major Street		✓	826	996	930	889
Higher Approach - Minor Street	✓		149	139	127	129

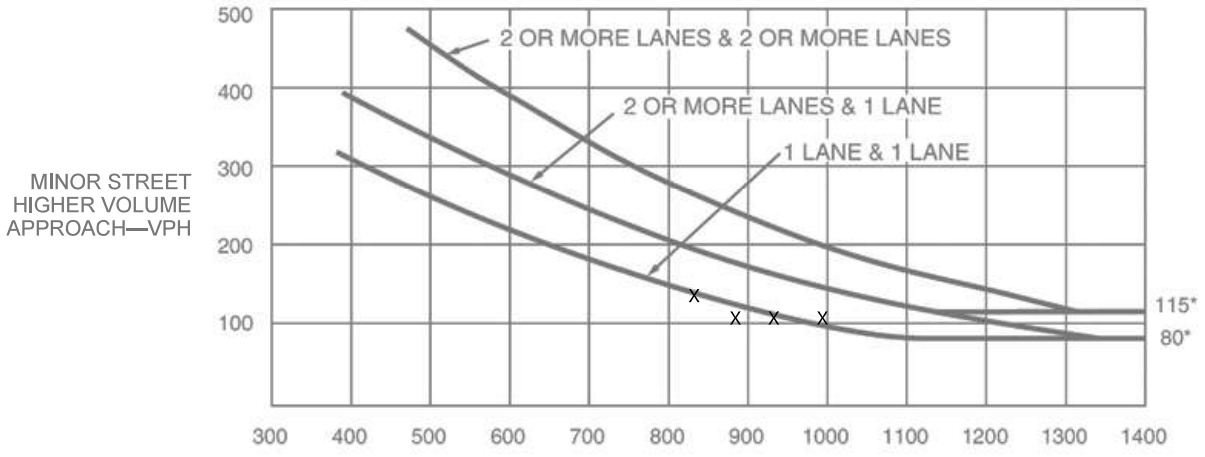
	YES	NO
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	☒	☐
(If Yes, fill in percentage)	50 %	

* All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	☐	☒
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)		

Four-Hour Vehicular Volume WARRANT 2 (continued)

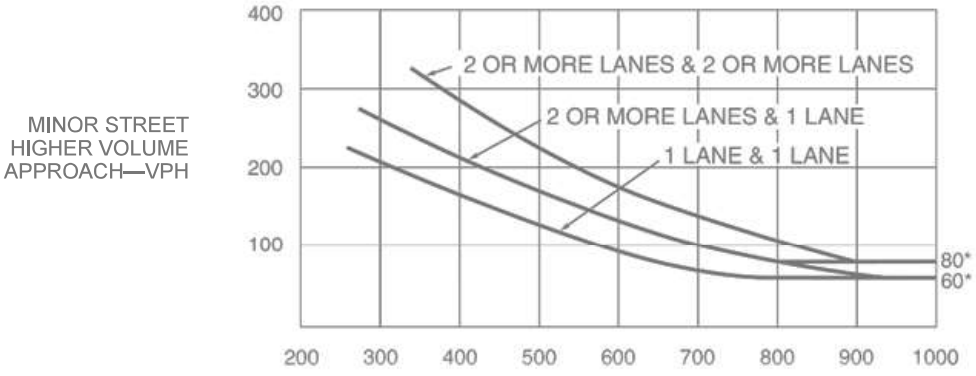
☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

URBAN
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



**Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.*

RURAL
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)



**Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.*

Peak Hour WARRANT 3

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A or Part B must be satisfied.
b. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.
c. In applying each condition, the major street and minor street volumes shall be for the same hours.
d. The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count.
e. Estimated Peak Hour Volumes may be used for new intersections, significantly reconstructed intersections, or where near-term land development will result in increased volumes.
f. Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. This site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles. Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.
g. At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher volume of the major-street left-turn volumes plus the higher volume minor-street approach as the "minor street" volume and both approaches of the major street minus the higher of the major-street left-turn volume as "major street" volume. In these cases, engineering judgment should be used to determine if left-turn phasing is necessary to accommodate the high volume of left-turn traffic.

Unusual facility per Note b.	STUDIO & CREATIV OFFICE	YES ☒	NO ☐

Name _____

PART A

All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)	SATISFIED	YES ☐	NO ☒

	YES	NO	N/A
1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	☐	☒	☐
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	☒	☐	☐
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	☐	☒	☐

PART B

	SATISFIED	YES ☐	NO ☒

APPROACH LANES	One	2 or More	Hour: 8AM
Both Approaches - Major Street		✓	826
Higher Approach - Minor Street	✓		149

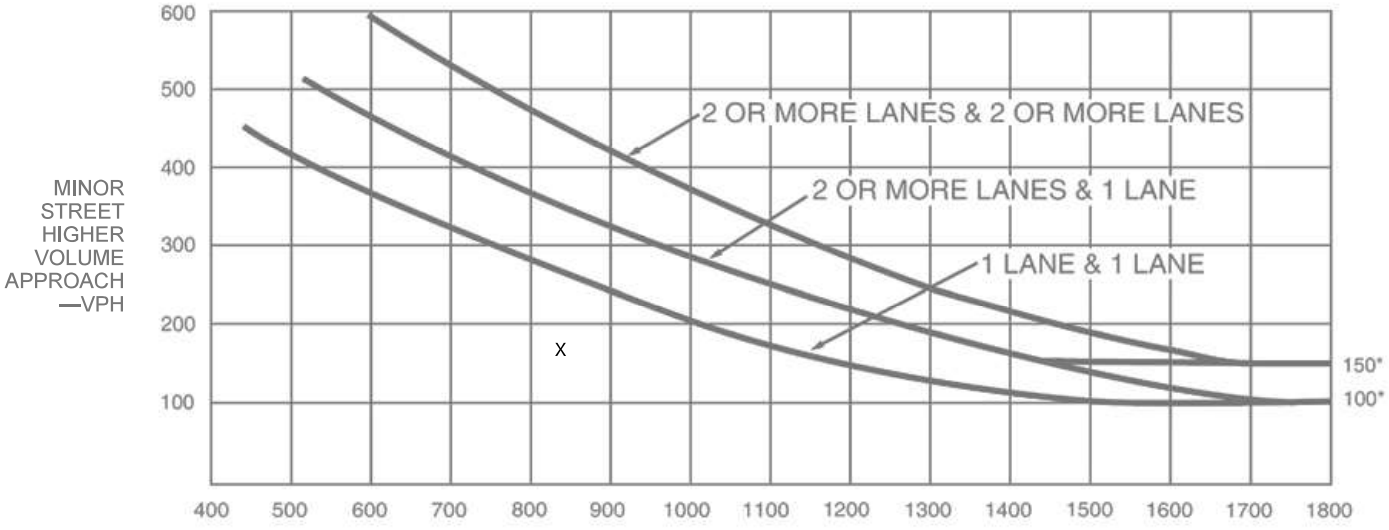
RIGHT TURN REDUCTION APPLICATION *MINOR STREET*	YES ☒	NO ☐
(If Yes, fill in percentage)	50 %	

	YES	NO
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	☐	☒
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)		

Peak Hour WARRANT 3 (continued)

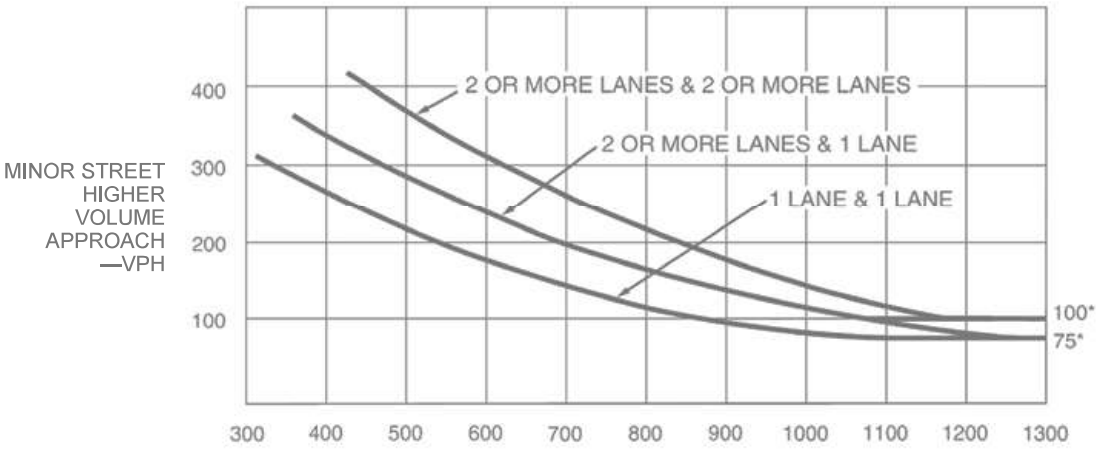
✯ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ✯

URBAN
Figure 4C-3. Warrant 3, Peak Hour



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.*

RURAL
Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(Community Less Than 10,000 Population or Above 40 MPH on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.*

Pedestrian Volume

WARRANT 4

N/A ☐
SATISFIED YES ☐
NO ☒

☆ The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal ☆

a. Parts 1 and 2 shall be satisfied.
b. The pedestrian volume criterion may be reduced by as much as 50% if the 15th percentile speed of the pedestrians is less than 3.5 feet/second.
c. Estimated pedestrian volumes may be used where nearby, near-term land use development has been approved for construction.
d. In applying each condition, the total vehicles per hour on the major street (on both approaches) and the total pedestrians per hour crossing the major street shall be for the same hours.
e. The Pedestrian Volume signal warrants shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.
g. If it is considered at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.
h. Bicycles may be counted as pedestrians.
i. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART 1 (A or B must be satisfied)

SATISFIED	YES	NO
	☐	☒

A. FOUR-HOUR PEDESTRIAN VOLUMES

	Hours: 8AM	4PM	5PM	6PM
Vehicles per hour on major street for 4 hours	826	889	895	929
Pedestrians crossing major street per hour for highest 4 hours	31	21	33	25

(FIGURE 4C-5 OR 4C-6 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

B. ONE HOUR PEDESTRIAN VOLUMES

	Hour: 5PM
Vehicles per hour on major street for 1 hour	895
Pedestrians crossing major street per hour for highest 1 hour	33

(FIGURE 4C-7 or 4C-8 SATISFIED)

SATISFIED	YES	NO
100%	☐	☒
80%	☐	☒
50%	☐	☒
15% WALKING RATE	_____ fps	

PART 2

SATISFIED	YES	NO
	☐	☒

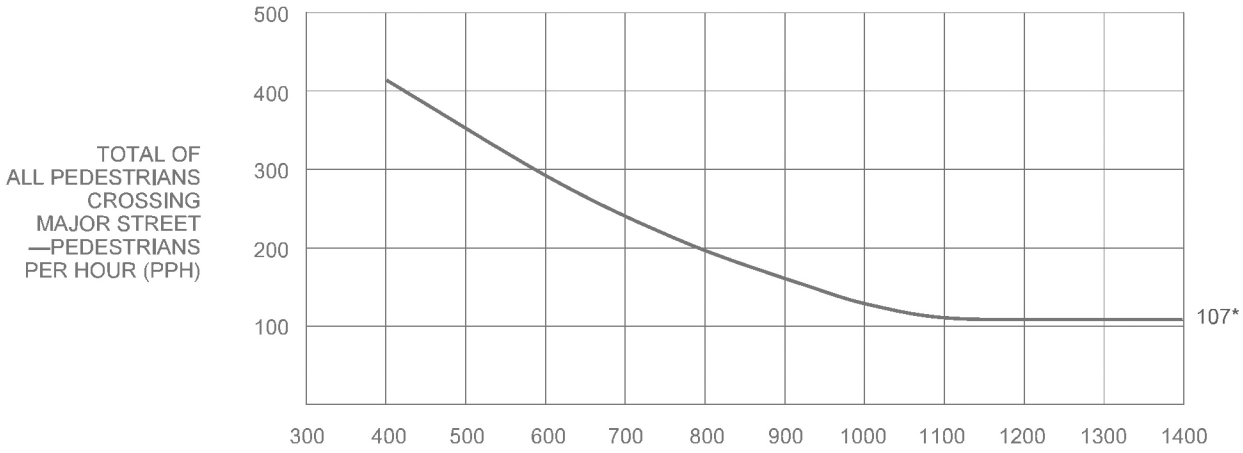
	YES	NO
AND, The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☒
OR, The proposed traffic signal will not restrict progressive traffic flow along the major street	☐	☒

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

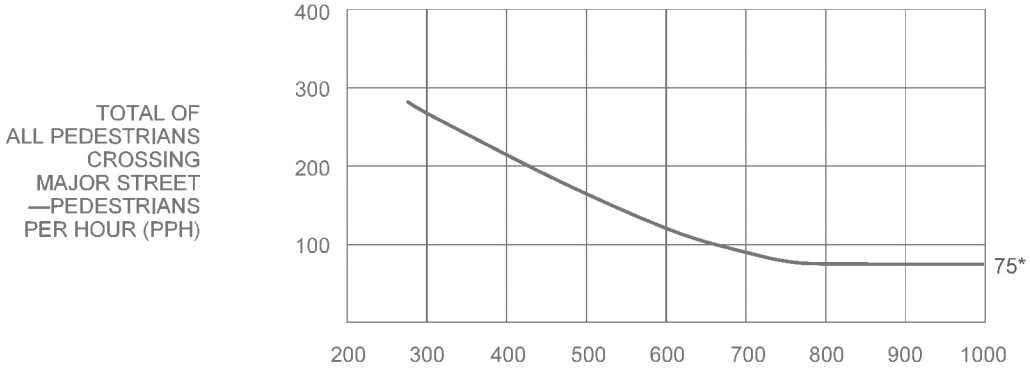
Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



** Note: 107 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



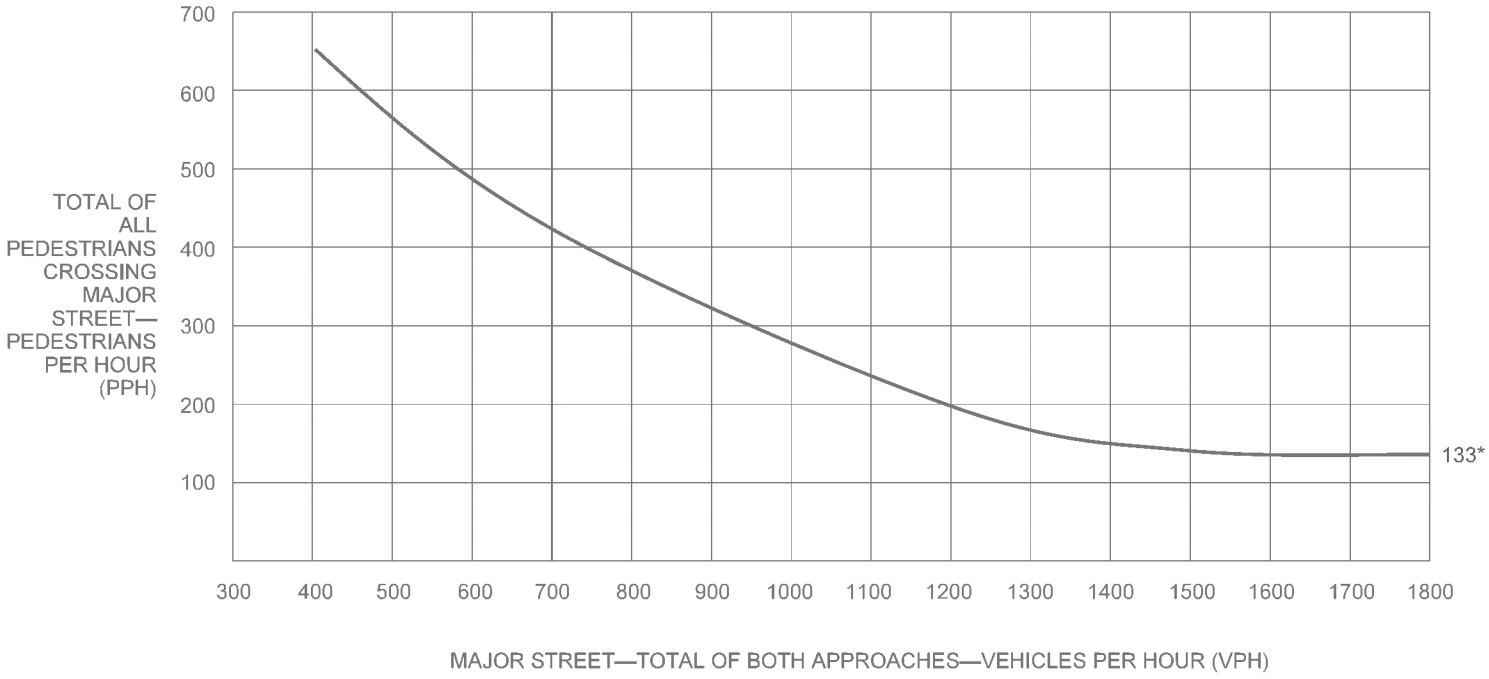
** Note: 75 pph applies as the lower threshold volume*

Pedestrian Volume WARRANT 4 (continued)

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

SPEED ≤ 35 MPH

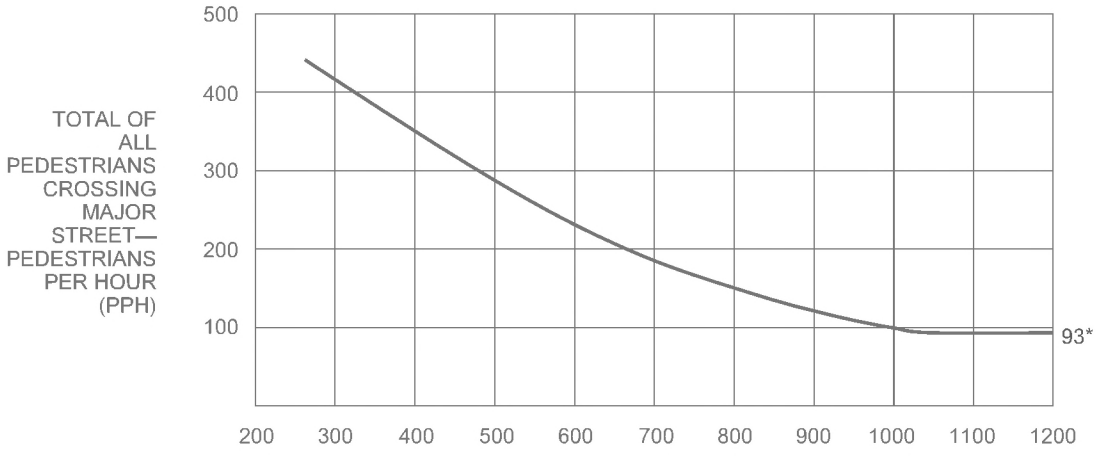
Figure 4C-7. Warrant 4, Pedestrian Peak Hour



** Note: 133 pph applies as the lower threshold volume*

SPEED > 35 MPH

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



** Note: 93 pph applies as the lower threshold volume*

School Crossing WARRANT 5

N/A ☒
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied.
b. For purposes of this warrant, schoolchildren include elementary through high school students.
c. Estimated schoolchildren volumes may be used where a new school or expanded school has been approved for construction.
d. The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period and there are a minimum of 20 schoolchildren during the highest crossing hour.
e. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.
f. Non-intersectional schoolchildren crosswalk locations may be signalized when justified.
g. Pedestrian Hybrid Beacons may be considered instead of a traffic signal if a device is recommended based upon pedestrian needs

PART A — SATISFIED YES ☐ NO ☐

Gap / Minutes and # of Children		Hour		YES	NO
Gaps vs Minutes	Minutes Children Using Crossing		Gaps < Minutes	☐	☐
	Number of Adequate Gaps		AND Children ≥ 20/hr	☐	☐
School Age Pedestrians Crossing Street / hr					
AND, Consideration has been given to less restrictive remedial measures				☐	☐

PART B — SATISFIED YES ☐ NO ☐

	YES	NO
The distance to the nearest traffic signal along the major street is greater than 300 ft	☐	☐
OR, The proposed traffic signal will not restrict progressive movement of traffic	☐	☐

Coordinated Signal System WARRANT 6

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.
b. All Parts must be satisfied.

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	YES	NO
≥ 1000 ft	N *N/A* ft, S *N/A* ft, E *210* ft, W *1,000* ft	☐	☒
On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.		☐	☐
OR, On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.			

Crash Experience Warrant — WARRANT 7

N/A ☐
SATISFIED YES ☐
NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts must be satisfied.
b. For locations that involve other agencies, crash data from other involved jurisdictions should be obtained.

			YES	NO
Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency			☐	☐
REQUIREMENTS	Number of crashes reported within a 12-month period susceptible to correction by a traffic signal:		☐	☐
5 OR MORE	*Indicate Date(s):*			
REQUIREMENTS	**CONDITIONS**	✓		
ONE CONDITION SATISFIED 80%	Warrant 1, Condition A - Minimum Vehicular Volume		☐	☐
	OR, Warrant 1, Condition B - Interruption of Continuous Traffic			
	OR, Warrant 4, Pedestrian Volume Condition - Ped Vol ≥ 80% for ped volumes per Figures 4C-5 to 4C-8			

Roadway Network — WARRANT 8

N/A ☐
SATISFIED YES ☐
NO ☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Existing traffic volumes with an ambient growth rate of 1% (or other LADOT approved ambient growth rate) may be used if projected volumes are not available.
b. All Parts must be satisfied.

MINIMUM VOLUME REQUIREMENTS	ENTERING VOLUMES - ALL APPROACHES	✓	FULLFILLED YES	FULLFILLED NO
1000 Veh / Hr	During Typical Weekday Peak Hour _____ Veh/Hr **AND** has 5-year projected traffic volumes that meet one or more of Warrants 1,2, and 3 during an average weekday.		☐	☒
	OR During Each of Any 5 Hrs. of a Saturday or Sunday _____ Veh / Hr			

CHARACTERISTICS OF MAJOR ROUTES	MAJOR ROUTE A	MAJOR ROUTE B	YES	NO
Highway System Serving as Principal Network for Through Traffic				
Rural or Suburban Highway Outside Of, Entering, or Traversing a City				
Appears as Major Route on an Official Plan				
Any Major Route Characteristics Met, Both Streets			☐	☒

Intersection Near a Grade Crossing

WARRANT 9

N/A ☒
SATISFIED YES ☐
NO ☐

☆ *The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal* ☆

a. Both Parts A and B shall be satisfied.

b. This Warrant shall only be applied after review and approval by the LADOT Railroad Crossing and Safety Section (RCOSS), subject to CPUC General Order approval.

c. This Warrant does not apply for Pre-Signals and/or Queue-Cutter signals, as an alternative application of Pre-Signals (See 2012 CA MUTCD, Sec 8C.09). Pre-Signals shall only be applied after review and approval by RCOSS, subject to CPUC General Order approval.

	FULFILLED	
	YES	NO
PART A A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach. Track Center Line to Limit Line _____ ft	☐	☐
PART B **There is one minor street approach lane at the track crossing** - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-9. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH	☐	☐
OR, There are two or more minor street approach lanes at the track crossing - During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point falls above the applicable curve in Figure 4C-10. Major Street - Total of both approaches: _____ VPH Minor Street - Crosses the track (one direction only, approaching the intersection): _____ VPH X AF (Use Tables 4C-2, 3, & 4 below to calculate AF) = _____ VPH		

The minor street approach volume may be multiplied by up to three following adjustment factors (AF) as described in Section 4C-10.

1. Number of Rail Traffic per Day _____ Adjustment factor from Table 4C-2 _____
2. Percentage of High-Occupancy Buses on Minor Street Approach _____ Adjustment factor from Table 4C-3 _____
3. Percentage of Tractor-Trailer Trucks on Minor Street Approach _____ Adjustment factor from Table 4C-4 _____

NOTE: If no data is available or known, then use AF = 1 (no adjustment)

Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses * on Minor-Street Approach	Adjustment Factor
0 %	1.00
2 %	1.09
4 %	1.19
6 % or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Intersection Near a Grade Crossing WARRANT 9 (continued)

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal

**Table 4C-4. Warrant 9,
Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing
(One Approach Lane at the Track Crossing)**

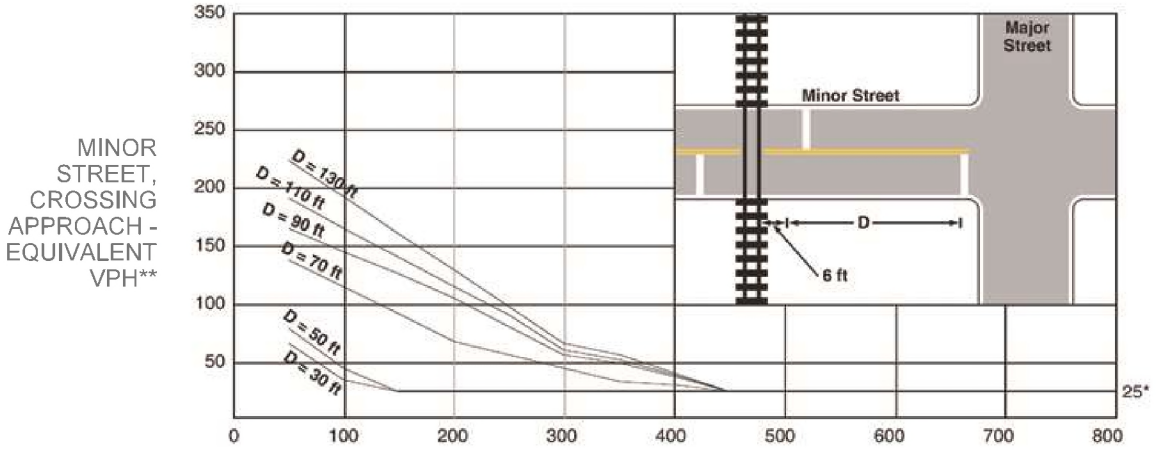
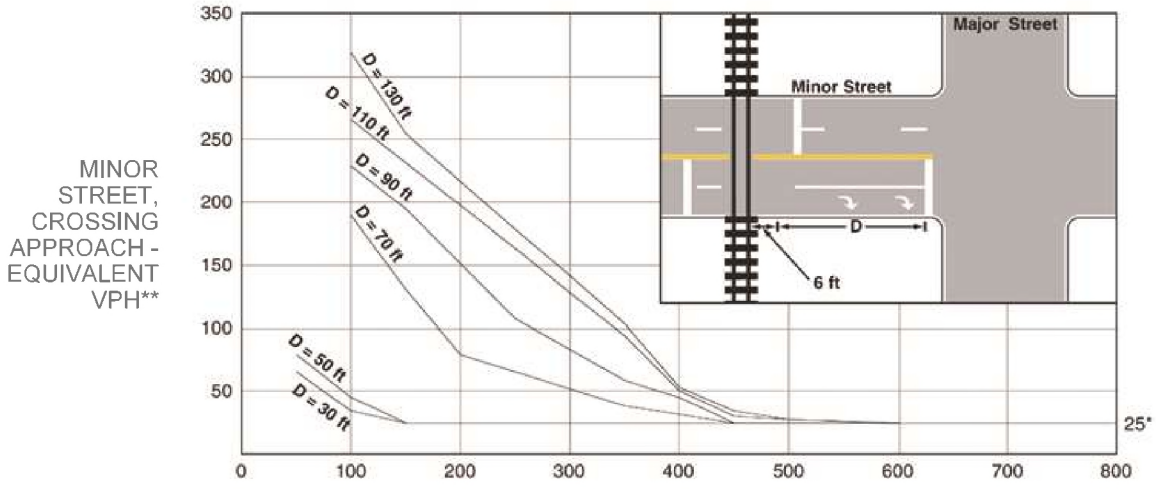


**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing
(Two or More Approach Lanes at the Track Crossing)**



** 25 vph applies as the lower threshold volume*
*** VPH after applying the acjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate*

The next two warrants are not included in the MUTCD (CA) standard warrants, but are added as optional warrants that an engineer may use with discretion to justify a traffic signal for special conditions where other traffic control devices could be considered, but where a traffic signal might be more appropriate

Bicycles WARRANT 10

N/A	☐
SATISFIED YES	☐
NO	☒

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. Part A and Part B shall be satisfied
b. Per MUTCD (CA) Section 4C.01.15: "For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians."
c. When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles, and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians; however for this bicycle specific warrant, bicyclists are counted as bicyclists, regardless of where they are riding.
d. Bicycle signal faces should be considered for use when this warrant is satisfied, with the final determination made during the signal design process. Refer to MUTCD (CA) Section 4D.104 (CA).
e. Estimated peak hour bicycle volumes may be used for new intersections, significantly reconstructed intersections, or where new bicycle facilities or near-term land development are proposed which will result in increased bicycle volumes.

PART A and B must be satisfied

SATISFIED	YES	NO
	☐	☒

PART A (*1 or 2 below must be satisfied*)

	SATISFIED YES	NO
1. Location meets the Department's guidelines for a marked crosswalk with Pedestrian Hybrid Beacons, where pedestrian units are replaced with bicyclists; **AND** the minor street is designated as part of the Neighborhood Enhanced Network in the Mobility Plan 2035 Element of the City's General Plan.	☐	☒
2. The intersection features a two-way bicycle or pedestrian path or trail within the median or alongside one of the roadways.	☐	☒

PART B (*1, 2, or 3 below must be satisfied*)

	SATISFIED YES	NO
1. Signal would be part of a corridor or area project to improve bicycle connectivity.*	☐	☒
2. Signal is associated with a development project.*	☒	☐
3. There have been at least 3 correctable collisions involving bicyclists in the last 1 year, 2 per year for the last 2 years, or 5 in the last 3 years of available data.	☐	☒

Specify dates of correctable bicycle collisions:

	Period Dates	Dates of Correctable Bicycle Collisions
1 year		
2 year		
3 year		

**The authority for a traffic signal justified using Part B.1 or B.2 shall be automatically rescinded three years after the date of approval if funding for construction of the traffic signal is not secured or prcject plans are not actively being reviewed for approval.*

Pedestrian Activated Yellow Flashing Beacons

WARRANT 11

N/A ☒

SATISFIED YES ☐

NO ☐

** The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal **

a. All Parts shall be satisfied.
b. This warrant should be applied when Pedestrian Activated Yellow Flashing Beacons are recommended within 600 feet BOTH upstream and downstream of existing traffic signals.

PART A	YES	NO
Location meets the guidelines for the installation of Pedestrian Activated Yellow Flashing Beacons as described in the LADOT Marked Crosswalk Guidelines.	☐	☐

PART B

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNALS	YES	NO
≤ 600 ft	N _____ ft, S _____ ft, E _____ ft, W _____ ft	☐	☐

INITIAL STUDY

APPENDIX K: TRIBAL CULTURAL RESOURCES

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

December 8, 2021

CASE No.: ENV-2021-7332-EIR

Project Address: 5601-5673 W Santa Monica Boulevard, 5612-5672 W Virginia Avenue, and 1110-1118 N Wilton Place
Los Angeles, CA 90038

Community Plan: Hollywood

Dear Tribal Representative:

This letter is to inform you that the Los Angeles Department of City Planning is reviewing the following proposed Project:

The Project includes the demolition of the existing vacant 98,352 square foot Sears building and surface parking lot, and for the construction of a commercial development consisting of 551,258 square feet of film and television production studios, creative offices, retail/restaurant spaces, and accessory related uses with onsite parking.

The Project would provide 1,112 vehicular parking spaces in a three-level subterranean parking garage. The Project would measure approximately 94 feet above grade and result in a Floor Area Ratio of 2.44:1. Construction activities would require approximately 187,000 cubic yards of grading and excavation to a maximum depth of approximately 33.5 feet. The 5.14-acre Project Site is bound by Santa Monica Boulevard to the south, Wilton Place to the west, Virginia Avenue to the north, and St Andrews Place to the east. For your reference an aerial photograph and vicinity map of the Project Site is attached.

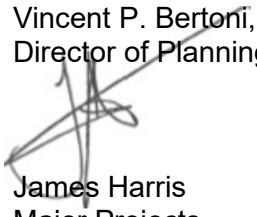
Per AB 52, you have the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. You have

30 calendar days from receipt of this letter to notify us in writing that you wish to consult on this Project. Please provide your contact information and mail your request to:

Los Angeles Department of City Planning
Major Projects
Attn: James Harris
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Email: James.harris@lacity.org
Phone No.: (213) 978-1241

Sincerely,

Vincent P. Bertoni, AICP
Director of Planning



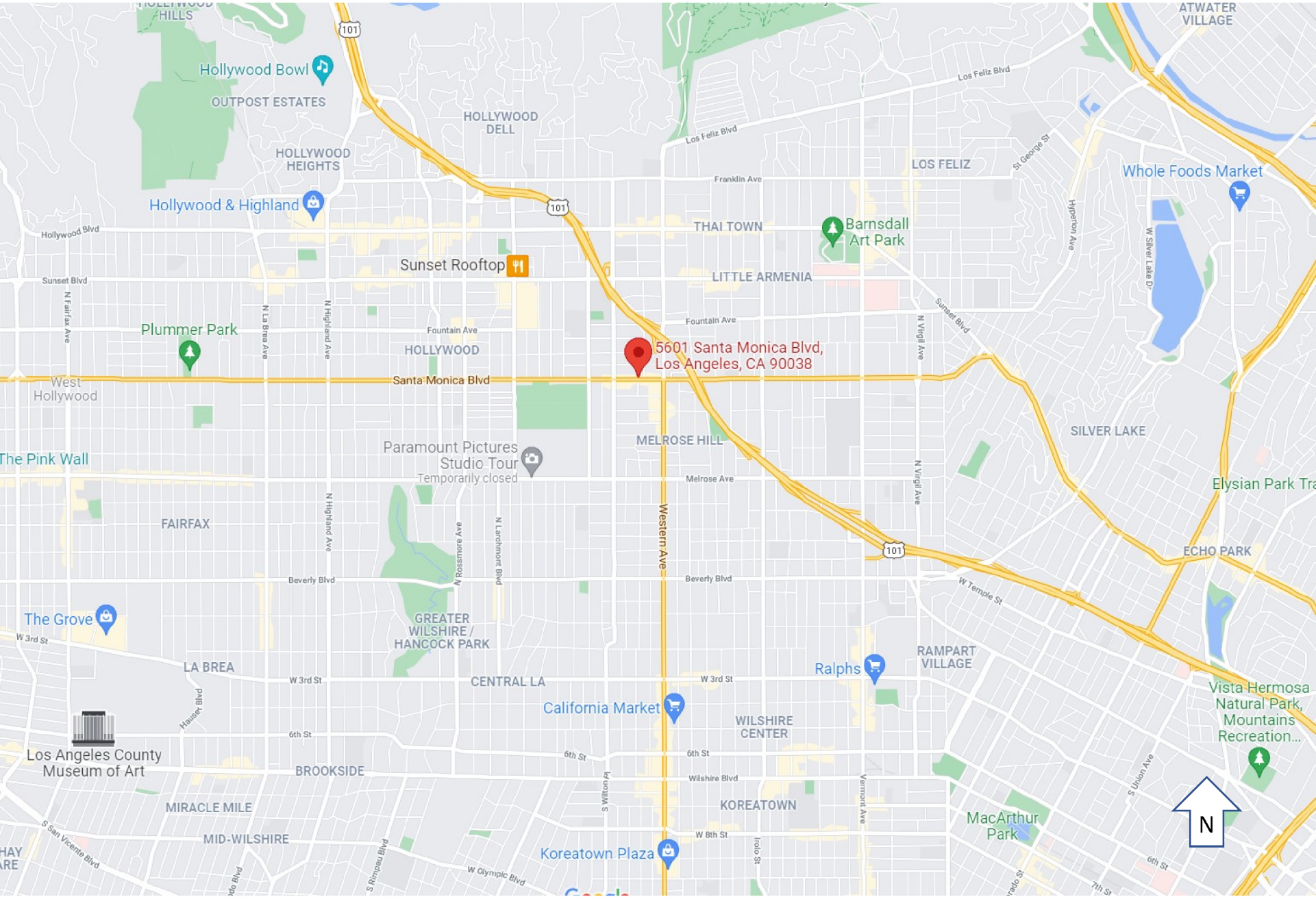
James Harris
Major Projects
James.Harris@lacity.org

Enclosures:

- Aerial Photograph and Vicinity Map of the Project Site

Echelon Studios Project, 5601 Santa Monica Blvd

Vicinity Map



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

December 14, 2021

Project Name:5601-5673 W Santa Monica Boulevard, 5612-5672 W Virginia Avenue, and 1110-1118 N Wilton Place Los Angeles, CA 90038

Dear James Harris,

Thank you for your letter dated December 8, 2021, regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note:AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

INITIAL STUDY

APPENDIX L: UTILITY REPORTS

INITIAL STUDY

APPENDIX L.1: UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER REPORT

ECHELON STUDIOS
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER
APRIL 2023

PREPARED BY:

KPFF Consulting Engineers
700 S Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

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Appendix

Exhibit 1 - LADWP Information of Fire Flow Availability Results (IFFAR)

Exhibit 2- LADWP SAR Results: Wilton Place

Exhibit 3- LADWP SAR Results: Santa Monica Boulevard

Exhibit 4 – Related Projects Water Consumption Table

Exhibit 5 – LADWP Correspondence

Figures

Figure 1 – LADWP Water Map and Fire Hydrant Sketch

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Echelon Studios Project (the "Project") proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, within the Hollywood Community Plan area (the "Project Site") in the City of Los Angeles (the "City"). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the public alley. The anticipated outbound haul route from the Project Site would be along Santa Monica Boulevard to the 101 freeway. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site.

1.2. SCOPE OF WORK

The purpose of this report is to analyze the potential impacts of the Project to the existing water infrastructure system.

2. REGULATORY FRAMEWORK

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with local, State, and Federal regulations.

Below are the pertinent State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.

- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014 (CALGreen), requires a water use reduction of 20% above the

baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.

- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.

- LADWP's 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.

- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

    1) A proposed residential development of more than 500 dwelling units.

    2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons

    3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons

    4) A proposed hotel or motel of more than 500 rooms

    5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons

    6) A mixed-use project that falls in one or more of the above-identified categories

7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

As this Project is a mixed-use development which proposes more than 250,000 square feet of floor space, a WSA was performed by LADWP.

3. EXISTING CONDITIONS

The Project Site is located within Hollywood per the Community Plan. The Project Site consists of an existing asphalt parking lot, concrete alley, and concrete building with a total area of approximately 225,456 square feet (5.18 acres). The Project fronts Santa Monica Blvd, North Wilton Place, Virginia Ave, and North Saint Andrews Place. LADWP owns and maintains the water infrastructure to the Project Site.

3.1. DOMESTIC INFRASTRUCTURE

Based on a water service map provided by LADWP (Figure 1), there is a 16-inch water main in Wilton Place and Santa Monica Blvd, a 4-inch water line in Virginia Avenue, and a 6-inch water line in Saint Andrews Place. Per discussion with LADWP, we understand that a 6-inch water line was installed in Virginia Avenue in 2021.[1] See Exhibit 5 for email correspondence with LADWP.

As described above, the Project Site is currently composed of an asphalt parking lot, concrete alley, and concrete building. Current water demands are zero as the property is vacant.

3.2. FIRE INFRASTRUCTURE

Based on a water service map provided by LADWP (Figure 1), there is a 16-inch water main in Wilton Place and Santa Monica Blvd, a 4-inch water line in Virginia Avenue, and a 6-inch water line in Saint Andrews Place. Per discussion with LADWP, we understand that a 6-inch water line was installed in Virginia Avenue in 2021.

Additionally, there are three existing public hydrants in the vicinity of the Project Site. Based on initial conversations with LAFD, three additional fire hydrants are to be installed as part of the Project: one at the corner of Santa Monica Blvd. & Wilton Pl., one mid-block on Virginia Ave., and one mid-block on Santa Monica Blvd. See Figure 1 for approximate hydrant locations to be coordinated with Los Angeles Fire Department (LAFD). See Exhibit 1 for the IFFAR Results.

[1] May 5, 2022. Amy Truong, KPFF. Elia Sun, LADWP.

4. SIGNIFICANCE THRESHOLDS

In accordance with Appendix G of the State CEQA Guidelines, a project would have a significant impact related to water infrastructure capacity if it would:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects; or

- Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

In assessing the Project's potential impacts related to water infrastructure capacity, the City has determined to use Appendix G as the thresholds of significance. The analysis below utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in determining significance under the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following factors to evaluate water capacity infrastructure:

- The total estimated water demand for the project;

- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;

This guidance is applicable to the Project and as such is used to determine if the Project would have significant water impacts.

Based on these factors, the Project would have a significant impact if the City's water infrastructure would not adequately serve the Project or if the water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

5. METHODOLOGY

The methodology for determining the potential significance of a project's impact on water infrastructure capacity and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the significance determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Project site, including the type of facilities, location and sizes, and any planned improvements.

- Description of the water supply conditions for the Project area and known improvement plans.

Project Impacts

- Evaluate the Project's water demand, taking into account design or operational features that would reduce or offset water demand.

- Determine what improvements would be needed, if any, to adequately serve the Project.

- Describe the degree to which presently scheduled off-site improvements offset impacts.

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The existing and proposed water demand is based upon available site and Project information and utilizes 100 percent of the BOS sewerage generation factors.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the Project fire hydrant flow needs based on existing infrastructure. See Exhibit 1 for the submitted Information of Fire Flow Availability Request (IFFAR).

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the Project. Based on the results, LADWP determines whether they can meet the Project's needs based on existing infrastructure. See Exhibit 2 & 3 for the results of the Service Advisory Requests (SARs).

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Water for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal, and re-compaction, etc. Based on construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). The estimated construction-period demand would be significantly less than the Project's estimated operational demand,

which as described below, can be accommodated by the existing infrastructure. It is therefore anticipated that the existing water infrastructure would similarly meet the limited and temporary water demand associated with construction of the Project.

The Project would require construction of new, on-site water distribution lines to serve the new buildings. Construction impacts associated with the installation of water distribution lines would primarily involve trenching to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. Further, construction associated with new water distribution lines would occur as part of Project construction generally, which, as concluded in the MND, would result in less than significant impacts. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

6.2. OPERATION

6.2.1. INFRASTRUCTURE CAPACITY

When analyzing the Project's potential impacts on existing infrastructure capacity, the Project's estimated operational demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption in the long term, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Conservative analyses for both fire suppression and domestic water flows have been completed by LADWP for the Project.

6.2.2. FIRE WATER DEMAND

Article 7 of the Fire Protection and Prevention, Section 57.507 of the LAMC sets the fire flow requirements for the Project. These guidelines, in addition to the requirements set by the City Fire Chief, will prescribe the fire flow requirements and hydrant spacing requirements for the Project. Per Section 57.513, the Fire Chief also determines the supplemental fire protection systems that will be required for the Project. Supplemental fire protection systems consist of the following:

- Fire protection signaling systems
- Fire hydrants
- Automatic fire extinguishing systems
- Smoke removal systems

- Standpipe systems

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project Site falls within Industrial and Commercial, which requires fire flow of 6,000 to 9,000 gallons per minute (gpm) from six hydrants flowing simultaneously. LADWP determined on June 22, 2021 that there was not sufficient pressure within the existing 4" water main in Virginia Ave., and noted that the water infrastructure would need to be upgraded to a larger size to provide the necessary flow for the Project. A 6" water main has since been installed in Virginia Ave. by LADWP. Additionally, LAFD determined that three additional fire hydrants are to be installed as part of the Project: one at the corner of Santa Monica Blvd. & Wilton Pl., one mid-block on Virginia Ave., and one mid-block on Santa Monica Blvd. Following the infrastructure upgrade and future addition of the three fire hydrants noted, LADWP determined that the water system would be capable of delivering a fire flow of 7,300 gpm from six fire hydrants running simultaneously with a minimum residual pressure of 20 pounds per square inch (psi) to the Project. See Exhibit 1 for the IFFAR results.

The Project would incorporate a fire sprinkler suppression system to reduce or eliminate the demands on public hydrants. The fire sprinkler suppression system would be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, SARs and IFFARs were submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. The SAR results show that 2,500 gpm can be delivered to the Project via North Wilton Place with a minimum residual pressure of 82 psi, and that 2,500 gpm can be delivered to the Project via Santa Monica Blvd with a minimum residual pressure of 80 psi. See Exhibit 1 & 2-3 for the results of the IFFARs and SARs respectively. As shown by the SARs and IFFARs, fire flow impacts to LADWP's water infrastructure capacity would be less than significant.

6.2.3. DOMESTIC WATER DEMAND

The Project water consumption estimates are based on the WSA prepared and approved by LADWP (see Exhibit 8 for WSA water demand table). LADWP based the WSA water demand on 100 percent of the LASAN sewerage generation factors for the Project's various uses and are summarized in Table 2 below. The Project proposes to connect to the existing 16-inch main in Santa Monica Blvd and the existing 16-inch main in North Wilton Place with two 4-inch laterals for domestic water and two 8-inch laterals for fire water. The SAR results show that these connections would be adequately sized to simultaneously accommodate fire demand and domestic demand. There are two types of connections that could be made to the City main. One type of connection would be a combo service, which has one connection to the main and splits to serve both fire and

domestic. The second type of connection would be to have independent connections for fire and domestic. Lastly, the services would include backflow preventers and would be metered separately per City requirements. Therefore, the Project's impacts on water infrastructure capacity would be less than significant.

Table 1 – Estimated Proposed Water Demand[a]					
Land Use[a]	**Units**	**Generation Rate (gpd/unit)[b]**	**Base Demand (gpd)**	**Required Ordinances Water Savings[c]**	**Proposed Water Demand (gpd)**
Office & Production Office[d] (P1, Level 1, 2, 3,4, 5, 6)	394,905 sf	0.12	47,389		
Sound Stages (Level 1)	77,756 sf	0.05	3,888		
Mill (Level 1)	11,468 sf	0.05	573		
Flex Stage (Level 1)	14,113 sf	0.05	706		
Restaurant Seating Area (Indoor) [e] (Level 1 and 3)	545 seats	30/seat	16,350		
Restaurant Seating Area (Outdoor) [e] (Level 1 and 3)	280 seats	30/seat	85,400		
Basecamp[f]	53,505 sf	0.03	1,605		
Base Demand Adjustment[g]			1,366		
Commercial Total			**80,277**	**4,923**	**75,354**
Landscaping and Pools[h]	19,751 sf		1,896	1,043	853
Covered Parking[i]	489,092 sf	0.02	322	0	322
Cooling Tower - Weekday	250 ton	16.30	4,074		
Cooling Tower - Weekend	50 ton	6.52	326		
Cooling Tower Total[j]			**4,400**	**880**	**3,520**
Proposed Subtotal			**86,895**	**6,846**	**80,049**
Less Existing to be Removed Total					0
Less Additional Conservation[k]					-138
Net Additional Water Demand					**79,911**

(a) Provided by City of Los Angeles Department of City Planning in the Request for Water Supply Assessment letter and Scope Confirmation e-mail. See Appendix A. Proposed Uses that do not have additional water demands are not shown here.

(b) Indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart

(c) The proposed development land uses will conform to City of Los Angeles Ordinance No. 186488, 184248, 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code.

(d) Office area consists of 388,286 square feet (sf) of general offices and 6,619 sf of Production Office.

(e) Restaurant Space. Total Indoor Restaurant Floor Area is 8,172 sf. Total Outdoor Restaurant Area is 4,206 sf. A factor of 1 seat for every 15 sf was applied to determine the total number of seats for the indoor and outdoor space.

(f) Basecamp areas are dedicated to media production uses, parking, loading, and storage, where mobile facilities related to production are temporarily staged. Basecamp areas are not included in the total floor area.

(g) Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.

(h) Landscaping & water features' water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Water feature has an 8' diameter and surface area of 50 sf. Total landscaping is 19,701 sf.

(i) Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

(j) The 250 ton cooling tower services the bungalow offices and will operate 10 to 12 hours/day from Monday through Friday throughout the year. For the weekend cooling load of intermittent operations, 20 percent of the weekday cooling load is assumed for a conservative estimate of 50 tons. The others areas of the building will be served by air-cooled systems.

(k) Water conservation due to additional conservation commitments agreed by the Applicant. See Table II.

6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative impact analysis on water infrastructure is the LADWP service area, which includes the entirety of the City. LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan (UWMP) to plan and provide for water infrastructure to serve existing and projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2045. Demographic projections for the LADWP service area are based on the Southern California Association of Governments' (SCAG) demographic growth forecast for their 2020 Regional Transportation Plan (RTP)[2]. LADWP adopted these demographic

[2] https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf

projections for water demand forecast in their respective UWMPs for projecting future water demand and, therefore, future water infrastructure needs.[3] The MND concludes that the Project is consistent with the SCAG 2020 RTP/SCS. Therefore, the Project is consistent with LADWP's 2020 UWMP.

In addition, there are 7 related projects, which consist of, but are not limited to, residential, restaurants, office, pharmacy, and retail. The total increase in water demand for the related projects would be approximately 2.8 million gallons per day (mgd). Combined with the Project, the increase in water demand would be approximately 3.24 mgd. Refer to Exhibit 4 for a breakdown of the related projects and associated water consumption. The 2020 UWMP has estimated a water demand of 475 mgd in the City of Los Angeles by the year 2025, which means the Project combined with the related projects would account for approximately 0.68 percent of the total daily demand.

Based on the above, it is anticipated that LADWP would have adequate infrastructure to accommodate the Project as well as related Projects. Therefore, impacts on water infrastructure capacity would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified to water infrastructure for this Project.

[3] "Los Angeles Department of Water and Power Urban Water Management Plan." *Water*, LADWP, https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf. P. ES-6

EXHIBIT 1

EXHIBIT 1: LADWP INFORMATION OF FIRE FLOW AVAILABILITY RESULTS (IFFAR)

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W144-192

LAFD Fire Flow Requirement: 6,000 to 9,000 GPM from 4 to 6 hydrants flowing simultaneously

LAFD Signature: _____

Date Signed: _____

Applicant: Amy Truong

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street, Suite 2100, Los Angeles 90017

Telephone: (213) 418-0201

Email Address: amy.truong@kpff.com

	FH1 (Proposed)	FH2 (Proposed)	FH-3 (Proposed)
Location:	North East corner of Santa Monica Blvd and Wilton Place	North of Santa Monica Blvd	South of Virginia Ave
Distance from Neareast Pipe Location (feet):	20' 3"	57.5'	22' 7"
Hydrant Size:	2 1/2 x 4" D	2 1/2 x 4" D	2 1/2 x 4" D
Water Main Size (in):	16"	16"	6"
Static Pressure (psi):	112 psi	114 psi	114 psi
Residual Pressure (psi):	86 psi	84 psi	83 psi
*Flow at 20 psi (gpm):	1,500 gpm	1,500 gpm	1,100 gpm

NOTE: Data obtained from hydraulic analysis using peak hour. *Six fire hydrants flowing simultaneously

Remarks: 6 inch ML in Virginia Ave (PLR 109523, 2021) ECMR No. W20220317013

Based on a conversation with LAFD, we expect 3 new hydrants to be installed at the following locations: one at the corner of Santa Monica Blvd & Wilton Place, one at the midblock of Virginia Avenue, and one at the midblock of Santa Monica Blvd. We have also submited SAR applications with the proposed Fire Hydraints noted above.

Water Purveyor: **Los Angeles Department of Water & Power** Water Distribution - Western District

Date: March 29, 2022

Signtature: _____

Title: CE Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

111 North Hope Street - Room 1425

Los Angeles, CA 90012

*** If you have any questions, please contact us at (213) 367-2130 or visit our web site at http://www.ladwp.com.**

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W144-192

LAFD Fire Flow Requirement: 6,000 to 9,000 GPM from 4 to 6 hydrants flowing simultaneously

LAFD Signature: _____

Date Signed: _____

Applicant: Amy Truong

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street, Suite 2100, Los Angeles 90017

Telephone: (213) 418-0201

Email Address: amy.truong@kpff.com

	F- 35559	F-35557	F - 41679
Location:	North West corner of St Andrews PL and Virginia Ave	South West corner of Virginia Ave and Wilton PL	North Western corner of Santa Monica Blvd and St
Distance from Neareast Pipe Location (feet):	20'	22'	16'
Hydrant Size:	2 1/2 x 4D	2 1/2 x 4D	2 1/2 x 4D
Water Main Size (in):	6"	6"	6"
Static Pressure (psi):	115 psi	114 psi	112 psi
Residual Pressure (psi):	82 psi	85 psi	84 psi
* Flow at 20 psi (gpm):	1,000 gpm	1,500 gpm	700 gpm

NOTE: Data obtained from hydraulic analysis using peak hour. * Six fire hydrants flowing simultaneously.

Remarks: 6 inch ML in Virginia Ave (PLR 109523. 2021) ECMR No. W20220322007

Based on a conversation with LAFD, we expect 3 new hydrants to be installed at the following locations: one at the corner of Santa Monica Blvd & Wilton Place, one at the midblock of Virginia Avenue, and one at the midblock of Santa Monica Blvd. We have also submited SAR applications with the proposed Fire Hydraints noted above.

Water Purveyor: **Los Angeles Department of Water & Power** Water Distribution- Western District

Date: March 29, 2022

Signtature: _____

Title: CE Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

111 North Hope Street - Room 1425

Los Angeles, CA 90012

*** If you have any questions, please contact us at (213) 367-2130 or visit our web site at http://www.ladwp.com.**

EXHIBIT 2

EXHIBIT 2: LADWP RESULTS (WILTON PLACE)

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **96192**

Fire Service Pressure Flow Report

SERVICE NUMBER **638499**

For: **5601 SANTA MONICA BLVD** Approved Date: **2-7-2022**

Proposed Service **8 INCH** off of the

16 inch main in **WILTON PL** on the **EAST** side approximately

50 feet **NORTH** of **NORTH** of **SANTA MONICA BLVD** The System maximum pressure is

115 psi based on street curb elevation of **326** feet above sea level at this location.

The distance from the DWP street main to the property line is **40** feet

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

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

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	84				
1720	83				
2500	82				

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

Notes: With 400 gpm simujltaneous flow from 4" domestic service

Meter Assembly Capacities

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

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

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

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

This SAR is valid for one year from 02-07-22. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

ELIA SUN	**ELIA SUN**	**144-192**
Prepared by	**Approved by**	**Water Service Map**

EXHIBIT 3

EXHIBIT 3: LADWP RESULTS (SANTA MONICA BLVD)

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **96259**

Fire Service Pressure Flow Report

SERVICE NUMBER **638536**

For: **5601 SANTA MONICA BLVD** Approved Date: **2-10-2022**

Proposed Service **8 INCH** off of the

16 inch main in **SANTA MONICA BLVD** on the **NORTH** side approximately

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

114 psi based on street curb elevation of **328** feet above sea level at this location.

The distance from the DWP street main to the property line is **61** feet

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

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

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	83				
1380	82				
2010	81				
2500	80				

Meter Assembly Capacities

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

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

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

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

Notes: With 400 gpm simultaneous flow from 4" domestic service

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

This SAR is valid for one year from 02-10-22. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

ELIA SUN	ELIA SUN	144-192
Prepared by	**Approved by**	**Water Service Map**

EXHIBIT 4

Related Projects - Estimated Water Consumption Table			
Land Use	Units	Consumption Rate[(2)] (gpd/unit)	Total Consumption (gpd)
Retail	51,674	50/1000 SF	2,583,700
Office	180,073	120/1000 SF	21,609
Apartment	1,307	150/DU[(1)]	196,050
		TOTAL	2,801,359

SF= SQUARE FEET, GPD = GALLONS PER DAY, DU= DWELLING UNIT

[1] For calculation purposes all units assumed as 2-Bedroom

[2] Consumption rates based on 100% of Bureau of Sanitation Sewer Generation Factors for Residential and Commercial Categories. https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart

EXHBIT 5

Matthew Gooden

From: Sun, Elia <Elia.Sun@ladwp.com>
Sent: Thursday, May 5, 2022 12:42 PM
To: Amy Truong
Cc: Matthew Gooden; Miriam Huston
Subject: RE: [EXTERNAL] RE: LAFD Fire Flow Reports for Santa Monica Virginia Wilton Pl

Dear applicant,

In Virginia Ave from Western Ave to Van Ness Ave, we installed a 6 inch water main in 2021. The PLR refers to unofficial as built drawing number.

Thank you

Vielen Dank
Elia Sun
BSME, Civil PE
Western District
Water Distribution. LADWP
213-367-1224

From: Amy Truong <amy.truong@kpff.com>
Sent: Friday, April 29, 2022 8:54 AM
To: Sun, Elia <Elia.Sun@ladwp.com>
Cc: Matthew Gooden <matthew.gooden@kpff.com>; Miriam Huston <miriam.huston@kpff.com>
Subject: [EXTERNAL] RE: LAFD Fire Flow Reports for Santa Monica Virginia Wilton Pl

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

Hi Elia,

Thanks for providing the IFFARs. Under the remarks, you had noted a “6 inch ML in Virginia Ave (PLR 109523, 2021)”. Can you please confirm what document the PLR is referring to?

In addition, we had previously submitted a SAR to LADWP which stated there was a 4 inch ML in Virginia. Does the PLR document listed above show the main line upgrade in Virginia?

Thanks!

Amy Truong, PE (she/her)

O 213.418.0201 D 213.266.5206
700 South Flower Street Suite 2100
Los Angeles, CA 90017
Amy.truong@kpff.com
Civil| Structural| Survey| Protective Design| Transportation & Infrastructure

From: Sun, Elia <Elia.Sun@ladwp.com>
Sent: Tuesday, March 29, 2022 11:56 AM
To: Amy Truong <amy.truong@kpff.com>
Subject: RE: LAFD Fire Flow Reports for Santa Monica Virginia Wilton Pl

Dear applicant,

Attached are LAFD Fire Flow reports and receipt for above location. Please let us know if you require additional info.

Thank you very much

Best regards

Elia Sun
BSME, Civil PE
Western District
Water Distribution. LADWP
213-367-1224

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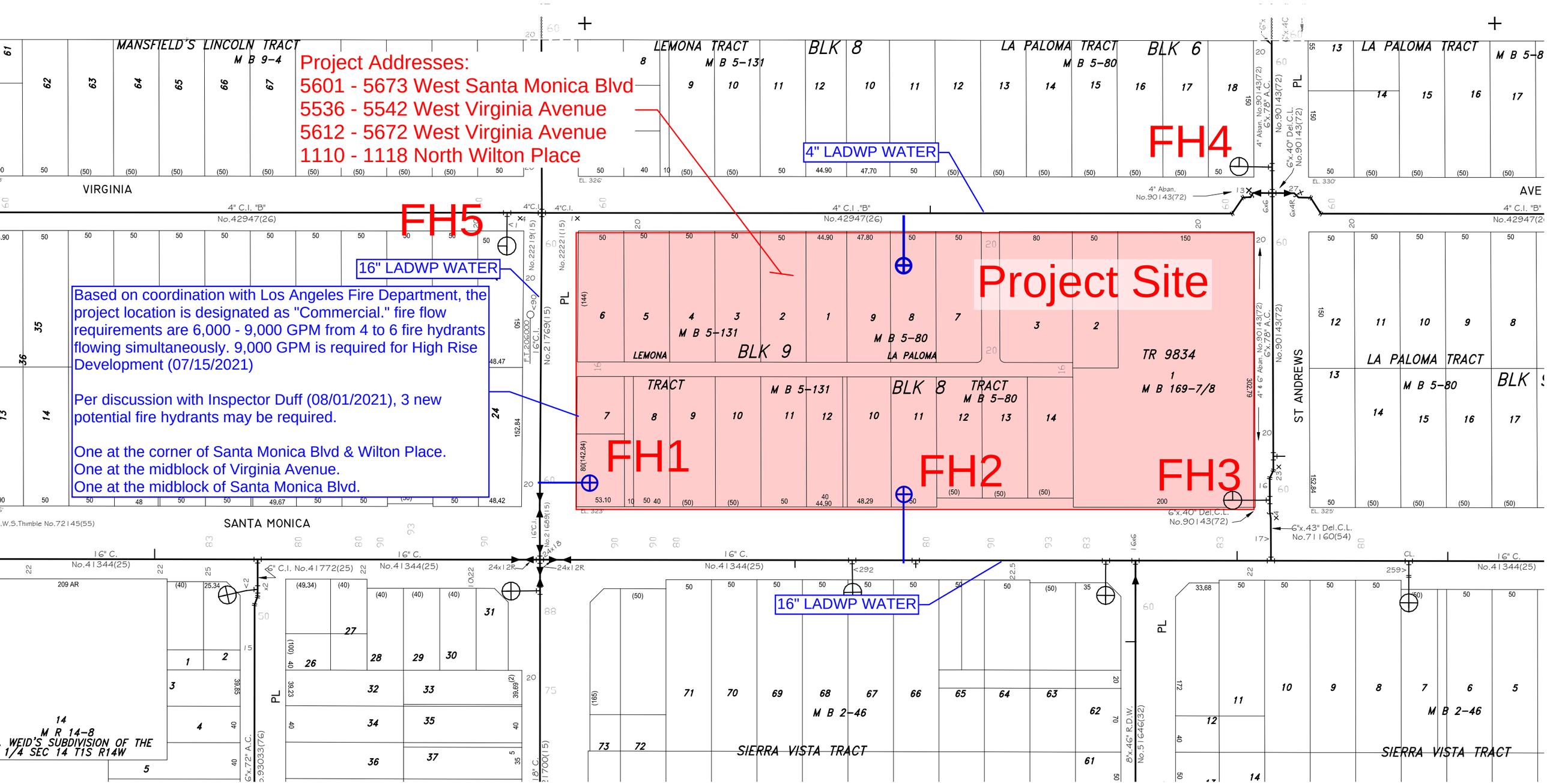
FIGURE 1

FIGURE 1 - LADWP WATER MAP & FIRE HYDRANT EXHIBIT



INITIAL STUDY

APPENDIX L.2: UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER REPORT

ECHELON STUDIOS
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER
APRIL 2023

PREPARED BY:

KPFF Consulting Engineers
700 S Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

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Appendix

Exhibit 1 - City of Los Angeles “Sewer Capacity Availability Request” (SCAR) Results

Exhibit 2 - City of Los Angeles Sewer “Will Serve” Letter

Exhibit 3 - City of Los Angeles Wastewater Service Information (WWSI) Results

Exhibit 4 - Related Projects Sewer Generation Table

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Echelon Studios Project (the "Project") proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, within the Hollywood Community Plan area (the "Project Site") in the City of Los Angeles (the "City"). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the public alley. The anticipated outbound haul route from the Project Site would be along Santa Monica Boulevard to the 101 freeway. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site.

1.2. SCOPE OF WORK

The purpose of this report is to analyze the potential impacts of the Project to the existing wastewater infrastructure system.

2. REGULATORY FRAMEWORK

The City of Los Angeles has one of the largest sewer systems in the world including approximately 6,439 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.[1]

[1] City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 25, 2019. https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdm1/~edisp/cnt035427.pdf, Accessed October 31, 2022

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System and the Hyperion Treatment Plant. In January 2019, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs).[2]

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. This Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and require fees for improvements to the infrastructure system. LAMC Section 64.15(i) requires that the City perform a Sewer Capacity Availability Request (SCAR) analysis when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

The City has begun requiring projects in the entitlement phase to apply for a Wastewater Service Inquiry (WWSI) to allow Bureau of Sanitation (BOS) to review the project as described above without confusing construction projects from projects in the planning stages. They serve similar function for the purposes of CEQA analysis.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

[2] Ibid.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per this Special Order, laterals sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.[3]

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.[4] The Integrated Resources Plan was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In 2018, the City approved the *One Water LA 2040 Plan* which builds on the success of the Water IRP and extends the planning horizon to year 2040.[5] In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

3. EXISTING CONDITIONS

The Project Site consists of an existing asphalt parking lot, concrete alley, and concrete building with a total area of approximately 225,456 square feet (5.18 acres). Sanitary sewer service to the Project Site from the surrounding streets is provided by BOS.

The Project Site is located within the Hyperion Sewer System Service Area, which is operated and maintained by the City's BOS. The existing design capacity of the Hyperion Sewer System Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).[6]

Based on available record data provided by the City, there is an 8-inch vitrified clay pipe (VCP) sewer line in Virginia Ave that flows west to North Wilton Place. There is an 8-inch VCP sewer line and a 6-inch VCP sewer line in North Wilton Place, both of which flow south to Santa Monica Boulevard. There is a 12-inch VCP sewer line in Santa Monica Boulevard that flows west to North Wilton Place. There is an 8-inch VCP sewer line in North Saint Andrews Place that flows north to Virginia Avenue. Based on the City

[3] City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006. http://www.environmentla.org/programs/thresholds/M- Public%20Utilities.pdf.
[4] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006. https://www.lacitysan.org/san/sandocview?docname=CNT025148
[5] City of Los Angeles, Department of Public Works, LA Sanitation, One Water LA 2040 Plan, Executive Summary, April 2018.
[6] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 25 2019, https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdm1/~edisp/cnt035427.pdf, accessed August 22, 2022.

of Los Angeles Bureau of Engineering's online Navigate LA database, the 8-inch VCP in Virginia has a varying calculated capacity of 0.76 to 0.87 cubic feet per second (cfs) (0.4912 to 0.5623 million gallons per day [mgd]). The 6-inch and 8-inch sewer lines in North Wilton Place have calculated capacities of 1.55 cfs and 0.85 cfs respectively (1.0017 & 0.5493 mgd). The 12-inch VCP sewer line in Santa Monica Boulevard has a calculated capacity of 1.98499 cfs (1.2829 mgd). The 8-inch VCP sewer line in North Saint Andrews Place has a calculated capacity of 0.63 cfs (0.4071 mgd).[7] Available records indicate that the 8-inch main in Virginia Ave has thirteen (13) sewer wyes and one (1) lateral, the 6-inch main in North Wilton Place has zero (0) laterals and nine (9) sewer wyes, the 8-inch main in North Wilton Place has zero (0) sewer wyes and zero (0) laterals, and the 8-inch main in North Saint Andrews Place has six (6) wyes and two (2) laterals, the 12-inch main in Santa Monica Blvd has twelve (12) wyes and zero (0) laterals.

As described above, the Project Site is currently composed of an asphalt parking lot, concrete alley, and concrete building. Current sewer demands are zero as the property is vacant.

4. SIGNIFICANCE THRESHOLDS

In accordance with Appendix G of the State CEQA Guidelines, a Project would have a significant impact related to wastewater supply if it would:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects; or

- Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

In assessing impacts related to wastewater infrastructure in this section, the City has determined to use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following factors to evaluate wastewater capacity and infrastructure:

- The total estimated wastewater demand for the project;

- Whether sufficient capacity exists in the wastewater infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;

[7] https://navigatela.lacity.org/navigatela/

- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and

- The degree to which scheduled wastewater infrastructure improvements or project design features would reduce or offset service impacts.

This guidance is applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

5. METHODOLOGY

The methodology for determining the significance of a project under the Appendix G thresholds as it relates to a project's potential impact on wastewater collection and treatment infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the significance determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;

- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.

- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;

- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. BOS's approach consisted of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS analysis. Refer to Exhibit 1 for the approved SCAR Application and Exhibit 3 for the WWSI for the Project, which contains the results of the BOS analysis.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, construction workers would utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities would not be anticipated to cause any increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project would require construction of new on-site infrastructure to serve the new building, and potential upgrade and/or relocation of existing infrastructure. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure would be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work would be required in order to connect to the public main. Therefore, as part of the Project, a Construction Staging and Traffic Management Plan (CSTMP) would be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The CSTMP would reduce any temporary pedestrian and traffic impacts during construction, ensuring safe vehicle travel and safe pedestrian and emergency vehicle access. Overall, construction of any required wastewater infrastructure would be done in connection with construction of the Project, would be of a relatively short-term duration (i.e., months) and would cease to occur once the construction is complete. Therefore, Project impacts associated with construction of wastewater facilities and infrastructure would be less than significant.

6.2. OPERATION

To determine whether the existing municipal infrastructure would be able to accommodate the Project, the City requires a SCAR request. This was submitted to the City and is included herein as Exhibit 1. A WWSI was also submitted to the City and is included herein as Exhibit 3.

In accordance with the *L.A. CEQA Thresholds Guide*, the estimated sewer flows were based on the City of LA BOS sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project would generate approximately 357,649 gallons per day (gpd) of wastewater, as summarized in Table 1 below.

Table 1 – Estimated Proposed Wastewater Generation

Facility	Average Daily Flow (gpd)[(a)]	Unit	Quantity	Average Daily Wastewater Generation (gpd) [(b)]
Restaurant	30	Seats	825	24,750
Office	120	KGSF	332,304	39,876
Studio (Audience Viewing Room)	3	Seats	1,495	4,485
Studio (Ind. Use Film Process/Machine Shop)	50	KGSF	10,744	537
SE-1 & 2©	72,000	GPD	-	72,000
SE-3 & 4[(c)]	72,000	GPD	-	72,000
SE-5 & 6[(c)]	72,000	GPD	-	72,000
SE-7 & 8[(c)]	72,000	GPD	-	72,000
Total Proposed Wastewater Generation for Project Site			357,649	

[(a)] The average daily flow based on BOS sewerage generation factors.

[(b)] Average daily water demand = Average daily flow x Quantity

[(c)] Sewage Ejector per Project MEP

A Sewer Capacity Availability Request (SCAR) and Wastewater Services Information Request (WWSI) letter were submitted to assess whether the existing infrastructure could accommodate the Project. BOS has analyzed the Project's wastewater generation in conjunction with existing conditions and forecasted growth, and has approved the Project to discharge up to 357,649 gpd of wastewater to the existing sewer mains in Virginia Avenue and Santa Monica Boulevard. Therefore, the Project's potential impacts on

wastewater would be less than significant. See Exhibit 1 for the approved SCAR dated April 12th, 2023 and Exhibit 3 for the WWSI Response Letter dated April 17, 2023 with existing sewer gauging information.

As further discussed above, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).[8] The Project's estimated wastewater generation is approximately 0.358 mgd. Currently up to 300 mgd is treated at the Hyperion Treatment Plant resulting in a treatment capacity of 150 mgd, which means the Project would account for approximately 0.24 percent of the Hyperion Treatment Plant's available capacity. Consequently, impacts on wastewater treatment capacity are less than significant.

6.3. CUMULATIVE IMPACTS

The Project would create additional sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned capacity as related to the Project. Similar to the Project, future projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to BOS during the design phase of the project.[9] The analysis by BOS takes into consideration previously approved SCARs as part of their review. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and BOS to construct the necessary improvements.

In addition to the City's SCAR analysis, a related projects list has been generated. There are 7 related projects, which consist of, but are not limited to, residential, office, and retail/commercial uses. The total increase in wastewater generation for the related projects is approximately 2.80 million gallons per day (mgd). Combined with the Project, the increase in wastewater generation is approximately 3.16 mgd. Refer to Exhibit 4 for a breakdown of the related projects and associated wastewater generation.

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from BOS, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd)[10] and the existing average daily flow for the system is approximately 300 mgd, resulting in a treatment

[8] City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwkld_4&_afrLoop=28344654751341747#, accessed May 11, 2020.

[9] City of Los Angeles Bureau of Engineering, Sewer Permits https://engpermits.lacity.org/spermits/index1.cfm, accessed November 29. 2022

[10] City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal, accessed November 8, 2022.

capacity of 250 mgd.[11] The estimated wastewater generation increase of the Project would be 0.358 mgd, which represents approximately 0.143 percent of the available capacity in the system. The estimated wastewater generation increase of the Project and related projects combined would be 3.16 mgd, which represents approximately 1.26 percent of the available capacity in the Hyperion Service Area system. The related projects would also be required to adhere to the BOS's annual wastewater flow increase allotment.

Therefore, cumulative impacts on wastewater treatment capacity are less than significant.

[11] City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified to wastewater infrastructure for this Project.

EXHIBIT 1

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Job Address:	**5601 W Santa Monica Blvd**	Sanitation Scar ID:	**70-6362-1122**
Date Submitted	11/16/2022	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Matthew Gooden, KPFF Consulting		
Address:	700 S Flower Street, Suite 2100	City :	Los Angeles
State:	CA	Zip:	90017
Phone:	213.266.5206	Fax:	
Email:	matthew.gooden@kpff.com	BPA No.	
S-Map:	493	Wye Map:	4580-2

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	VIRGINIA AVE	49303048	49303046	8	23.00	82,261 GPD
2	VIRGINA AVE	49303046	49303045	8	22.00	78,684 GPD
3	VIRGINA AVE	49303045	49302086	8	22.00	78,684 GPD
4	SANTA MONICA BLVD	49303067	49303065	12	27.00	96,567 GPD
5	SANTA MONICA BLVD	49303064	49302102	12	6.00	21,459 GPD

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	825	24,750
2	OFFICE BUILDING	120	KGSF	332,304	39,876
3	STUDIO: FILM/TV - AUDIENCE VIEWING ROOM *13	3	SEAT	1,495	4,485
4	STUDIO: FILM/TV - INDUSTRIAL USE *13 FILM PROCESS/MACHINE SHOP *7	50	KGSF	10,744	537
5	SEWER EJECTOR		GPD	72,000	72,000
6	SEWER EJECTOR		GPD	72,000	72,000
7	SEWER EJECTOR		GPD	72,000	72,000
8	SEWER EJECTOR		GPD	72,000	72,000
				Proposed Total Flow (gpd):	**357,649**

Remarks: 1): Approved for the maximum allowable capacity of 357,649 GPD (248.37 gpm). 2): Discharge as indicated in flow %s. 3): IWMD Permit required.

Scar Request Number: 4960

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed:	04/12/2023	Expires On:	10/09/2023

Processed by:	Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Sunbula Azieh on 04/12/2023	Submitted by:	Wallie Jong Bureau of Engineering Central District Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:708)	$2,860.00
Date Collected	11/17/2022	SCAR Status:	**Completed**

Scar Request Number: 4960

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Scar Request Number: 4960

EXHIBIT 2

BOARD OF PUBLIC WORKS MEMBERS
AURA GARCIA
PRESIDENT
M. TERESA VILLEGAS
VICE PRESIDENT
DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE
VAHID KHORSAND
COMMISSIONER
SUSANA REYES
COMMISSIONER
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

TED ALLEN, PE
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

04/12/2023

MATTHEW GOODEN, KPFF CONSULTING
700 S FLOWER STREET, SUITE 2100
LOS ANGELES, CA, 90017

Dear Matthew Gooden, KPFF Consulting,

SEWER AVAILABILITY: 5601 W Santa Monica Blvd

The Bureau of Sanitation has reviewed your request of 11/16/2022 for sewer availability at **5601 W SANTA MONICA BLVD**. Based on their analysis, it has been determined on 04/12/2023 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Sincerely,

Wallie Jong

Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

EXHIBIT 3

BOARD OF PUBLIC WORKS
MEMBERS

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WASTEWATER ENGINEERING
SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

April 17, 2023

Ms. Miriam Huston, Project Manager
KPFF Consulting Engineers
700 S Flower Street, #2100
Los Angeles, CA 90017

Dear Ms. Huston,

ECHELON STUDIOS (APRIL 2023) - REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your April 11, 2023 letter requesting a review of your proposed project located at 5601-5673 W. Santa Monica Boulevard, 5612-5666 W. Virginia Avenue, and 1110-1118 N. Wilton Place, Los Angeles, CA 90038. The project will consist of production studios and related support space. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative capacity impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Proposed			
Restaurant	30 GPD/1 Seat	825 Seats	24,750

Office Space	120 GPD/1000 SQ.FT	332,304 SQ.FT	39,877
Studio: Film/TV Audience	3 GPD/1 Seat	1,495 Seats	4,485
Studio: Ind. Use Film Process	50 GPD/10000	10,744 SQ.FT	537
Sewer Ejector 1 & 2	72,000	N/A	72,000
Sewer Ejector 3 & 4	72,000	N/A	72,000
Sewer Ejector 5 & 6	72,000	N/A	72,000
Sewer Ejector 7 & 8	72,000	N/A	72,000
Total			**357,649 GPD**

SEWER AVAILABILITY

The developer is proposing to split the flow into five points of discharge, as follows:

- Virginia Ave: 23% 82,259 GPD
- Virginia Ave: 22% 78,683 GPD
- Virginia Ave: 22% 78,683 GPD
- Santa Monica Blvd: 27% 96,565 GPD
- Santa Monica Blvd: 6% 21,459 GPD

For the discharges on Virginia Ave, the sewer infrastructure in the vicinity of the proposed project includes three existing 8-inch lines on St Andrews Pl. The sewage from the three existing 8-inch lines join to feed into a 10-inch line on Wilton Pl. The sewage from the 10-inch line feeds into an 18-inch line on Norton Ave before discharging into a 42-inch sewer line on Norton Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	St Andrews Pl.	32	245,921 GPD
8	Virginia Ave.	*	229,323 GPD
8	Virginia Ave.	*	280,862 GPD
12	Wilton Pl.	25	641,424 GPD
10	Wilton Pl.	43	743,787 GPD
12	Melrose Ave.	52	855,231 GPD
20	Bronson Ave.	39	2.05 MGD
18	Norton Ave.	37	3.15 MGD
45	Norton Ave.	17	34.42 MGD
42	Norton Ave.	17	27.34 MGD

* No gauging available

For the discharges on Santa Monica Boulevard, the sewer infrastructure in the vicinity of the proposed project includes 2 existing 12-inch lines on Santa Monica Blvd. The sewage from the two existing 12-inch lines join to feed into a 10-inch line on Wilton Pl. The sewage from the 10-inch line feeds into an 18-inch line on Norton Ave before discharging into a 42-inch sewer line on Norton Ave. Figure 2 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 12-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
12	Santa Monica Blvd.	*	641,424 GPD
12	Wilton Pl.	25	641,424 GPD
10	Wilton Pl.	43	743,787 GPD
12	Melrose Ave.	52	855,231 GPD
20	Bronson Ave.	39	2.05 MGD
18	Norton Ave.	37	3.15 MGD
45	Norton Ave.	17	34.42 MGD
42	Norton Ave.	17	27.34 MGD

* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

This response letter is not intended to address any potential utility conflicts associated with the wastewater or stormwater conveyance systems. Construction of any type near any wastewater or stormwater conveyance infrastructure in the public right of way, or in/near any conveyance easement must be evaluated separately.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation,

Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: https://eng2.lacity.org/techdocs/stdplans/index.htm

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged,

a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers a Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of $1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from the Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

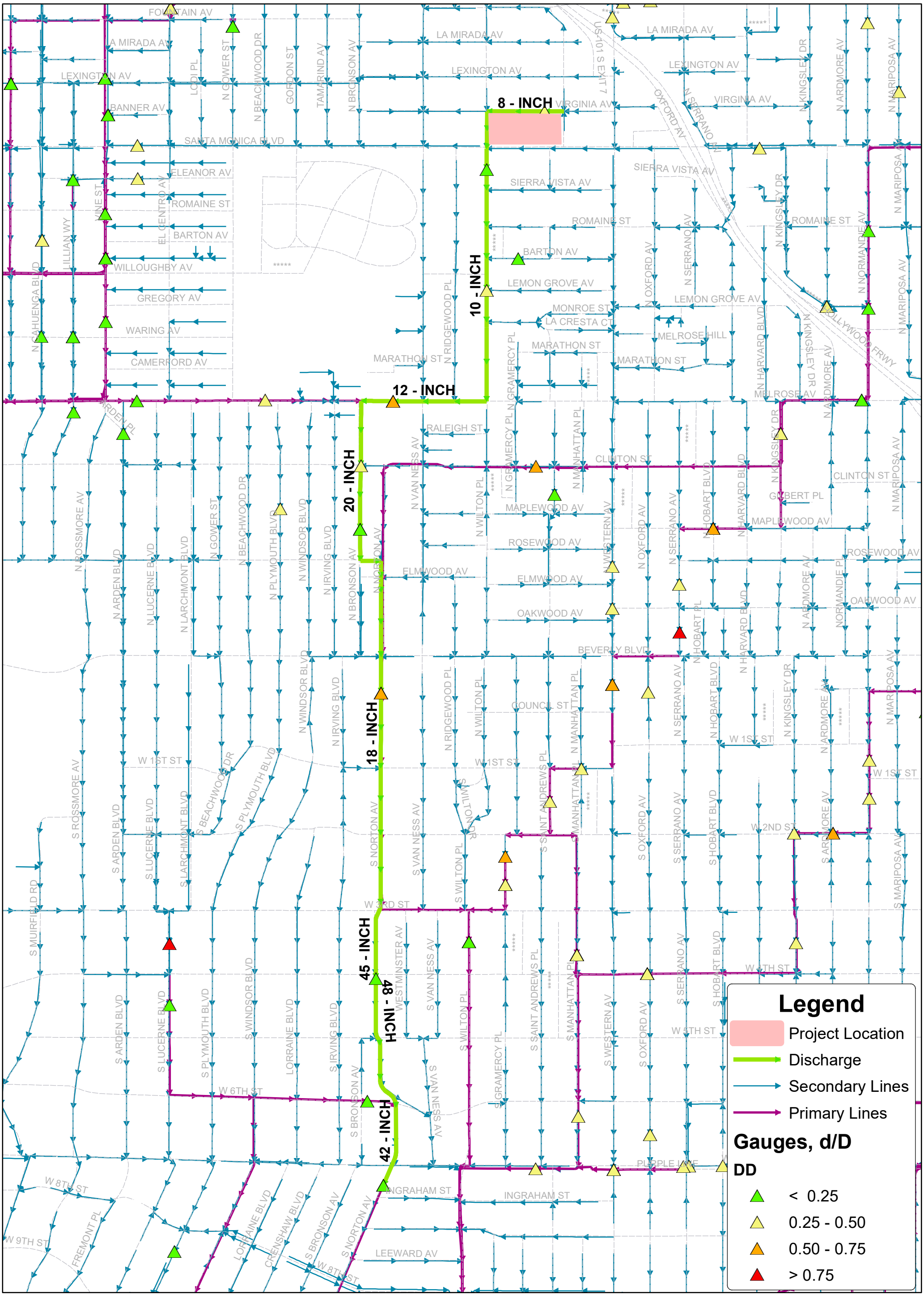
Sincerely,

Rowena Lau, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

RL/CD: sa

Attachment: Figure 1 - Sewer Map

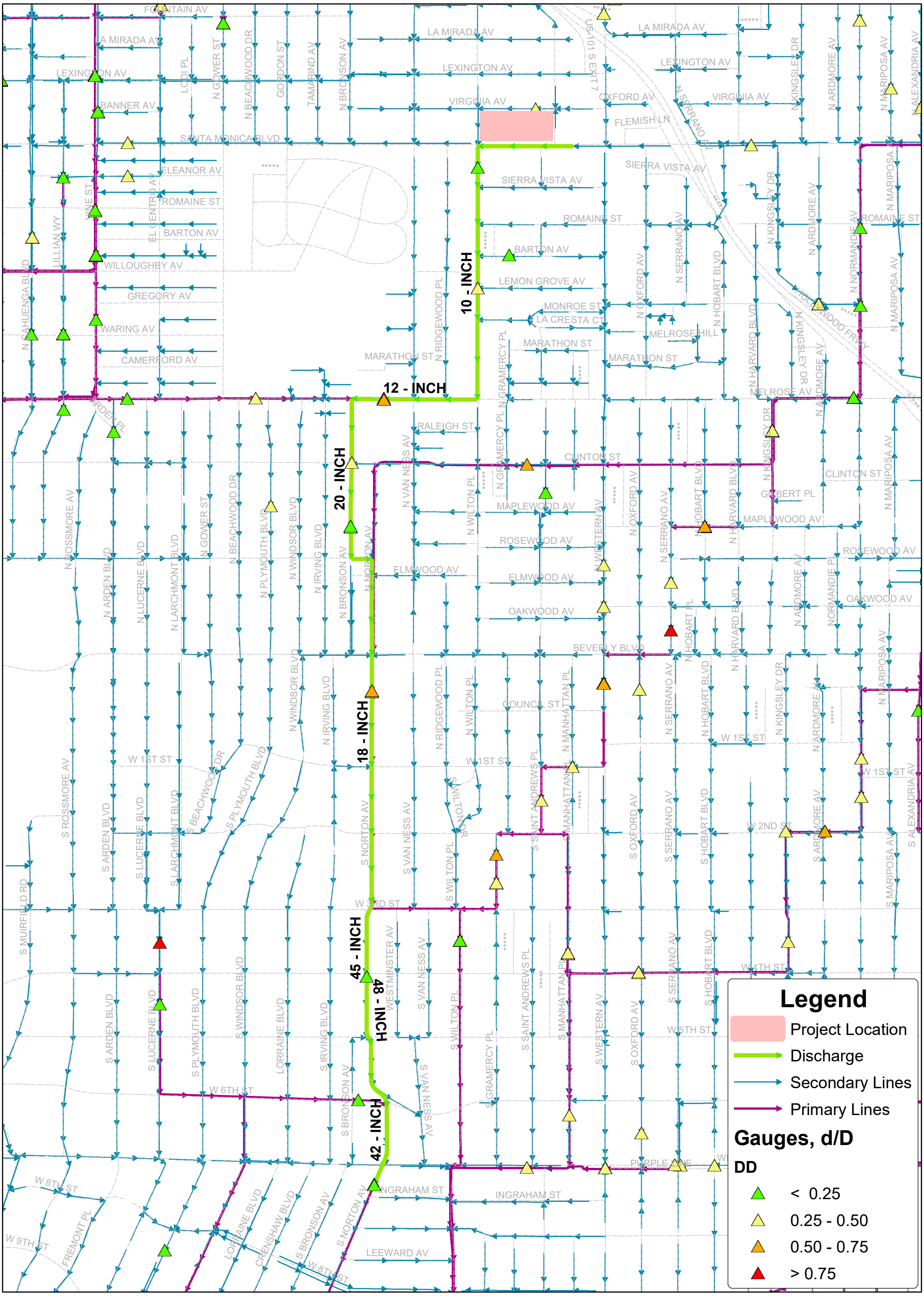
c: Julie Allen, LASAN
Michael Scaduto, LASAN
Ryan Thiha, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
5601 W Santa Monica Blvd
Sewer Map

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 2
5601 W Santa Monica Blvd
Sewer Map

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EXHIBIT 4

Related Projects - Estimated Wastewater Generation Table			
Land Use	Units	Consumption Rate[2] (gpd/unit)	Total Consumption (gpd)
Retail	51,674	50/1000 SF	2,583,700
Office	180,073	120/1000 SF	21,609
Apartment	1,307	150/DU[1]	196,050
		TOTAL	2,801,359

SF= SQUARE FEET, GPD = GALLONS PER DAY, DU= DWELLING UNIT

[1] For calculation purposes all units assumed as 2-Bedroom

[2] Consumption rates based on 100% of BOS Sewer Generation Factors for Residential and Commercial Categories. https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart

INITIAL STUDY

APPENDIX L.3: WATER SUPPLY ASSESSMENT REPORT

Los Angeles Department of Water & Power

BOARD LETTER APPROVAL

RESOLUTION NO. _____

ANSELMO G. COLLINS
Senior Assistant General Manager
Water System

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE: November 16, 2022

SUBJECT: Water Supply Assessment – Echelon Studios Project

SUMMARY

The California Water Code, Sections 10910-10915, requires LADWP to prepare a Water Supply Assessment (WSA) for the Echelon Studios Project (Project) located within the City of Los Angeles (City). LADWP staff determined the net additional water demand for the Project is 90 acre-feet per year (AFY) and has concluded that this additional water demand can be accommodated by the City's water supply. The Project's baseline water demand was reduced by 8 AFY through implementation of the conservation ordinance and code requirements, and by approximately 0.2 AFY through voluntary water conservation measures applied to the Project. The governing body of each public water system has the responsibility to approve WSAs for major projects.

City Council approval is not required.

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners adopt the attached Resolution authorizing the WSA for the Project.

ALTERNATIVES CONSIDERED

LADWP is required by state law, as set forth in California Water Code Sections 10910-10915, to prepare this WSA for the Project. There are no other alternatives.

FINANCIAL INFORMATION

Santa Monica Boulevard Owner, LLC (Applicant), paid $17,000 to cover LADWP's expenses for preparation of this WSA.

BACKGROUND

WSAs are prepared in conformance with California law to ensure proposed projects that utilize water resources are consistent with LADWP's 2020 Urban Water Management Plan (UWMP). The UWMP serves as the master plan for the City's reliable water supply and resources management consistent with LADWP's goals and policy objectives. LADWP is committed to meeting all City's current and future water needs while increasing supply reliability, reducing imported water purchases, and increasing locally produced water.

Each WSA performed by LADWP is carefully evaluated within the context of LADWP's most recent UWMP. The 2020 UWMP identifies water supplies to meet a 25-year period water demands under three hydrologic scenarios, which are average year, single-dry year, and multiple-dry years. Furthermore, the Metropolitan Water District of Southern California (MWD), from whom LADWP purchases its imported State Water Project and Colorado River water supplies, has also been actively developing plans and making efforts to provide additional water supply reliability for the entire Southern California region as described in the MWD 2020 UWMP. LADWP coordinates closely with MWD to ensure implementation of MWD's water resource development plans.

LADWP's 2020 UWMP contains a water shortage contingency plan (WSCP) that was adopted in May 2021. The WSCP complies with the California Water Code, which requires a WSCP in the UWMP, and is based on the City's Emergency Water Conservation Plan. The WSCP establishes six standard water supply shortage levels and corresponding shortage response actions, which the City can take in the event of a water supply shortage.

Since 1993, LADWP has used an ascending tier rate structure that is entirely volumetric based pricing. LADWP's tiered volume water rates, which were last amended by the City's Water Rate Ordinance (Ordinance No. 184130) effective April 15, 2016, incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. A lower first tier rate is applied to water within a specified allocation and higher successive tier rate is applied to every billing unit exceeding the first-tier allocation.

Projected Water Use and Conservation

On July 26, 2022, the Los Angeles Department of City Planning (Planning Department), lead agency for the Project, requested LADWP perform a WSA. The Project's scope of

work includes the redevelopment of approximately 5.17 acres within the Hollywood Community Plan area of the City. The Project's site is generally bounded by Virginia Avenue to the north, Saint Andrews Place to the east, Santa Monica Boulevard to the south, and North Wilton Place to the west.

The Project site contains an existing surface parking lot and commercial building. The Project would demolish the existing 98,532 square feet (sf) building and remove the surface parking lot. The existing water demand associated with the demolished areas is approximately 0 AFY because the site has been vacant for a decade.

The Project will construct an approximately 510,620 sf commercial building. The building will contain offices, film and television production studios, and restaurant. The Project will also include a basecamp, covered parking, landscaping, and a cooling tower for the bungalow offices.

LADWP staff recommends implementation of additional voluntary water conservation measures to maximize the potential water-use efficiency for the Project. The recommended voluntary conservation measures are in addition to those required by the City's current codes and ordinances. Based on LADWP staff recommendations, the Applicant has voluntarily committed to implement additional measures for the entire project. LADWP will request Planning Department to include the implementation of the water conservation commitments as part of their California Environmental Quality Act (CEQA) review process for the Project. The Applicant's written commitment of the Project's planned voluntary water conservation measures is attached with the WSA in Appendix B, and summarized as follows:

- Fixtures
    - Showerheads with a flow rate of 1.75 gallons per minute (gpm) in lieu of 1.8 gpm

- Landscape and irrigation
    - Rotating sprinkler nozzles for landscape irrigation (0.5 to 1.0 gpm)

With these voluntary water conservation measures, which yield the savings of approximately 0.2 AFY, the net additional water demand is approximately 90 AFY.

The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance Nos. 181899 and 183833) and to implement Best Management Practices (BMP) that have stormwater recharge or reuse benefits for the entire Project as applicable and feasible. BMP may include, but is not limited to:

- Cistern – captures stormwater runoff as it comes down through the roof gutter

The Planning Department has indicated that the Project conforms with the use and

intensity of development permitted by the City's General Plan. The Planning Department has also determined that the Project is consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) by the Southern California Association of Governments. The City's water demand projection in 2020 UWMP was developed based on the 2020 RTP/SCS demographic projection. LADWP used a service area-wide method to develop the City's water demand projections. This methodology does not rely on individual development demands to determine area-wide growth. The 2020 UWMP concluded there are adequate water supplies to meet projected water demands through 2045. Therefore, projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 25-year projection of 2020 UWMP are sufficient to meet the projected water demand associated with the Project, in addition to the existing and planned future demand on LADWP.

ENVIRONMENTAL DETERMINATION

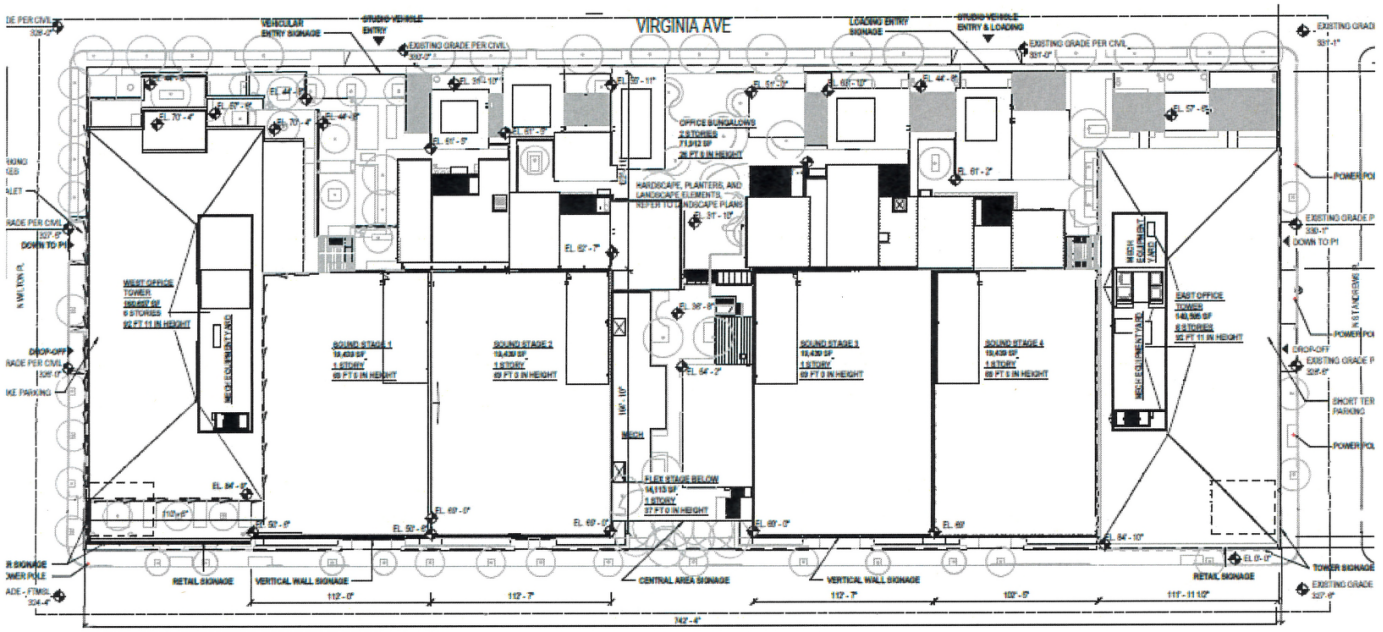
Determine item is exempt pursuant to CEQA Guidelines Section 15060(c)(2). In accordance with this section, an activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment. The Project WSA will not result in any physical change in the environment. Therefore, this activity is not subject to CEQA.

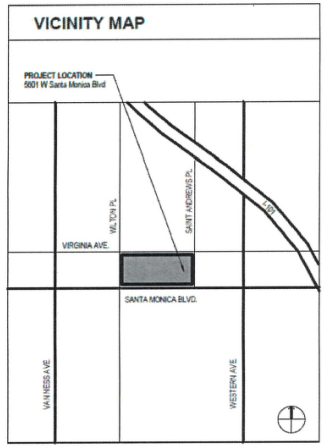
CITY ATTORNEY

The Office of the City Attorney reviewed and approved the Resolution as to form and legality.

ATTACHMENTS

- Map of Proposed Project
- Resolution
- Water Supply Assessment





Echelon Studios
Project Site Plan

RESOLUTION NO. _____

WHEREAS, the Los Angeles Department of Water and Power (LADWP) constitutes a public water system pursuant to California Water Code (CWC) Section 10912, subdivision (c); and

WHEREAS, the Echelon Studios Project (Project) qualifies as a project under CWC Section 10912, subdivisions (a)(3) and (7); and

WHEREAS, the Project is located in the service area of LADWP's water supply system, and LADWP would serve the area of the Project development; and

WHEREAS, on July 26, 2022, the City of Los Angeles (City) Department of City Planning (Planning Department) requested LADWP conduct a Water Supply Assessment (WSA) for the Project, and LADWP has prepared a WSA for the Project in compliance with CWC Sections 10910-10915; and

WHEREAS, the Project would redevelop approximately 5.17 acres within the Hollywood Community Plan area of the City; and

WHEREAS, the applicant, Santa Monica Boulevard Owner, LLC, has agreed to implement additional conservation measures, as described in WSA, that are in addition to those required by law; and

WHEREAS, LADWP staff performed the water demand analysis and determined the net increase in total water demand for the Project is 90 acre-feet per year; and

WHEREAS, the Project is determined by Planning Department to be consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy by the Southern California Association of Governments; and

WHEREAS, LADWP anticipates that its projected water supply available during normal, single-dry, and multiple-dry water years as included in the 25-year projection contained in its adopted 2020 Urban Water Management Plan can accommodate the projected water demand associated with the Project, in addition to the existing and planned future demands on LADWP; and

WHEREAS, in accordance with CWC Section 10910 (g) (1) the Board of Water and Power Commissioners (Board) has the responsibility for approval and certification of WSAs prepared by LADWP; and the Board has independently reviewed and considered the WSA and documentation making up the administrative record; and

WHEREAS, a publicly noticed Board hearing was held with respect to this item, and the Board considered evidence presented by LADWP's Water Resources Division staff, the staff recommendation to approve the WSA, and other comments from interested parties at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Board finds that LADWP can provide sufficient domestic water supplies to the Project area and approves the WSA prepared for the Project, now on file with the Secretary of the Board, and directs that the WSA and a certified copy of Resolution be transmitted to the Planning Department.

BE IT FURTHER RESOLVED that the Board finds that LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demands associated with the Project in addition to existing and planned future uses including agricultural and industrial uses.

BE IT FURTHER RESOLVED that the Board has considered the WSA prior to making a decision to approve the WSA, and finds that the WSA is adequate and was prepared in accordance with Water Code Section 10910 (c) (2), and meets the requirements of Water Code Section 10910 (d), (e), (f), and (g).

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held

_____
Secretary

APPROVED AS TO FORM AND LEGALITY
MICHAEL N. FEUER, CITY ATTORNEY

NOVEMBER 17, 2022

BY Tina Shim
TINA SHIM
DEPUTY CITY ATTORNEY

WATER SUPPLY ASSESSMENT

FOR THE ECHELON STUDIOS PROJECT

Prepared by:

Water Resources Division

Prepared on

November 7, 2022

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References

1. California Department of Water Resources California's Groundwater Bulletin 118 (Update 2003)
2. Upper Los Angeles River Area Watermaster Report for 2017/2018 (Update December 2019)
3. Los Angeles Department of Water and Power's 2020 Urban Water Management Plan
4. Metropolitan Water District of Southern California's 2020 Urban Water Management Water Plan
5. California Code of Regulations Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7. Model Water Efficient Landscape Ordinance
6. City of Los Angeles' Department of Public Works Bureau of Sanitation (LASAN) Sewer Generation Rates Table (Updated 2012)

Appendices

A. City of Los Angeles, Department of City Planning letter, Request for Water Supply Assessment, received on July 26, 2022, and Scope Confirmation e-mail received on October 4, 2022
B. Water Conservation Commitment Letter
C. Project Location Map
D. Adjudicated Groundwater Basin Judgments
E. Water Supply Assessment Provisions – California Water Code, Sections 10910-10915
F. Metropolitan Water District of Southern California's Appendix A
G. Water Supply Assessment Checklist

Introduction

Proposed major projects subject to certain requirements in the California Water Code Sections 10910-10915 require that a city or county identify any public water system that may supply water to the Echelon Studios Project (Project) and request the public water system provide a Water Supply Assessment (WSA). The WSA is a determination by the water supplier that the demands associated with the Project were included in its most recently adopted 2020 Urban Water Management Plan (UWMP) showing that there is an adequate 20-year water supply. The Los Angeles Department of Water and Power's (LADWP) 2020 UWMP serves as the City of Los Angeles' (City) master plan for reliable water supply and resources management consistent with the LADWP's goals and policy objectives.

The City of Los Angeles Department of City Planning (Planning Department), serving as the lead agency as prescribed by the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), for the Project, has identified LADWP as the public water system that will supply water to the Project site. In response to Planning Department's request for a WSA on July 26, 2022, LADWP has performed the assessment contained herein.

The WSA is prepared to meet the applicable requirements of state law as set forth in California State Water Code Sections 10910-10915. Significant references and data for this WSA are from LADWP's 2020 UWMP, adopted by the Board of Water and Power Commissioners (Board) on May 25, 2021. LADWP's 2020 UWMP is incorporated by reference and is available through LADWP's website, www.ladwp.com/uwmp.

LADWP's 2020 UWMP details LADWP's plans to meet all of the City's current and future water needs. Faced with increasing water demands and extended dry periods, LADWP is addressing the challenge of providing a reliable water supply for a growing population by expanding local water supply programs and reducing demands on purchased imported water. LADWP continues to make significant investments in local groundwater, recycled water, stormwater capture, and water conservation and use efficiency to diversify its water supply portfolio. In April 2019, LADWP, in conjunction with the City, developed short-term and long-term sustainability targets through LA's Green New Deal (Green New Deal), to form a more reliable and resilient water supply. For more information on the Green New Deal, it is available for download at http://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf.

Findings

The Project is estimated to increase the total net water demand within the site by 90 acre-feet (AF) annually based on review of information submitted by Planning Department. The total net water demand included additional water use efficiency measures that the Santa Monica Boulevard Owner, LLC (Applicant) has committed to include in the Project. Therefore, LADWP finds adequate water supplies will be available to meet the total additional water demand of 90 AF annually for the Project. LADWP anticipates the projected water demand from the Project can be met during normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP.

The basis for approving WSAs for projects is LADWP's most recently adopted UWMP. LADWP's water demand forecast, as contained in LADWP's 2020 UWMP, uses long-term demographic projections for population, housing, and employment. The California Urban Water Management Planning Act requires water suppliers to develop a UWMP every five years to identify short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years. If the projected water demand associated with the Project was not accounted for in the most recently adopted LADWP 2020 UWMP, the WSA must include a discussion with regard to whether LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the Project, in addition to LADWP's existing and planned future uses.

The City's water demand projection in LADWP's 2020 UWMP was developed based on the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) demographic projection by the Southern California Association of Governments (SCAG). The demographic projection was provided to LADWP from the Metropolitan Water District of Southern California (MWD), who collaborates with SCAG to aggregate demographic data for each of its 26 member agencies. LADWP's 2020 UWMP identified water supplies to meet projected water demands through 2045. Therefore, the City's water supply projections in LADWP's 2020 UWMP are sufficient to meet the water demand for projects that are determined by the CEQA lead agency to be consistent with the 2020 RTP/SCS by SCAG.

The Planning Department has indicated that the Project conforms with the use and intensity of development permitted by the City's General Plan. The Planning Department has also determined that the Project is consistent with the demographic projections for the City from the 2020 RTP/SCS. Based on the information provided by Planning Department, the anticipated water demand for the Project is within LADWP's 2020 UWMP projected water supplies for normal, single-dry, and multiple-dry years through the year 2045 and is also within the LADWP 2020 UWMP 25-year water demand growth projection. This WSA can be approved based on the fact that the Project's water demand falls within the LADWP 2020 UWMP projected increase in LADWP's service area water demands. Additionally, LADWP's 2020 UWMP contains a water shortage contingency plan (WSCP) that was adopted in May 2021. The WSCP complies with the California Water Code and is based on the City's Emergency Water Conservation Plan. The WSCP establishes six standard water supply shortage levels and corresponding shortage response actions, which the City can take in the event of a water supply shortage. Furthermore, the City has utilized ordinances as a tool to reduce water demand since 1988. See section 3.0 Water Conservation for more information on the City's water conservation efforts.

This WSA approval addresses the City's long-term water supply and demand forecasts to accommodate the Project. It is not an approval for water service connection. A separate request shall be made to LADWP requesting an evaluation of water service connection for the Project. Also, this WSA is an informational document required to be prepared for use in the Planning Department's environmental review of the Project under CEQA, and it assesses the adequacy of water supplies to serve the Project and cumulative demand. Approval of this WSA is not equivalent to approval of the Project.

The Echelon Studios Project Description

The following project information was obtained from Planning Department's WSA Request Letter and the scope confirmation e-mail (Appendix A):

Project Name: Echelon Studios

Lead Agency: Planning Department

Community Plan: Hollywood Community Plan

The Project will redevelop an approximately 5.17-acre site of commercial land use within the Hollywood Community Plan area of the City. The Project site is generally bounded by Virginia Avenue to the north, Saint Andrews Place to the east, Santa Monica Boulevard to the south, and North Wilton Place to the west.

The Project site currently contains a 98,532 square feet (sf) commercial building. As part of the project, the existing building and surface parking will be demolished. The existing water demand associated with the site is zero acre-feet per year (AFY) because the building has been vacant for the past decade.

The Project will construct approximately 510,620 sf commercial building. It will consist of 388,286 sf of offices, 109,957 sf of film and television production studios, and 12,378 sf of restaurant. The Project will also include a basecamp, landscaping, covered parking, and a cooling tower that will serve the bungalow offices.

LADWP staff performed the water demand analysis and determined the net increase in water demand for the Project is 90 AFY.

A subsequent revised WSA may be required if one or more of the following occurs:

1. Changes in the Project result in a substantial increase in water demand for the Project
2. Changes in the circumstances or conditions substantially affecting the ability of LADWP to provide a sufficient supply of water for the Project
3. Significant new information becomes available which was not known and could not have been known at the time when WSA was prepared.

If deemed necessary, the Applicant may request a revised WSA through the Planning Department.

The Echelon Studios Project Water Demand Estimate

The projected total net water demand increase for the Project is estimated to be 90 AF annually. This amount took account of savings due to water conservation ordinances which are approximately 8 AFY, and savings due to additional voluntary conservation measures which is approximately 0.2 AFY.

In evaluating the Project's water demand, the Sewer Generation Factors (SGF), published by the City of Los Angeles Department of Public Works Bureau of Sanitation (LASAN) in 2012, are applied to the Project scope for calculating indoor water use. SGFs are factors of how much wastewater is generated (gallons per day) per unit (per sf, per dwelling unit, per seat, etc.). LASAN publishes a list of SGFs for approximately 175 different building use types in the City, and updates factors to make necessary adjustments due to water conservation efforts and increased efficiencies in new appliances and plumbing fixtures. Outdoor landscape water demand is estimated per California Code of Regulations Title 23 Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance. Historical billing records may be used to estimate the existing baseline water demand on the property. LADWP also encouraged the Project's Applicant to implement additional water conservation measures above and beyond the current water conservation ordinance requirements in order to reduce the Project's total proposed water demand.

The net increase in water demand, which is the projected additional water demand of the Project, is calculated by subtracting the existing baseline water demand and water saving amount from the total proposed water demand.

Table I shows a breakdown of the existing and proposed new types of uses for the Project, and the corresponding estimated volume of water usage with the implementation of the required and voluntary conservation measures for this project. Types of use were derived from the WSA Request Letter and the scope confirmation e-mail in Appendix A.

Table II shows an estimation of the total volume of additional water conservation based on conservation measures the Applicant has committed for the Project (Appendix B).

TABLE I
Echelon Studios Project
Calculated Total Additional Water Demand

Existing Use to be Removed[1]	Quantity	Unit			Existing Water Use to be Removed (gpd)	(af/y)
Retail and Commercial Space[2]	98,532	sf			0	**0**
Existing to be Removed Total					**0**	**0**

Proposed Use[1]	Quantity	Unit	Water Use Factor[3] (gpd/unit)	Base Demand (gpd)	Required Ordinances Water Savings[4] (gpd)	Proposed Water Demand (gpd)	(af/y)
Offices & Production Office[5] (P1, Level 1, 2, 3, 4, 5, 6)	394,905	sf	0.12	47,389			
Sound Stages (Level 1)	77,756	sf	0.05	3,888			
Mill (Level 1)	11,468	sf	0.05	573			
Flex Stage (Level 1)	14,113	sf	0.05	706			
Restaurant Seating Area (Indoor)[6] (Level 1 and 3)	545	seats	30.00	16,350			
Restaurant Seating Area (Outdoor)[6] (Level 1 and 3)	280	seats	30.00	8,400			
Basecamp[7]	53,505	sf	0.03	1,605			
Base Demand Adjustment[8]				1,366			
Commercial Total				**80,277**	**4,923**	**75,354**	**84.41**
Landscaping and Pools[9]	19,751	sf		**1,896**	**1,043**	**853**	**0.96**
Covered Parking[10]	489,092	sf	0.02	**322**	**0**	**322**	**0.36**
Cooling Tower - Weekday	250	ton	16.30	4,074			
Cooling Tower - Weekend	50	ton	6.52	326			
Cooling Tower Total[11]				**4,400**	**880**	**3,520**	**3.94**
			Proposed Subtotal	**86,895**	**6,846**	**80,049**	**89.67**
					Less Existing to be Removed Total	**0**	**0**
					Less Additional Conservation[12]	**-138**	**-0.15**
					Net Additional Water Demand	**79,911 gpd**	**90 af/y**

[1] Provided by City of Los Angeles Department of City Planning in the Request for Water Supply Assessment letter and Scope Confirmation e-mail. See Appendix A. Proposed Uses that do not have additional water demands are not shown here.

[2] The existing retail building will be demolished at the property. The existing building has been vacant for the past 10 years.

[3] Indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart

[4] The proposed development land uses will conform to City of Los Angeles Ordinance No. 186488, 184248, 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code.

[5] Office area consists of 388,286 square feet (sf) of general offices and 6,619 sf of Production Office.

[6] Restaurant Space. Total Indoor Restaurant Floor Area is 8,172 sf. Total Outdoor Restaurant Area is 4,206 sf. A factor of 1 seat for every 15 sf was applied to determine the total number of seats for the indoor and outdoor space.

[7] Basecamp areas are dedicated to media production uses, parking, loading, and storage, where mobile facilities related to production are temporarily staged. Basecamp areas are not included in the total floor area.

[8] Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.

[9] Landscaping & water features' water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Water feature has an 8' diameter and surface area of 50 sf. Total landscaping is 19,701 sf.

[10] Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

[11] The 250 ton cooling tower services the bungalow offices and will operate 10 to 12 hours/day from Monday through Friday throughout the year. For the weekend cooling load of intermittent operations, 20 percent of the weekday cooling load is assumed for a conservative estimate of 50 tons.

The others areas of the building will be served by air-cooled systems.

[12] Water conservation due to additional conservation commitments agreed by the Applicant. See Table II.

Abbreviations: sf- square feet gpd - gallons per day af/y - acre feet per year

TABLE II
Echelon Studios Project
Estimated Additional Water Conservation

Conservation Measures[1]	Quantity[2]	Units	Water Saving Factor[3] (gpd/unit)	Water Saved (gpd)	Water Saved (af/y)
Showerheads (1.75 gallons per minute)	10	ea	1.25	13	0.01
Commercial Total				**13**	**0.01**
Landscaping Total Conservation[4]				**125**	**0.14**
Total Additional Water Conserved =				**138**	**0.15**

[1] Water conservation measures agreed to by the Applicant. See Appendix B.
[2] Plumbing fixture quantities were provided by the Applicant.
[3] Based on LADWP estimates.
[4] Landscaping water conservation is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.

Abbreviations: gpd - gallons per day af/y - acre feet per year ea – each

Los Angeles Department of Water and Power – 2020 UWMP

The California Urban Water Management Planning Act (first effective on January 1, 1984) requires every urban water supplier prepare and adopt a UWMP every five years in compliance with state guidelines and requirements. The main goals of UWMPs are to forecast future water demands and water supplies under average and dry hydrologic conditions, identify future water supply projects, and provide a reliability assessment under average, single dry year, and multi-dry years, and assess near term drought risk management.[1]

LADWP's 2020 UWMP, available for reference through www.ladwp.com/uwmp, serves two purposes: (1) it serves as the master plan for the City's reliable water supply and resources management consistent with LADWP's goals and policy objectives, and (2) it fulfills LADWP's obligations under the California's Urban Water Management Planning Act, as codified in California Water Code (CWC) Division 6, Part 2.6, Section 10610, et seq.[2]

Water Supplies

The Los Angeles Aqueducts (LAA), local groundwater, purchased water from MWD, and recycled water are the primary sources of water supplies for the City. Table III shows LADWP water supplies from FYE 2017 to FYE 2021 from these sources.

TABLE III
LADWP Water Supply

Fiscal Year Ending	Los Angeles Aqueducts (AF)	Local Groundwater (AF)	MWD (AF)	Recycled Water (AF)	Transfer, Spread, Spills, and Storage (AF)	Total (AF)
2017	224,724	50,439	216,299	8,032	9,350	490,144
2018	307,671	21,760	182,706	9,778	-200	522,116
2019	312,456	32,233	137,775	7,512	1,710	488,266
2020	292,095	34,363	152,647	9,641	1,155	487,591
2021	128,268	51,070	316,627	11,455	-938	508,359

Note: Units are in AF.

[1] *City of Los Angeles Department of Water and Power 2020 Urban Water Management Plan*, at ES-2.

[2] *Id.* at 1-1.

1.0 Los Angeles Aqueduct

The City receives surface water and groundwater from the Eastern Sierra Nevada Mountains through the Los Angeles Aqueduct (LAA). LADWP constructed the first LAA in 1913 to convey water from the Eastern Sierra to the City. In 1940, the LAA was extended 40 miles north from the Owens River to the Mono Basin. To meet additional water demands from the City, a second barrel of the LAA was constructed and completed in 1970. The second LAA increased the City's capacity to deliver water from the Mono Basin and the Owens Valley from 485 cubic feet per second (cfs) to 775 cfs. The value of the City's historical investment in the LAA system is substantial because the City has benefited from the LAA's delivery of high-quality, cost-effective water supplies from the Eastern Sierra for over a century.

The City's water rights in the Eastern Sierra Nevada are comprised of riparian rights, pre-1914 appropriations, and post-1914 appropriation licenses held on various streams in the Mono Basin and Owens Valley. The most significant basis for export of surface water from the Eastern Sierra Nevada is an appropriation claim in 1905 to divert up to 50,000 miner's inches (1,250 cfs) from the Owens River. Up to 16,000 AFY can be supplied from Mono Basin, which is permitted by the 1994 Mono Lake Basin Water Right Decision 1631. Decision 1631 set a limit on LADWP water exports from the Mono Basin, which were set to a range of 0 to 16,000 AFY based on Mono Lake's water elevation. Aside from the primary surface water rights, the groundwater right in the Owens Valley is managed under the 1991 Long Term Water Agreement (LTWA) and uses vegetation water demand and available soil moisture to determine whether groundwater wells can be pumped. Since 1991, the average annual pumping from Owens Valley wellfields has been less than 75,000 AF compared to 107,000 AF from 1974 to 1990.

Annual water deliveries from the LAA to the City are impacted by hydrologic variability in the Eastern Sierra Nevada and water set aside for environmental projects. At its peak in fiscal year ending (FYE) 1984, the LAA delivered 531,729 AF to the City. Concerns over environmental impacts have required the City to reallocate approximately one-half of the LAA water supply to other uses within the Owens Valley and Mono Basin. Between 1992 and 2020, LADWP reduced deliveries to the City by approximately 177,000 AF to supply water for a variety of environmental projects throughout the Eastern Sierra. Environmental enhancement and mitigation projects in the Mono Basin and Owens Valley that utilize water from the Eastern Sierra include Mono Basin releases, Lower Owens River Project, Owens Lake Dust Mitigation Program, as well as other environmental enhancement and mitigation projects and uses. The expected annual LAA delivery over the next 25 years will range from approximately 184,200 AFY to 192,000 AFY for average years.

The sole reliance on LAA supply with impacts due to natural variability and water set aside for environmental projects is not sufficient to meet the City's annual water demands; therefore, LADWP has implemented, and continues to increase, stormwater capture, local groundwater, water conservation, water use efficiency, and water recycling programs to mitigate the reduction of LAA supplies. Additionally, LADWP can purchase supplemental imported water from MWD to meet the City's remaining water demands.

For additional information, refer to Chapter 4 "Los Angeles Aqueduct System" of LADWP's 2020 UWMP.

2.0 Local Groundwater Supplies

Local groundwater provided approximately 8 percent of LA's total water supply, from FYE 2017 to FYE 2021. This amount significantly differs from fifty years ago when local groundwater provided up to 23 percent of total supply during extended dry periods. In recent years, contamination issues have impacted LADWP's ability to fully utilize its local groundwater entitlements and provide groundwater supplies to support annual water demands. In response to this issue and to address the hydrologic variability impacts to imported water supplies, LADWP has a focus on sustainable management of its local groundwater basins. LADWP continues to invest in stormwater recharge projects to restore local groundwater basin levels as well as advanced treatment systems to produce purified recycled water for groundwater replenishment. Furthermore, LADWP has, and will continue to, conjunctively use this large groundwater basin within the City to store wet year LAA flows to supply water during dry periods.

The City's total adjudicated water rights are approximately 109,809 AFY, which are located within the San Fernando Basin (SFB), Sylmar Basin, Central Basin, and West Coast Basin. There are additional groundwater basins near and within the Los Angeles area, such as the unadjudicated Hollywood, Santa Monica, and northern Central Basins that may provide additional groundwater supplies for the City.

The SFB is the primary source of local groundwater for the City. It is located in the Upper Los Angeles River Area (ULARA) and spans 112,000 acres. The ULARA encompasses the San Fernando and Sylmar Basin. It is managed by a court-appointed Watermaster and administrative committee that oversees the operation of GW system and report the groundwater elevations and water quality. The average SFB groundwater rights is approximately 87,000 AFY. LADWP is implementing its SFB Groundwater Remediation Program to help restore the capacity of SFB as a drinking water source and groundwater storage. LADWP is implementing the following groundwater remediation facilities:

1. North Hollywood West Response Action is expected to be operational in mid-2023.
2. Tujunga Response Action is expected to be operational in late 2023.
3. North Hollywood Central Response Action is expected to be operational in mid-2023.

LADWP receives additional SFB water through the Los Angeles-Burbank Interim Interconnection Pipeline. In 2015, the City of Los Angeles and the City of Burbank entered into an agreement to construct and operate the Los Angeles-Burbank Interim Interconnection and began delivery of a minimum of 500 AF of blended water in August 2019. The blended water consists of SFB groundwater treated at the Burbank Operable Unit and Metropolitan Water District of Southern California imported water supply. This connection began service in August 2019 and will operate for five years.

The Central Basin is another source of groundwater supply for the City. The Central Basin Watermaster oversees this area that is located in the southeastern part of the Los Angeles Coastal Plan in Los Angeles County. The City has approximately 17,236 AFY of groundwater rights in this basin. With additional carryover and storage of unused water rights, the City has accrued a total of 22,943 AF of stored water as of FYE 2020. LADWP has completed the Manhattan Wells Improvement Project and it began operation in March 2022. LADWP is also

implementing the 99th St. Filtration Plant Project to address several issues such as water quality matters, deteriorating groundwater pumps, and necessary upgrades. This project is expected to be completed in 2025.

Besides the SFB and Central Basin, the City holds water rights in the following local groundwater basins:

1. The Sylmar and Eagle Rock basins are adjudicated basins, managed by the ULARA, that provides 3,570 AF and 500 AF, respectively. The majority of the Sylmar Basin's groundwater production facilities are inoperable due to high levels of contamination and deteriorated facilities. The Mission Wellfield facility underwent continued improvements since the early 2000's to replace the existing deteriorated facilities and restore Sylmar Basin groundwater production capacity. The facility has been in operation since early 2022. And, although the City has the right to produce groundwater from Eagle Rock Basin, there are no current plans to establish groundwater production facilities here.
2. The West Coast Basin is managed by the West Coast Basin Watermaster and is located in the southwestern part of the Los Angeles Coastal Plain in Los Angeles County. LADWP has the right to pump 1,503 AF. In 2014, the West Coast Basin Judgment was amended to increase certain parties', like LADWP's, pumping capacity to 5,000 AFY of unused West Coast Basin rights out of the Central Basin. This basin has groundwater quality problems related to TDS, chloride, and hydrocarbon pollutants; therefore, LADWP has discontinued use of West Coast Basin facilities in 1980 until further studies are completed to restore groundwater pumping.

Groundwater produced by the City from the San Fernando, Sylmar, and Central Basins for the last available five years are shown in Table IV.

Table IV
Historical Local Groundwater Production by Basin

Fiscal Year (July-June)	San Fernando (AF)	Sylmar (AF)	Central (AF)
2016-2017	55,116	0*	3,005
2017-2018	22,259	0*	1*
2018-2019	36,870	1*	5*
2019-2020	35,949	2*	10*
2020-2021	53,625	1,368*	2,247

*Small quantities pumped from Sylmar and Central Basin were for water quality testing purposes, not water supply

LADWP also has groundwater rights outside the of City. There are 3,975 AF of groundwater rights in the Antelope Valley Groundwater Basin. This basin only allows the native water rights to be used locally; however, LADWP would have the ability to store water it imports into the basin for future export. LADWP would be able to recover imported and stored water for export to

the City at times when it is necessary to manage seasonal peak demand or augment supplies during dry periods, emergencies, or natural disasters.

The Central and West Los Angeles areas of the City overlie the unadjudicated groundwater basins from Hollywood Basin, Santa Monica Basin, and the northerly area of Central Basin located outside of the adjudicated Central Basin boundary. LADWP is considering and exploring opportunities to develop groundwater resources in these manners that is locally sustainable and in cooperation with its regional partners to increase the City's use of local resources. Since the Sustainable Groundwater Management Act (SGMA) took effect on January 1, 2015, LADWP had been working with regional partners towards implementing a SGMA Groundwater Sustainability Plan (GSP) for the Santa Monica Basin. In September 2017, Department of Water Resources (DWR) approved the formation of the Santa Monica Basin Groundwater Sustainability Agency (SMGSA), which consisted of LADWP and four other local agencies. The SMGSA submitted the final GSP to DWR in January 2022.

For additional information, refer to Chapter 5 "Local Groundwater" of LADWP's 2020 UWMP.

3.0 Water Conservation

Water conservation and water use efficiency have significant effects on the City's water use patterns and their benefit to reducing water demands and pressure on other water supplies have become a permanent part of LADWP's water management philosophy. The City's water usage today is the same as over fifty years ago despite an increase in population of over one million people, reflecting the success and importance of the City's water conservation strategies. In the future, conservation will continue to be an important part of maintaining long term supply reliability and is a key component of LADWP's goals to reduce potable water use per capita by 22.5 percent and 25 percent by 2025 and 2035, respectively. Also, LADWP will comply with the State's water use requirements of Assembly Bill 1668 (2018) and Senate Bill 606 (2018) once finalized and adopted.

LADWP has developed many progressive water conservation and use efficiency programs in conjunction with state and local conservation ordinances and plumbing codes to achieve water conservation throughout its service area and customer classes. Since inception of LADWP's conservation program, the estimated cumulative annual active savings is over 150,000 AFY. Additional savings are passive savings, achieved from codes, ordinances, and changes in customer behavior due to outreach and educational programs.

The state and local conservation ordinances and plumbing codes help LADWP to achieve water conservation throughout its service area and customer classes. Since 1988, the City has utilized ordinances as a tool to reduce water waste, beginning with the adoption of its first version of a plumbing retrofit ordinance. The latest applicable ordinances are: 2009 City's "High Efficiency Plumbing Fixture", 2016 Citywide Water Efficiency Standards Ordinance, 2015 Model Water Efficient Landscape Ordinance (MWELO), and the 2016 Emergency Water Conservation Plan (Conservation Ordinance). The Conservation Ordinance was developed for the City to implement water demand management measures in case of a water supply shortage and to

respond to ongoing dry conditions. For a full list of Conservation Ordinance prohibited water uses for various phases, please refer to LADWP's 2020 UWMP.

LADWP also achieves and maintains water use reductions through the application of tiered volumetric water rates. Since 1993, LADWP has used an ascending tier rate structure that is entirely volumetric based pricing. LADWP's tiered volume water rates, which were last amended by the City's Water Rate Ordinance (Ordinance No. 184130) with the effective date of April 15, 2016, incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. A lower first tier rate is applied to water within a specified allocation, and higher successive tier rate is applied to every billing unit exceeding the first tier allocation.

LADWP offers rebates and incentives to promote the installation of water-efficient fixtures and appliances. In 2008, MWD's region-wide SoCal Water$mart Program for residential and commercial water use efficiency rebates replaced previous LADWP rebate programs. This program administers uniform rebate amounts across the MWD service area to all MWD member agencies like LADWP. LADWP takes full advantage of regional programs for many product rebates offered through MWD for the residential and Commercial, Industrial, and Institutional (CII) sector, and adds supplemental funding to increase the rebate amount provided for LADWP customers for many qualifying products. Also, since 1992, LADWP has continued the Technical Assistance Program to promote innovative solutions to saving water. The program provides customized incentives for retrofitting water-intensive equipment in the CII or multi-family customer sector.

LADWP plans its future water conservation programs, focusing on obtaining additional active and passive water savings in the water end uses that have the most non-conserving devices still remaining for each of the customer sectors. LADWP has recently launched or is currently developing the following programs:

- CalConserve Loan Program
- Cooling Tower/Water Fixture Inventory
- Free Turf Replacement Landscape Design Services for Single-Family Residential Customers
- Home Water Use Reports all Single-Family Residential Customers Real-Time Monitoring Devices for Customers

LADWP will continue to actively monitor the per capita water use, particularly in the context of all existing and new standards to ensure that target reductions are met in the future. Additional information on water conservation programs can be found in Chapter 3 "Water Conservation" of LADWP's 2020 UWMP and at www.ladwp.com/uwmp.

4.0 Stormwater Capture

Stormwater runoff from urban areas is an underutilized local water resource. Within the City, the majority of stormwater runoff is directed to storm drains and ultimately channeled into the ocean. This unused stormwater carries many pollutants that are harmful to marine life and public health. In addition, local groundwater aquifers that could be replenished by stormwater are receiving less recharge than in past historical times due to increased urbanization. Urbanization has increased the City's hardscape, which has resulted in less infiltration of stormwater and a decline in groundwater elevations. In response, LADWP completed a Stormwater Capture Master Plan in 2015 to comprehensively evaluate stormwater capture potential within the City. Stormwater capture can be achieved by increasing infiltration into groundwater basins and by onsite capture and reuse of stormwater for landscape irrigation (i.e., direct use). The total baseline amount of stormwater captured is 64,000 AF. Through the implementation of additional centralized and distributed stormwater capture projects and programs, in development and in construction, it will provide for increased groundwater recharge in the amount of 66,000 AFY and increased direct use in the amount of 2,000 AFY. Under LADWP's current implementation strategy, the total estimated stormwater capture capacity is projected to be 155,000 AFY by 2035. This amount is between the conservative estimate of 132,000 AFY and aggressive scenario of up to 178,000 AFY by 2035.

LADWP utilizes various strategies to respond to hydrologic variability to maintain supply reliability. One of the strategies, known as conjunctive use, is storing supplies when available to help minimize the impacts of water shortages during future dry periods. Since the 1930's, LADWP has recognized the greater operational flexibility provided by a storage program. LADWP has operated its groundwater resources conjunctively by reducing groundwater pumping and diverting water from the LAA into the Tujunga and Pacoima Spreading Grounds. Another strategy is to capture a large portion of stormwater flows, especially during wet years, through the centralized stormwater capture projects. The captured stormwater is a major source for replenishing groundwater supplies through spreading basins where it is infiltrated into underlying groundwater aquifers. Groundwater recharge will address the overall long-term decline in groundwater basin elevations, protect the safe yield of the groundwater basin, and ensure the long-term water supply reliability of the San Fernando Basin (SFB). The 2020 UWMP projects that by 2045 there will be a minimum of 15,000 AFY of increased groundwater pumping in the SFB due to increased groundwater recharge through centralized stormwater infiltration. Anticipating that stored groundwater will rebound in response to enhanced groundwater recharge, LADWP will work with the ULARA Watermaster to continue observing actual basin elevations and re-evaluate basin safe yield to allow additional increases in groundwater production over time as SFB elevations rebound.

Flood control facilities are the primary means to divert native runoff into the spreading basin facilities. LADWP coordinates stormwater capture related activities, such as collection and delivery of large stormwater runoff to spreading basins, with Los Angeles County Flood Control District to effectively recharge the SFB. Completed in November 2021, the Tujunga Spreading Grounds Upgrade Project increased stormwater capture capacity by 8,000 AFY to a total of 16,000 AFY.

LADWP's Stormwater Capture Parks Program (Parks Program) has identified nine City-owned parks suitable for stormwater capture projects. The primary objective of the Parks Program is to recharge the San Fernando Valley Groundwater Basin by capturing urban runoff and diverting

stormwater from the Tujunga Wash Central Branch storm drain. The anticipated Parks Program capture capacity is 3,088 AFY. The Parks Program provides multiple benefits, such as improvements to the Los Angeles River water quality, reducing localized flooding, raising public awareness, and providing open space enhancements through active and passive recreation space.

The other method to capture stormwater is through distributed stormwater capture facilities. Distributed stormwater/runoff capture refers to capturing localized dry and wet weather runoff. While centralized stormwater capture plays a key role in groundwater recharge in the City, space constraints limit opportunities for new large centralized facilities, and the City has changed the focus towards distributed stormwater capture. Distributed stormwater capture includes stormwater management Best Management practices that utilize vegetation, soils, and natural processes to manage stormwater runoff close to the source. Distributed facilities also aim to conserve water by capturing stormwater for uses that reduce potable water demand.

For additional information, refer to Chapter 6 “Watershed Management” of LADWP’s 2020 UWMP.

5.0 Water Recycling

As early as 1960, the City recognized the potential for water recycling and invested in infrastructure that produced water of tertiary quality, a high treatment standard for wastewater. In 1979, LADWP began delivering tertiary quality recycled water to the Department of Recreation and Parks for irrigation of various areas in Griffith Park. Today LADWP serves approximately 179 sites in the City with recycled water for irrigation, industrial, and environmental beneficial uses. There are approximately 200 individual customer service accounts, with several projects containing multiple customer accounts at a single location. Recycled water produced for FYE 2021 was 37,060 AFY, inclusive of municipal and industrial, and environmental reuse.

LADWP is committed to maximizing use of recycled water in the City’s water supply portfolio. Expansion of recycled water use to offset potable demands has been recognized as one method that will help LADWP achieve its goal of improving the local sustainability of its water supply. LADWP is working in conjunction with LASAN to develop non-potable reuse projects for irrigation and industrial uses. In addition, the City is pursuing a groundwater replenishment project to replenish the San Fernando Groundwater Basin with highly treated recycled water. LADWP’s recycled water use is projected to reach 50,900 AFY by FYE 2025 by adding 8,000 AFY of planned municipal/industrial use and 7,000 AFY of indirect potable reuse (groundwater replenishment), and further increase to 67,600 AFY through FYE 2045. Environmental reuse is expected to remain relatively constant at approximately 26,600 AFY. For more information on the latest LADWP’s existing and planned recycled water pipelines and projects, please see Recycled Water Annual Report available at the following link: www.ladwp.com/recycledwaterreport.

For additional information, refer to Chapter 7 “Recycled Water” of LADWP’s 2020 UWMP.

6.0 Metropolitan Water District of Southern California

MWD is the largest water wholesaler for supplemental domestic and municipal water uses in California. As one of the twenty-six member agencies of MWD, the City, through LADWP, purchases water from MWD to supplement its water supplies from the LAA, local groundwater, and recycled water. Between FYE 2017 to FYE 2021, LADWP purchased an average of 201,211 AFY from MWD or approximately 40 percent of the City's total water supply.

MWD imports water from two principal sources: northern California via the California Aqueduct and the Colorado River via the Colorado River Aqueduct (CRA). MWD also manages and owns in-basin surface storage facilities, stores groundwater within the basin via contracts, engages in groundwater storage outside the basin, and conducts water transfers to provide additional supplies for its member agencies. All member agencies have preferential rights to purchase water from MWD, pursuant to Section 135 of MWD Act. As of FYE 2021, LADWP has a preferential right to purchase 17.93 percent of MWD's total water supply.

MWD is a contractor for water from Northern California through the State Water Project's (SWP) California Aqueduct. MWD holds a contract for 1.912 million acre-feet (MAF) per year, or 46 percent of the total contracted amount of the 4.173 MAF ultimate delivery capacity of the SWP. However, this amount varies annually due to many factors. DWR annually approves the amount of contract allocations SWP receives, which is shown in DWR's "Table A."

MWD owns and operates the CRA. Since 1942, the CRA has delivered water from the Colorado River to Southern California. The Colorado River supplies come from watersheds of the Upper Colorado River Basin in the states of Colorado, Utah, and Wyoming. Under a permanent service contract with the U.S. Secretary of the Interior, MWD is entitled to receive water from the Colorado River and its tributaries. California is apportioned 4.4 MAF, annually, plus one-half of any surplus that may be available for use, collectively, in Arizona, California, and Nevada. Of the California apportionment, MWD holds the fourth priority right to 550,000 AFY under the 1931 priority system governing allotments to California. Beyond the basic apportionment, MWD holds a fifth priority right to 662,000 AF of water. See Appendix F for more details.

MWD has been developing plans and making efforts to provide additional water supply reliability for the entire Southern California region. LADWP coordinates closely with MWD to ensure implementation of these water resource development plans. MWD's actions have been focused on the following: continuing water conservation, developing water supply management programs outside of the region, developing storage programs related to the SWP and the Colorado River, developing storage and groundwater management programs within the Southern California region, increasing water recycling, groundwater recovery, stormwater, and seawater desalination and pursuing long-term solutions for the ecosystem, regulatory and water supply issues in the California Bay-Delta.

MWD's water reliability assessments are presented in MWD's 2020 UWMP, which can be found at the following link: http://www.mwdh2o.com/AboutYourWater/Planning/Planning-Documents

7.0 Summary of Water Demand and Supply Projections for 20 years

LADWP's 2020 UWMP projects yearly water demand to reach 710,500 AF by FYE 2045 with existing water conservation prior to FYE 2014 already subtracted from projected demands, and with new water conservation savings achieved included as a supply source. Demographic data from 2020 SCAG Regional Transportation Plan for LADWP's service area, as well as billing data for each major customer class, price of water, median household income, household size, economy, and dry period conservation effect were factors used in forecasting future water demand growth. Further details on LADWP's water demand forecast methodology can be found in Chapter 2 "Water Demand" of LADWP's 2020 UWMP. Table V tabulates the service reliability assessment for average weather year.

Table V

Service Area Reliability Assessment for Average Weather Year

Demand and Supply Projections (in acre-feet)	**Average Year Fiscal Year Ending (FYE) on June 30**				
	2025	**2030**	**2035**	**2040**	**2045**
Total Water Demand[1]	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**
Post-Conservation Demand	**509,500**	**526,700**	**536,100**	**554,500**	**565,800**
Existing / Planned Supplies					
Conservation (Additional Active[2] and Passive[3] after FYE 14)	133,100	133,500	142,700	143,300	144,700
Los Angeles Aqueduct[4]	190,400	188,900	187,300	185,800	184,200
Groundwater					
- Entitlements[5]	109,400	109,400	109,400	108,800	108,800
- Groundwater Replenishment	7,000	11,000	11,000	11,000	11,000
- Stormwater Recharge (Increased Pumping)	4,000	8,000	15,000	15,000	15,000
Recycled Water- Irrigation and Industrial Use	17,300	29,200	29,700	29,800	30,000
Subtotal	461,200	480,000	495,100	493,700	493,700
MWD Water Purchases					
With Existing/Planned Supplies	181,400	180,200	183,700	204,100	216,800
Total Supplies	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**

[1] Total Demand with existing passive conservation prior to FYE 14

[2] Cumulative hardware savings since late 1980s reached 110,822 AFY by FYE 14

[3] Additional non-hardware conservation inclusive of retained passive savings from the dry period ending in 2017

[4] Los Angeles Aqueduct supply is estimated to decrease 0.1652 percent per year due to climate impacts.

[5] LADWP Groundwater Remediation projects in the San Fernando Basin are expected to be in operation by FYE 2023. Sylmar Basin production will increase to 4,170 AFY from FYE 2021 to 2036 to avoid the expiration of stored water credits, then revert to entitlement amounts of 3,570 AFY in 2037.

Service area reliability assessments for single-dry year and multiple-dry year conditions are shown in LADWP 2020 UWMP Exhibits 11F through 11G. Demands are met by the available supplies under all scenarios.

Water System Financing Program

Capital costs to finance facilities for the delivery of water supply to LADWP's service area are supported through customer-billed water rates. The Board sets rates subject to approval of City Council by ordinance. The Board is obligated by City Charter to establish water rates and collect charges in an amount sufficient to service the water system indebtedness and to meet its expenses for operation and maintenance.

The current water rates and its structures provide for modest rate increases each year over a five-year period for infrastructure improvements, meeting regulatory water quality requirements, and expanding the local water supply, which includes recycled water, stormwater capture, conservation, water efficiency, and groundwater remediation. LADWP's water rates incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. For example, the current water rate structure contains four tiers for single-family residential customers. The four tiers build on the previous two tier structure, providing a first-tier indoor water use base allocation, a second-tier allocation based on California Friendly Landscaping efficient outdoor use, a third-tier allocation capturing high outdoor water use, and a fourth-tier allocation for excessive use. In keeping with cost of service principles, the incremental pricing for the tiers is based on the cost of water supply.

In addition, LADWP will utilize a combination of the following funding sources:

- MWD – Currently provides funding through their Local Resources Program for the development of water recycling, groundwater recovery and seawater desalination.

- Grants and loans – LADWP continues to proactively seek government funding to offset potential impacts to ratepayers. Local funds, such as Measure W's "Safe, Clean Water Program," provide funding for stormwater capture projects. State funds, such as Propositions 1, 50, and 84, provide funding for recycling, groundwater, conservation and stormwater capture projects. And Federal funds, such as the Water Resource Development Act and the US Bureau of Reclamation's Title XVI program, provide funding for water recycling projects.

Conclusion

The Project is estimated to increase the total water demand within the site by 90 AF annually. This additional water demand for the Project site has been accounted for in the City's overall total demand projections in the LADWP's 2020 UWMP using a service area-wide approach that does not rely on individual development demand. The LADWP's 2020 UWMP utilized SCAG's 2020 RTP/SCS data that provide for more reliable water demand forecasts, considering changes in population, housing units, and employment.

Based on the Planning Department's determination that the Project is consistent with the demographic forecasts for the City from the SCAG's 2020 RTP/SCS, LADWP has determined that the Project's water demand is included in the LADWP's 2020 UWMP, which forecasts adequate water supplies to meet all projected water demands in the City through the year 2045. LADWP concludes that the projected 90 AFY increase in the total water demand for this Project is accounted for in the LADWP's 2020 UWMP 25-year water demand projections. LADWP has determined that it will be able to meet the proposed water demand of the Project as well as existing and planned future water demands of its service area.

Appendix A

City of Los Angeles Department of City Planning
Request for Water Supply Assessment,
and Project Scope Confirmation e-mail

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

WATER RESOURCES DIVISION
RECEIVED
JUL 26 2022

July 19, 2022

Los Angeles Department of Water and Power
Water Resources Division
Sabrina Tsui, Manager of Resources Development
111 North Hope Street, Room 314
Los Angeles, California 90012

RE: Request for Water Supply Assessment – Echelon Studios Project

Dear Mrs. Tsui:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires that for certain projects, the CEQA lead agency must identify any public water system that may supply water to the proposed project and request the public water system to determine the water demand associated with the project and whether such demand was included as part of the most recently adopted Urban Water Management Plan (UWMP). Per Section 10912 of the California Water Code (CWC), a project which is subject to the requirements of SB 610 includes, but is not limited to: (1) residential developments of more than 500 dwelling units; (2) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; (3) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of floor space; (4) hotels, motels, or both, having more than 500 rooms; (5) industrial, manufacturing, or processing plant, or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons; (6) mixed-use projects that include one or more of the above-identified categories; or (7) a project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500-dwelling unit project.

The Echelon Studios Project (hereafter referred to as the Project) meets criteria (3) and (7) above as it would develop a commercial building with a total floor area of 551,258 square feet consisting of 112,810 square feet of film and television production studios, 426,061 square feet of creative office space, 12,378 square feet of retail/restaurant space, and accessory related uses.

The Los Angeles Department of Water and Power (LADWP) has been identified as the public water system (as defined in CWC Section 10912 and CEQA Guidelines Section 15083.5(e)) that would serve the Project. Accordingly, the Department of City Planning (CEQA lead agency for the Project) requests that the LADWP: (1) determine whether the estimated water demand associated with the Project was included as part of LADWP's most recently adopted UWMP; and (2) prepare and approve a water supply assessment using the UWMP or new analyses for the Project pursuant to CWC Section 10910 et seq.

The requirements for a water supply assessment include the identification of existing water supply entitlements, water rights, or water service contracts held by LADWP's public water system, and prior years' water deliveries received by LADWP's public water system. Please refer to CWC Section 10910 (d)(2) for the documentation required to verify any identified rights to a water supply. If the LADWP has not received water in prior years as described in CWC Section 10910 (e) or if groundwater is a source of supply as described in CWC Section 10910 (f), please comply with the requirements of those sections.

The Department of City Planning, which is preparing an EIR in accordance with CEQA, requests that the water supply assessment include a discussion of whether LADWP's public water system's total projected water supplies available during normal, single dry, and multiple dry water years will meet the projected water demand associated with the Project, in addition to LADWP's public water system's existing and planned future uses, including agricultural and manufacturing uses, pursuant to CWC Section 10910 (c)(3). A full description of the Project is provided below.

Project Title
Echelon Studios Project

Project Developer
Santa Monica Boulevard Owner, LLC
1015 N. Fairfax Avenue
West Hollywood, CA 90046

Contact Information
Department of City Planning
James Harris
(213) 978-1241
James.Harris@lacity.org

EIR Consultant
EcoTierra Consulting
Jenny Mailhot
424.207.5339
Jenny@ecotierraconsulting.com

Project Location
The Project Site is comprised of lots located at: 5601-5673 W. Santa Monica Boulevard, 5612-5672 W. Virginia Avenue, and 1110-1118 N. Wilton Place. The Project Site is located within the Hollywood Community Plan area of the City. The Project Site is approximately 5.14 acres.

Existing Uses
The Project Site is currently improved with a 98,532 square foot commercial building and surface parking. The existing four-story building on the Project Site was originally constructed in 1928 and was used as a Sears retail store. The building has been vacant for the past decade.

Project Description
The Project includes the construction of a single interconnected building up to six-stories, 94 feet in height. The 551,258 square foot commercial development consists of film and television production studios (112,810 square feet), creative offices (426,061 square feet), retail/restaurant spaces (12,378 square feet), and accessory related uses with onsite parking, with a proposed floor area ratio of 2.44:1.

The Project is designed with two (2) six-story office towers fronting Wilton Place along the west property line and St. Andrews Place along the east property line. The two (2) office towers would be approximately 94 feet in height. Four (4) soundstages and a flex stage are proposed between the two (2) office towers fronting Santa Monica Boulevard. The sound stages would have a maximum height of approximately 63 feet, and the flex stage located in the middle of soundstages would have a height of approximately 37 feet. Office bungalows are proposed on the third and fourth floors along Virginia Avenue with maximum heights of approximately 63 feet.

The Project would provide 1,112 vehicle parking spaces in a three-level subterranean parking garage with access from Wilton Place and St Andrews Place, a ground level soundstage parking and loading area accessed from Virginia Avenue at the rear, and 156 long term and short term bicycle parking spaces. The primary pedestrian access would be to the main lobby at the northeast corner of Santa Monica Boulevard and Wilton Place with a secondary pedestrian access available along St Andrews Place.

The Project also proposes outdoor landscaped terraces on the third floor and private balconies on the fourth through the sixth floors. Restaurant/retail space is proposed along Santa Monica Boulevard with ground floor pedestrian access and on-site outdoor seating areas. An additional parklet with a green wall backdrop is proposed near the center of the block along Santa Monica Boulevard. The Project is providing approximately 26,004 square feet of landscaped area.

Existing Water Consumption

As discussed above, the Project Site is currently developed 98,532 square foot vacant commercial building and surface parking. As shown in Table 1 below, the Project Site currently generates a water demand of approximately 24,588 gallons per day.

Table 1
Existing Water Consumption

Land Use	Floor Area (sf)	Water Demand Rate[a]	Demand (gpd)
Retail/Office	98,352 sf	25/1,000 gpd/sf	24,588
Total			**24,588**

[a] *Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012).*
Source: EcoTierra Consulting, Inc., 2022.

Forecast of Project Water Demand

Table 2 provides the estimated water demand forecast for the Project using the City's Bureau of Sanitation standard factors for wastewater generation. As shown in Table 2, the Project is estimated to result in a domestic water demand of approximately 71,151 gallons per day, which represents an increase of approximately **46,563** gallons per day compared to existing conditions.

Table 2
Proposed Water Consumption

Land Use	Proposed Development	Water Demand Rate[a]	Demand (gpd)
Office	388,286 sf	120/1,000 gpd/sf	46,594
Commercial/Retail	12,378 sf	25/1,000 gpd/sf	309
Restaurant[b]	625 seats	30 seat	18,750
Production Studio	109,957	50 /1,000 gpd/sf	5,498
Total			71,151
Net New Water Demand (Proposed minus Existing)			**46,563**

[a] *Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012).*

[b] *Conservatively assumes 1 seat per 30 square feet of restaurant space for a full service restaurant.*

Source: EcoTierra Consulting, Inc., 2022.

Project Conformance with Existing Zoning and General Plan

The Project would conform to the uses permitted by the Hollywood Community Plan. The Project Site has a Neighborhood Office Commercial General Plan land use designation and is zoned R4-1VL and C4-1VL (Multiple Dwelling Zone and Commercial Zone respectively), and Height District 1VL. The R4 and C4 zones allow for a wide variety of land uses, including retail stores, theaters, hotels, broadcasting studios, parking buildings, parks, and playgrounds

Pursuant to LAMC 12.32, the project is requesting a Zone Change and Height District change for the Project Site to C4-2D (Commercial Zone and Height District 2 with a D limitation). The proposed zone change would allow for commercial uses including production studios, offices, restaurants and retail.

The Project would also be consistent with the Water Efficiency Requirements Ordinance—City Ordinance No. 180822 (effective Dec. 1, 2009), Los Angeles Green Building Code Ordinance—City Ordinance No. 181480 (effective Dec. 14, 2010), and the 2019 California Green Building Standard Code.

Landscaping

The Project would include several open space areas consisting of private landscaped outdoor balconies and terraces on the various upper levels, as well as landscaped ground level areas. The Project would provide approximately 26,004 square feet of landscaped areas.

Environmental Design Features

The Project would be designed and constructed to incorporate environmentally sustainable building features equivalent to a Gold certification under the U.S. Green Building Council's LEED® Rating System for new construction, and environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. The Project would also incorporate water conservation features through low-water use plant selections and ultra-low flow indoor water fixtures.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the Project's impacts on water demand is accurate and complete. CWC Section 10910 (g)(1) requires submission of the assessment within 90 days of this request. We would appreciate the receipt of the water assessment within that timeframe. If you have any questions or comments, please contact James Harris at (213) 978-1241 or James.Harris@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

James Harris

James Harris, City Planner
Department of City Planning
Major Projects

From: James Harris
To: Kim, Theresa
Subject: [EXTERNAL] Re: Echelon Studios Project - Confirmation of Project"s Scope of Work for the Water Supply Assessment
Date: Tuesday, October 4, 2022 7:05:14 AM

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

Good morning Theresa

The applicant team has reviewed the Echelon Studios Detail and Scope including Table and the text. They have no changes. The Project Detail and Scope has been confirmed by the team.

Thank you
Jim

Jim Harris
Major Projects
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 978-1241 | Planning4LA.org

On Wed, Sep 28, 2022 at 2:13 PM Kim, Theresa <Theresa.Kim@ladwp.com> wrote:

> Hi Jim,
>
> I am in the process of completing the Water Supply Assessment (WSA) Board Package for the Echelon Studios Project within the City of Los Angeles (Project). The Los Angeles Department of Water and Power (LADWP) requests that the City of Los Angeles Department of City Planning (Planning Department) confirm, by e-mail, the correct detailed scope (shown below) for the Project. This project scope confirming e-mail will be included as part of the WSA, and the confirmed project's scope of work will be used for calculating the water demand in the WSA.
>
> LADWP received the WSA Request Letter for the proposed Project on July 26, 2022. The project's scope considered in LADWP's water demand calculations, as received in the WSA Request Letter and from the Applicant team, is as follows:
>
> **Existing uses to be Demolished:**

Existing to be Removed and Remodeled	Floor Area (SF)
Retail and Commercial Space	98,352 sf

Proposed:

Occupancies	Floor Area (SF)
Commercial	
Office	388,286
Production Office	6,619
Restaurant (Indoor)	8,172 (545 seats)
Restaurant (Outdoor)	4,206 (280 seats)
Sound Stage	77,756
Flex Stage	14,113
Mill	11,468
Basecamp	53,505
Landscaping and Pools	
Landscaping	19,701
Water Feature	50 SF (Diameter = 8')
Covered Parking	489,092
Cooling Tower	250 tons for 10 to 12 hours/day on Monday-Friday

Proposed areas and use that do not have a water demand are not shown in this table.

The Project does not require a General Plan Amendment to conform to the uses and intensity of development permitted by the City of Los Angeles' General Plan.

The Project is consistent with the demographic projections in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments for the City of Los Angeles.

If the above listed project's scope of work is accurate and consistent with the proposed Project, please reply to this e-mail to confirm the Project's scope of work. If not, please edit the project's scope accordingly and send back to me by e-mail.

Theresa Vu Kim

Los Angeles Department of Water and Power

111 N. Hope Street, Room 314

Los Angeles, CA 90012

O: (213) 367-1491

----------Confidentiality Notice----------
This electronic message transmission contains information from the Los Angeles Department of Water and Power, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

Appendix B

Water Conservation Commitment Letter

BARDAS
INVESTMENT GROUP | **BUILDING CREATIVITY**

September 29, 2022

Anselmo G. Collins
Senior Assistant General Manager for Water System
Los Angeles Department of Water & Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012-5701

Re: WATER CONSERVATION COMMITMENTS FOR THE ECHELON STUDIOS PROJECT

Dear Mr. Collins:

Santa Monica Boulevard Owner, LLC (Applicant), proposes to develop the Echelon Studios Project (Project) within the Hollywood Community Plan Area of the City of Los Angeles, located at 5601 - 5673 W. Santa Monica Boulevard, 5612 - 5672 W. Virginia Avenue, and 1110 - 1118 N. Wilton Place (Project Site). The Project Site, which encompasses approximately 5.17 acres, is generally bounded by Virginia Avenue to the north, Saint Andrews Place to the east, Santa Monica Boulevard to the south, and North Wilton Place to the west. The Project would develop approximately 12,378 square feet of restaurant uses, 388,286 square feet of office uses, 109,957 square feet of studio production uses, approximately 53,505 square feet of basecamp, approximately 489,092 square feet of covered below grade parking, and 19,701 square feet of landscaping. The Project would also include one 250-Ton Cooling Tower for the Bungalow Offices. As part of the Project, the existing development that collectively comprise approximately 98,352 square feet of floor area on-site would be removed.

The Applicant understands the City of Los Angeles' plans to meet future water needs by expanding local water supply programs and reducing demands on purchased imported water through local groundwater, recycled water, stormwater capture, and water conservation and use efficiency. Therefore, the Applicant has committed to implement the following water conservation measures that are in addition to those required by codes and ordinances for the entire Project to reduce the Project's baseline water demand:

- Fixtures
  - Showerheads with a flow rate of 1.75 gallons per minute.

- Landscape and Irrigation
  - Rotating sprinkler nozzles for landscape irrigation (0.5 to 1.0 gallons per minute).

The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance No. 181899 and No. 183833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Project as applicable:

- Cistern - captures stormwater runoff as it comes down through the roof gutter system.

Should you have any questions, please do not hesitate to call at (415) 254-2711.

Sincerely,

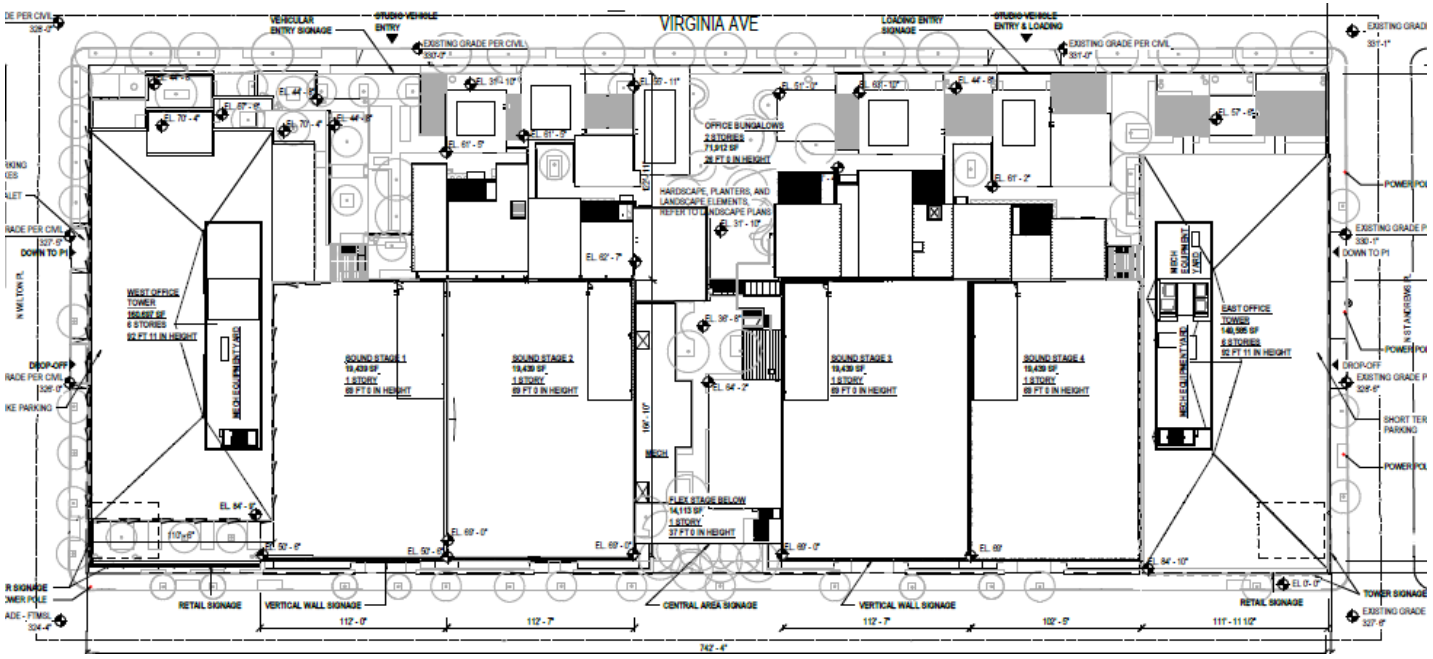


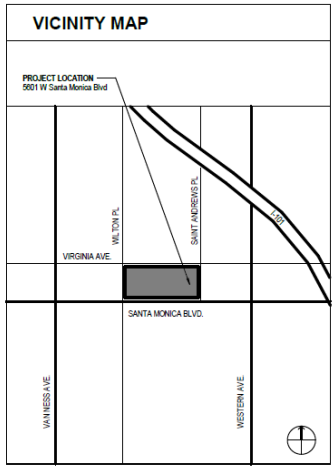
David Simon (Sep 29, 2022 13:49 PDT)

David Simon, Founder and Managing Principal
Santa Monica Boulevard Owner, LLC
BARDAS Investment Group

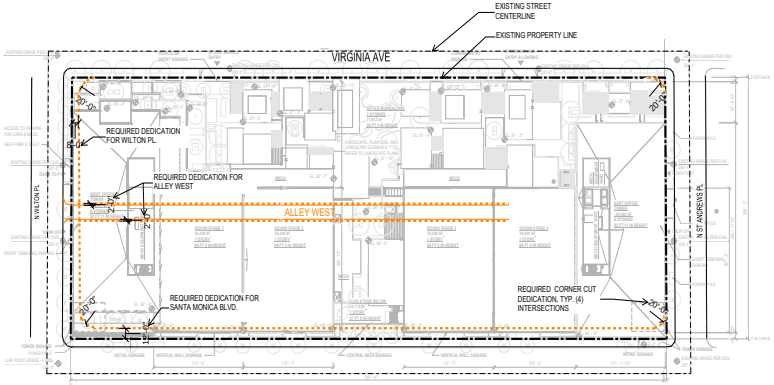
Appendix C

Project Location Maps



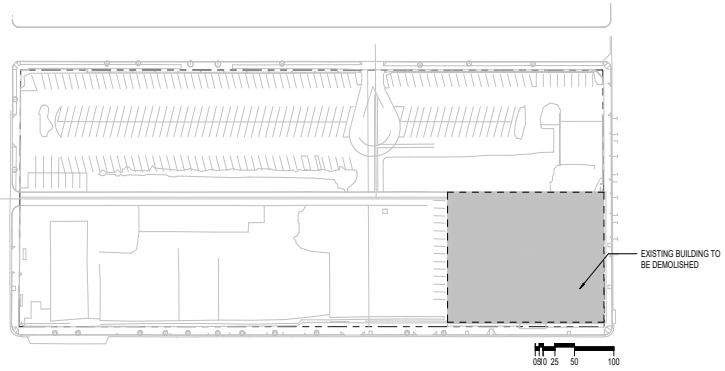


Echelon Studios
Project Site Plan



DEDICATIONS PLAN PER BOE PCRF 202100142 (3)

STREET DEDICATIO	REQUIRED	REQUEST FOR WAIVER
WILTON PLACE	8' DEDICATION, 5' WIDENING	YES
SANTA MONICA BLVD.	12' DEDICATION, 7' WIDENING	YES
ALLEY WEST	2' DEDICATION, 2' WIDENING	YES
ALL FOUR INTERSECTIONS	15' X 15' CORNER CUT OR 20' RADIUS	YES



DEMO PLAN (1)
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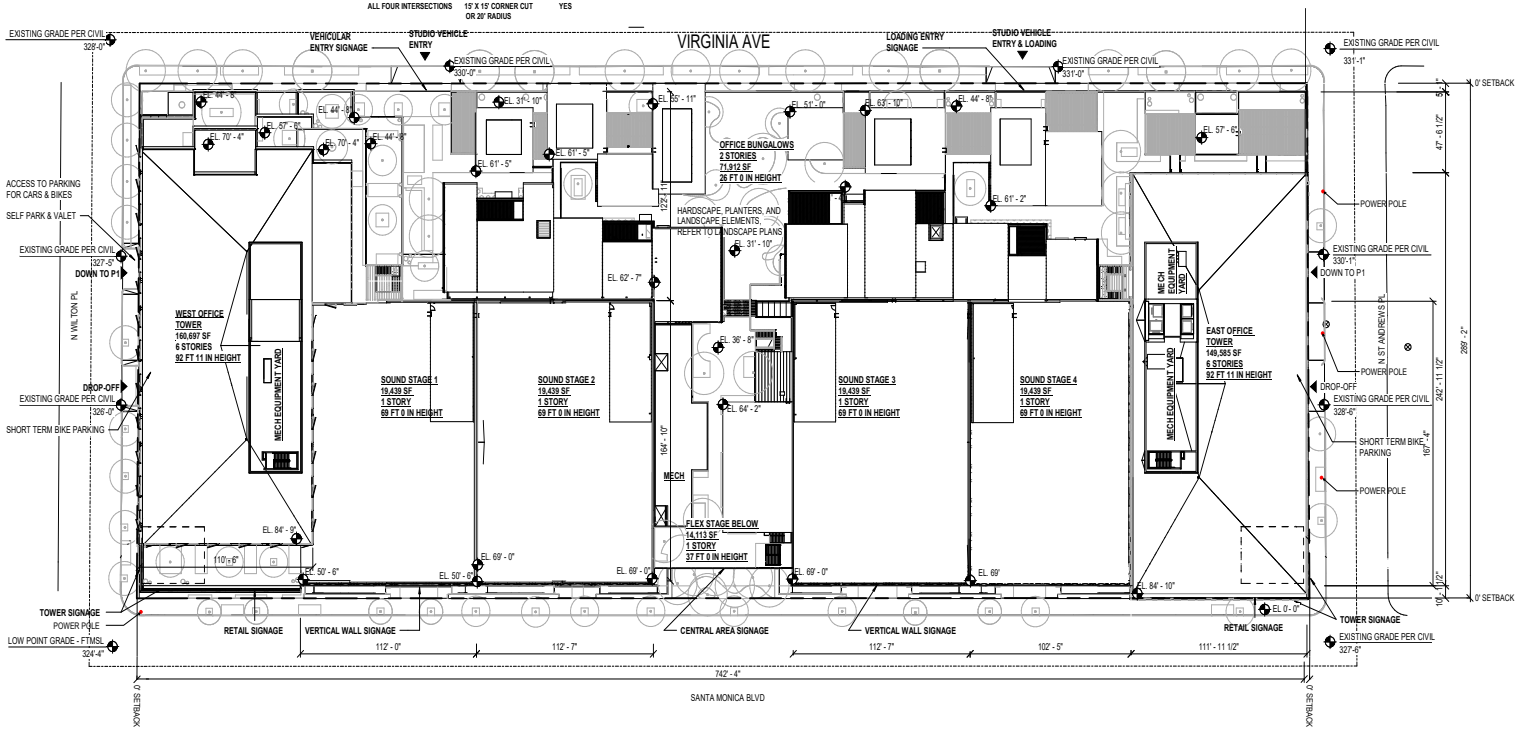

PLOT PLAN / ROOF PLAN / SITE PLAN (2)
1/32" = 1'-0"

RIOS

3101 W EXPOSITION PLACE
LOS ANGELES, CA 90018
PH: 323.785.1800
FAX: 323.785.1801
rios.com

PROJECT NO: 20283

CONSULTANT

NOT FOR CONSTRUCTION

ECHELON STUDIO
ECHELON STUDIOS
5601 W. Santa Monica Blvd.
Los Angeles, CA 90038

REVISIONS
1 09.01.21 REVISED SUBMITTAL
2 02.09.22 REVISED SUBMITTAL
3 07.01.22 REVISED SUBMITTAL

ISSUED
05.01.21 ENTITLEMENT SUBMITTAL
09.01.21 REVISED SUBMITTAL
02.09.22 REVISED SUBMITTAL
07.01.22 REVISED SUBMITTAL

FILENAME: [TYPE FILE NAME]

DRAWING TITLE: PLOT PLAN 01

DATE: 07.01.22

SCALE: As indicated (WHEN PRINTED ON 30"X42" SHEET)

DRAWING: **A1.01**

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Appendix D

Adjudicated Groundwater Basin Judgments

- San Fernando Basin – Judgment No. 650079
- Sylmar Basin – Judgment No. 650079
- Central Basin – Judgment No, 786656

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

THE CITY OF LOS ANGELES, Plaintiff, vs. CITY OF SAN FERNANDO, ET AL. Defendants.	No. 650079 JUDGMENT

There follows by consecutive paging Recitals (page 1), Definitions and List of Attachments (pages 1 to 6), Designation of Parties (page 6), Declaration re Geology and Hydrology (pages 6 to 12), Declaration of Rights (pages 12 to 21), Injunctions (pages 21 to 22), Continuing Jurisdiction (page 23), Watermaster (pages 23 to 29), Physical Solution (pages 29 to 34), and Miscellaneous Provisions (pages 34 to 35), and Attachments (pages 36 to 46). Each and all of said several parts constitute a single integrated Judgment herein.

4.2.3 Separate Ground Water Basins. The physical and geologic characteristics of each of the ground water basins, Eagle rock, Sylmar, Verdugo and San Fernando, cause impediments to inter-basin ground water flow whereby there is created separate underground reservoirs. Each of said basins contains a common source of water supply to parties extracting ground water from each of said basins. The amount of underflow from Sylmar Basin, Verdugo Basin and Eagle Rock Basin to San Fernando Basin is relatively small, and on the average has been approximately 540 acre feet per year from the Sylmar Basin; 80 acre feet per year from Verdugo Basin; and 50 acre feet per year from Eagle Rock Basin. Each has physiographic, geologic and hydrologic differences; one from the other, and each meets the hydrologic definition of "basin". The extractions of water in the respective basins affect the other water users within that basin but do not significantly or materially affect the ground water levels in any of the other basins. The underground reservoirs of Eagle Rock, Verdugo and Sylmar Basins are independent of one another and of the San Fernando Basin.

4.2.4 Safe Yield and Native Safe Yield. The safe yield and native safe yield, stated in acre feet, of the three largest basins for the year 1964-65 was as follows:

Basin	Safe Yield	Native Safe Yield
San Fernando	90,680	43,660
Sylmar	6,210	3,850
Verdugo	7,150	3,590

The safe yield of Eagle Rock Basin is derived from imported water delivered by Los Angeles. There is no measurable native safe yield.

4.2.5 Separate Basins -- Separate Rights. The rights of the parties to extract ground water within ULARA are separate and distinct as within each of the several ground water basins within said watershed.

4.2.6 Hydrologic Condition of Basins. The several basins within ULARA are in varying hydrologic conditions, which result in different legal consequences.

4.2.6.1 San Fernando Basin. The first full year of overdraft in San Fernando Basin was 1954-55. It remained in overdraft continuously until 1968, when an injunction

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301 North Lake Avenue, 10th Floor
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SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT, etc., Plaintiff, v. CHARLES E. ADAMS, et al., Defendants. CITY OF LAKEWOOD, a municipal corporation, Cross-Complaint, v. CHARLES E. ADAMS, et al., Cross-Defendants.	No. 786,656 SECOND AMENDED JUDGMENT (Declaring and establishing water rights in Central Basin and enjoining extractions therefrom in excess of specified quantities.)

The above-entitled matter duly and regularly came on for trial in Department 73 of the above-entitled Court (having been transferred thereto from Department 75 by order of the presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17, 1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,

of the close of the water year ending September 30, 1978 in accordance with the Watermaster Reports on file with this Court and the records of the Plaintiff. This tabulation does not take into account additions or subtractions from any Allowed Pumping Allocation of a producer for the 1978-79 water year, nor other adjustments not representing change in fee title to water rights, such as leases of water rights, nor does it include the names of lessees of landowners where the lessees are exercising the water rights. The exercise of all water rights is subject, however, to the provisions of this Judgment is hereinafter contained. All of said rights are of the same legal force and effect and are without priority with reference to each other. Each party whose name is hereinafter set forth in the tabulation set forth in Appendix "2" of this judgment, and after whose name there appears under the column "Total Water Right" the figure "0" owns no rights to extract any ground water from Central Basin, and has no right to extract any ground water from Central Basin.

(b) Defendant The City of Los Angeles is the owner of the right to extract fifteen thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant Department of Water and Power of the City of Los Angeles has no right to extract ground water from Central Basin except insofar as it has the right, power, duty or obligation on behalf of defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this judgment hereafter contained, including but not limited to, sharing with other parties in any subsequent decreases or increases in the quantity of extractions permitted from Central Basin, pursuant to continuing jurisdiction of the Court, on the basis that fifteen thousand (15,000) acre feet bears to the Allowed Pumping Allocations of the other parties.

(c) No party to this action is the owner of or has any right to extract ground water from Central Basin except as herein affirmatively determined.

2. Parties Enjoined as Regards Quantities of Extractions.

Appendix E

Water Supply Assessment Provisions
California Water Code Section 10910-10915

STATE OF CALIFORNIA
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State of California

WATER CODE

Section 10910

10910. (a) Any city or county that determines that a project, as defined in Section 10912, is subject to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) under Section 21080 of the Public Resources Code shall comply with this part.

(b) The city or county, at the time that it determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration is required for any project subject to the California Environmental Quality Act pursuant to Section 21080.1 of the Public Resources Code, shall identify any water system whose service area includes the project site and any water system adjacent to the project site that is, or may become as a result of supplying water to the project identified pursuant to this subdivision, a public water system, as defined in Section 10912, that may supply water for the project. If the city or county is not able to identify any public water system that may supply water for the project, the city or county shall prepare the water assessment required by this part after consulting with any entity serving domestic water supplies whose service area includes the project site, the local agency formation commission, and any public water system adjacent to the project site.

(c) (1) The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code, shall request each public water system identified pursuant to subdivision (b) to determine whether the projected water demand associated with a proposed project was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610).

(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).

(3) If the projected water demand associated with the proposed project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment for the project shall include a discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.

(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

(d) (1) The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts.

(2) An identification of existing water supply entitlements, water rights, or water service contracts held by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall be demonstrated by providing information related to all of the following:

(A) Written contracts or other proof of entitlement to an identified water supply.

(B) Copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system.

(C) Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.

(D) Any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

(e) If no water has been received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts, the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall also include in its water supply assessment pursuant to subdivision (c), an identification of the other public water systems or water service contractholders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts, to the same source of water as the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has identified as a source of water supply within its water supply assessments.

(f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water supply assessment:

(1) A review of any information contained in the urban water management plan relevant to the identified water supply for the proposed project.

(2) (A) A description of any groundwater basin or basins from which the proposed project will be supplied.

(B) For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city

or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree.

(C) For a basin that has not been adjudicated that is a basin designated as high- or medium-priority pursuant to Section 10722.4, information regarding the following:

(i) Whether the department has identified the basin as being subject to critical conditions of overdraft pursuant to Section 12924.

(ii) If a groundwater sustainability agency has adopted a groundwater sustainability plan or has an approved alternative, a copy of that alternative or plan.

(D) For a basin that has not been adjudicated that is a basin designated as low- or very low priority pursuant to Section 10722.4, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being undertaken in the basin or basins to eliminate the long-term overdraft condition.

(3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(5) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project. A water supply assessment shall not be required to include the information required by this paragraph if the public water system determines, as part of the review required by paragraph (1), that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the project was addressed in the description and analysis required by paragraph (4) of subdivision (b) of Section 10631.

(g) (1) Subject to paragraph (2), the governing body of each public water system shall submit the assessment to the city or county not later than 90 days from the date on which the request was received. The governing body of each public water system, or the city or county if either is required to comply with this act pursuant to subdivision (b), shall approve the assessment prepared pursuant to this section at a regular or special meeting.

(2) Prior to the expiration of the 90-day period, if the public water system intends to request an extension of time to prepare and adopt the assessment, the public water

system shall meet with the city or county to request an extension of time, which shall not exceed 30 days, to prepare and adopt the assessment.

(3) If the public water system fails to request an extension of time, or fails to submit the assessment notwithstanding the extension of time granted pursuant to paragraph (2), the city or county may seek a writ of mandamus to compel the governing body of the public water system to comply with the requirements of this part relating to the submission of the water supply assessment.

(h) Notwithstanding any other provision of this part, if a project has been the subject of a water supply assessment that complies with the requirements of this part, no additional water supply assessment shall be required for subsequent projects that were part of a larger project for which a water supply assessment was completed and that has complied with the requirements of this part and for which the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has concluded that its water supplies are sufficient to meet the projected water demand associated with the proposed project, in addition to the existing and planned future uses, including, but not limited to, agricultural and industrial uses, unless one or more of the following changes occurs:

(1) Changes in the project that result in a substantial increase in water demand for the project.

(2) Changes in the circumstances or conditions substantially affecting the ability of the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), to provide a sufficient supply of water for the project.

(3) Significant new information becomes available that was not known and could not have been known at the time when the assessment was prepared.

(i) For the purposes of this section, hauled water is not considered as a source of water.

(Amended by Stats. 2016, Ch. 594, Sec. 2. (SB 1262) Effective January 1, 2017.)

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Section 10911

10911. (a) If, as a result of its assessment, the public water system concludes that its water supplies are, or will be, insufficient, the public water system shall provide to the city or county its plans for acquiring additional water supplies, setting forth the measures that are being undertaken to acquire and develop those water supplies. If the city or county, if either is required to comply with this part pursuant to subdivision (b), concludes as a result of its assessment, that water supplies are, or will be, insufficient, the city or county shall include in its water supply assessment its plans for acquiring additional water supplies, setting forth the measures that are being undertaken to acquire and develop those water supplies. Those plans may include, but are not limited to, information concerning all of the following:

(1) The estimated total costs, and the proposed method of financing the costs, associated with acquiring the additional water supplies.

(2) All federal, state, and local permits, approvals, or entitlements that are anticipated to be required in order to acquire and develop the additional water supplies.

(3) Based on the considerations set forth in paragraphs (1) and (2), the estimated timeframes within which the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), expects to be able to acquire additional water supplies.

(b) The city or county shall include the water supply assessment provided pursuant to Section 10910, and any information provided pursuant to subdivision (a), in any environmental document prepared for the project pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.

(c) The city or county may include in any environmental document an evaluation of any information included in that environmental document provided pursuant to subdivision (b). The city or county shall determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. If the city or county determines that water supplies will not be sufficient, the city or county shall include that determination in its findings for the project.

(Amended by Stats. 2001, Ch. 643, Sec. 5. Effective January 1, 2002.)

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WATER CODE

Section 10912

10912. For the purposes of this part, the following terms have the following meanings:

(a) "Project" means any of the following:

(1) A proposed residential development of more than 500 dwelling units.

(2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.

(3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.

(4) A proposed hotel or motel, or both, having more than 500 rooms.

(5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

(6) A mixed-use project that includes one or more of the projects specified in this subdivision.

(7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

(b) If a public water system has fewer than 5,000 service connections, then "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

(c) "Public water system" means a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. A public water system includes all of the following:

(1) Any collection, treatment, storage, and distribution facility under control of the operator of the system that is used primarily in connection with the system.

(2) Any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system.

(3) Any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

(d) This section shall become operative on January 1, 2018.

(Amended (as added by Stats. 2011, Ch. 588, Sec. 2) by Stats. 2016, Ch. 669, Sec. 2. (AB 2561) Effective September 26, 2016. Section operative January 1, 2018, by its own provisions.)

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Section 10914

10914. (a) Nothing in this part is intended to create a right or entitlement to water service or any specific level of water service.

(b) Nothing in this part is intended to either impose, expand, or limit any duty concerning the obligation of a public water system to provide certain service to its existing customers or to any future potential customers.

(c) Nothing in this part is intended to modify or otherwise change existing law with respect to projects which are not subject to this part.

(d) This part applies only to a project for which a notice of preparation is submitted on or after January 1, 1996.

(Added by Stats. 1995, Ch. 881, Sec. 4. Effective January 1, 1996.)

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WATER CODE

Section 10915

10915. The County of San Diego is deemed to comply with this part if the Office of Planning and Research determines that all of the following conditions have been met:

(a) Proposition C, as approved by the voters of the County of San Diego in November 1988, requires the development of a regional growth management plan and directs the establishment of a regional planning and growth management review board.

(b) The County of San Diego and the cities in the county, by agreement, designate the San Diego Association of Governments as that review board.

(c) A regional growth management strategy that provides for a comprehensive regional strategy and a coordinated economic development and growth management program has been developed pursuant to Proposition C.

(d) The regional growth management strategy includes a water element to coordinate planning for water that is consistent with the requirements of this part.

(e) The San Diego County Water Authority, by agreement with the San Diego Association of Governments in its capacity as the review board, uses the association's most recent regional growth forecasts for planning purposes and to implement the water element of the strategy.

(f) The procedures established by the review board for the development and approval of the regional growth management strategy, including the water element and any certification process established to ensure that a project is consistent with that element, comply with the requirements of this part.

(g) The environmental documents for a project located in the County of San Diego include information that accomplishes the same purposes as a water supply assessment that is prepared pursuant to Section 10910.

(Amended by Stats. 2001, Ch. 643, Sec. 8. Effective January 1, 2002.)

Appendix F

Metropolitan Water District of Southern California

(APPENDIX A)

APPENDIX A

The Metropolitan Water District of Southern California



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INTRODUCTION

This Appendix A provides general information regarding The Metropolitan Water District of Southern California ("Metropolitan"), including information regarding Metropolitan's operations and finances. Certain statements included or incorporated by reference in this Appendix A constitute "forward-looking statements." Such statements are generally identifiable by the terminology used such as "plan," "project," "expect," "estimate," "budget" or other similar words. Such statements are based on facts and assumptions set forth in Metropolitan's current planning documents including, without limitation, its most recent biennial budget. The achievement of results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Actual results may differ from Metropolitan's forecasts. Metropolitan is not obligated to issue any updates or revisions to the forward-looking statements in any event.

Metropolitan maintains a website that may include information on programs or projects described in this Appendix A; however, none of the information on Metropolitan's website is incorporated by reference or intended to assist investors in making an investment decision or to provide any additional information with respect to the information included in this Appendix A. The information presented on Metropolitan's website is not part of the Official Statement and should not be relied upon in making investment decisions.

Formation and Purpose

Metropolitan is a metropolitan water district created in 1928 under the authority of the Metropolitan Water District Act (California Statutes 1927, Chapter 429, as reenacted in 1969 as Chapter 209, as amended (herein referred to as the "Act")). The Act authorizes Metropolitan to: levy property taxes within its service area; establish water rates; impose charges for water standby and service availability; incur general obligation bonded indebtedness and issue revenue bonds, notes and short-term revenue certificates; execute contracts; and exercise the power of eminent domain for the purpose of acquiring property. In addition, Metropolitan's Board of Directors (the "Board") is authorized to establish terms and conditions under which additional areas may be annexed to Metropolitan's service area.

Metropolitan's primary purpose is to provide a supplemental supply of water for domestic and municipal uses at wholesale rates to its member agencies. If additional water is available, such water may be sold for other beneficial uses. As a water wholesaler, Metropolitan has no retail customers.

The mission of Metropolitan, as promulgated by the Board, is to provide its service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

Metropolitan's rates and charges for water transactions and availability are set by its Board and are not subject to regulation or approval by the California Public Utilities Commission or any other state or federal agency. Metropolitan imports water from two principal sources: northern California via the Edmund G. Brown California Aqueduct (the "California Aqueduct") of the State Water Project owned by the State of California (the "State" or "California") and the Colorado River via the Colorado River Aqueduct ("CRA") owned by Metropolitan.

Member Agencies

Metropolitan is comprised of 26 member agencies, all of which are public entities, including 14 cities, 11 municipal water districts, and one county water authority, which collectively serve the residents and businesses of more than 300 cities and numerous unincorporated communities. Member agencies request water from Metropolitan at various delivery points within Metropolitan's system and pay for such water at uniform rates established by the Board for each class of water service. Metropolitan's water is a supplemental supply

for its member agencies, most of whom have local supplies and other sources of water. See "METROPOLITAN REVENUES–Principal Customers" in this Appendix A for a listing of the ten member agencies representing the highest level of water transactions and revenues of Metropolitan during the fiscal year ended June 30, 2021. No member is required to purchase water from Metropolitan, but all member agencies are required to pay readiness-to-serve charges whether or not they purchase water from Metropolitan. See "METROPOLITAN REVENUES–Rate Structure," "–Member Agency Purchase Orders" and "–Other Charges" in this Appendix A. Local supplies include water produced by local agencies from various sources including but not limited to groundwater, surface water, locally-owned imported supplies, recycled water, and seawater desalination (see "REGIONAL WATER RESOURCES" in this Appendix A). Metropolitan's member agencies may develop additional sources of water and Metropolitan provides support for several programs to develop these local resources. See also "REGIONAL WATER RESOURCES–Local Water Supplies" in this Appendix A.

The following table lists the 26 member agencies of Metropolitan.

Municipal Water Districts		Cities		County Water Authority
Calleguas	Las Virgenes	Anaheim	Los Angeles	San Diego[1]
Central Basin	Orange County	Beverly Hills	Pasadena	
Eastern	Three Valleys	Burbank	San Fernando	
Foothill	West Basin	Compton	San Marino	
Inland Empire Utilities Agency		Fullerton	Santa Ana	
Upper San Gabriel Valley		Glendale	Santa Monica	
Western of Riverside County		Long Beach	Torrance	

(1) The San Diego County Water Authority, currently Metropolitan's largest customer based on water transactions, is a plaintiff in litigation challenging certain rates adopted by the Board and asserting other claims. See "METROPOLITAN REVENUES–Litigation Challenging Rate Structure" in this Appendix A.

Service Area

Metropolitan's service area comprises approximately 5,200 square miles and includes all or portions of the six counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura. When Metropolitan began delivering water in 1941, its service area consisted of approximately 625 square miles. Its service area has increased by 4,575 square miles since that time. The expansion was primarily the result of annexation of the service areas of additional member agencies.

Metropolitan estimates that approximately 18.7 million people lived in Metropolitan's service area (as of July 2021), based on official estimates from the California Department of Finance and on population distribution estimates from the Southern California Association of Governments ("SCAG") and the San Diego Association of Governments ("SANDAG"). Recent population projections prepared by SCAG in 2020 and by SANDAG in 2019, which are being used as base data for Metropolitan's 2020 Integrated Water Resources Plan, show expected population growth of approximately 17 percent in Metropolitan's service area between 2010 and 2035, which is slightly lower than the approximately 18 percent population growth rate projected by SCAG in 2012 and SANDAG in 2013 (which projections were used as base data for Metropolitan's prior 2015 Integrated Water Resources Plan update). The economy of Metropolitan's service area is exceptionally diverse. In 2021, the economy of the six counties which contain Metropolitan's service area had a gross domestic product larger than all but eleven nations of the world. Metropolitan has historically provided between 40 and 60 percent of the water used annually within its service area. For additional economic and demographic information concerning the six county area containing Metropolitan's service area, see Appendix E–"SELECTED DEMOGRAPHIC AND ECONOMIC INFORMATION FOR METROPOLITAN'S SERVICE AREA."

The climate in Metropolitan's service area ranges from moderate temperatures throughout the year in the coastal areas to hot and dry summers in the inland areas. Since 2000, annual rainfall has ranged from approximately 4 to 21 inches along the coastal area, 6 to 38 inches in foothill areas, and 5 to 22 inches in inland areas.

GOVERNANCE AND MANAGEMENT

Board of Directors

Metropolitan is governed by a 38-member Board of Directors, made up of representatives from all of Metropolitan's 26 member agencies. Each member agency is entitled to have at least one representative on the Board, plus an additional representative for each full five percent of the total assessed valuation of property in Metropolitan's service area that is within the member agency. Changes in relative assessed valuation do not terminate any director's term. In 2019, California Assembly Bill 1220 (Garcia) amended the Act to provide that "A member public agency shall not have fewer than the number of representatives the member public agency had as of January 1, 2019." Accordingly, the Board may, from time to time, have more than 38 directors.

The Board includes business, professional and civic leaders. Directors are appointed by member agencies in accordance with those agencies' processes and the Act. They serve on the Board without compensation from Metropolitan. Voting is based on assessed valuation, with each member agency being entitled to cast one vote for each $10 million or major fractional part of $10 million of assessed valuation of property within the member agency, as shown by the assessment records of the county in which the member agency is located. The Board administers its policies through the Metropolitan Water District Administrative Code (the "Administrative Code"), which was adopted by the Board in 1977. The Administrative Code is periodically amended to reflect new policies or changes to existing policies that occur from time to time.

Management

Metropolitan's day-to-day management is under the direction of its General Manager, who serves at the pleasure of the Board, as do Metropolitan's General Counsel, General Auditor and Ethics Officer. Following is a biographical summary of Metropolitan's principal executive officers.

Adel Hagekhalil, General Manager – Mr. Hagekhalil was appointed as General Manager in June 2021. Before joining Metropolitan, Mr. Hagekhalil was appointed in 2018 by Los Angeles Mayor Eric Garcetti to serve as the executive director and general manager of the City of Los Angeles' Bureau of Street Services. His responsibilities included oversight of the management, maintenance and improvement of the city's network of streets, sidewalks, trees and bikeways. Mr. Hagekhalil also focused on climate change adaptation and multi-benefit integrated active transportation corridors. Previously, he served nearly 10 years as assistant general manager of the Los Angeles' Bureau of Sanitation, overseeing the city's wastewater collection system, stormwater and watershed protection program, water quality compliance, advance planning and facilities. He also helped develop the city's 2040 One Water LA Plan, a regional watershed approach to integrate water supply, reuse, conservation, stormwater management and wastewater facilities planning. Mr. Hagekhalil is a member of the American Public Works Association as well as the Water Environment Federation, which recognized him in 2019 as a WEF Fellow for his contribution to enhancing and forwarding the water industry. He also served for more than a decade as a board member of the National Association of Clean Water Agencies, including a term as president. Mr. Hagekhalil is a registered civil engineer and national board-certified environmental engineer. He earned his bachelor's and master's degrees in civil engineering from the University of Houston, Texas.

Marcia Scully, General Counsel – Ms. Scully was appointed as Metropolitan's General Counsel in March 2012. She previously served as Metropolitan's Interim General Counsel from March 2011 to March 2012. Ms. Scully joined Metropolitan in 1995, after a decade of private law practice, providing legal

representation to Metropolitan on construction, employment, Colorado River and significant litigation matters. From 1981 to 1985 she was assistant city attorney for the City of Inglewood. Ms. Scully served as president of the University of Michigan's Alumnae Club of Los Angeles and is a recipient of the 1996 State Bar of California, District 7 President's Pro Bono Service Award and the Southern California Association of Non-Profit Housing Advocate of the Year Award. She is also a member of the League of Women Voters for Whittier and was appointed for two terms on the City of Whittier's Planning Commission, three years of which were served as chair. Ms. Scully earned a bachelor's degree in liberal arts from the University of Michigan, a master's degree in urban planning from Wayne State University and her law degree from Loyola Law School.

John L. Tonsick, Interim General Auditor – Mr. Tonsick was appointed as Interim General Auditor for Metropolitan in May 2022. Mr. Tonsick assumed the position of Interim General Auditor on June 1, 2022. As Interim General Auditor, his responsibilities include providing independent, objective assurance and consulting services to improve risk management, control and governance for Metropolitan. Mr. Tonsick was previously Metropolitan's Assistant General Auditor. Prior to joining Metropolitan in December 2015, he was the Forensic Audit Director at Broadcom, a Principal in the Financial Advisory Practice at PricewaterhouseCoopers, and served in various senior management roles at ARCO. Mr. Tonsick also provided forensic consulting services through Fraud Solutions, which he founded. Mr. Tonsick holds a Bachelor of Science degree in Business Administration from Robert Morris University in Pittsburgh, PA. He is a Certified Public Accountant and a Certified Fraud Examiner.

Abel Salinas, Ethics Officer – Mr. Salinas was appointed as Metropolitan's Ethics Officer in July 2019. He is responsible for making recommendations regarding rules and policies related to lobbying, conflicts of interest, contracts, campaign contributions and internal disclosures, while providing education and advice about these rules. Prior to joining Metropolitan, Mr. Salinas worked as the Special Agent in Charge in the U.S. Department of Labor's Office of Inspector General. Before joining that agency, he served for three years in the U.S. Office of Personnel Management. Mr. Salinas holds a bachelor's degree in criminal justice from University of Texas – Pan American and a master's degree in policy management from Georgetown University.

Deven Upadhyay, Executive Officer & Assistant General Manager, Water Resources – Mr. Upadhyay focuses primarily on key Metropolitan strategies and innovative planning efforts for the Colorado River and the State Water Project. He is responsible for managing the engineering services and water resource management groups, and the Colorado River and Bay Delta programs. Mr. Upadhyay was formerly Chief Operating Officer from November 2017. He has over 25 years of experience in the water industry. He joined Metropolitan in 1995, beginning as a Resource Specialist and then left Metropolitan in 2005 to work at the Municipal Water District of Orange County. In 2008, he returned to Metropolitan as a Budget and Financial Planning Section Manager and became a Water Resource Management Group Manager in 2010. Mr. Upadhyay has a Bachelor of Arts degree in economics from the California State University, Fullerton and a master's degree in public administration from the University of La Verne.

Katano Kasaine, Assistant General Manager, Finance & Administration – Ms. Kasaine is responsible for directing Metropolitan's financial activities, including accounting and financial reporting, debt issuance and management, financial planning and strategy, managing Metropolitan's investment portfolio, budget administration, financial analysis, financial systems management, and developing rates and charges. In addition, she is responsible for human resources, administrative services, Board Administration, risk management, and business continuity activities. Before joining Metropolitan in August 2019, Ms. Kasaine worked at the City of Oakland for 25 years, holding various leadership positions, notably as the city's Finance Director/Treasurer. She holds a bachelor's degree in business administration from Dominican University in San Rafael, California and a master's degree in public health from Loma Linda University.

Shane Chapman, Assistant General Manager, Operations – Mr. Chapman is responsible for the strategic direction and management of Metropolitan's operations. His primary responsibilities include

managing water system operations, information technology, cybersecurity, real property, and security. Mr. Chapman previously was Chief Administrative Officer from January 2018. He joined Metropolitan as a Resource Specialist in 1991, progressing to the level of Program Manager in 2001. He became the Revenue, Rates and Budget Manager in 2003 and Assistant Group Manager in Water System Operations in 2006. Mr. Chapman previously served as General Manager of the Upper San Gabriel Valley Municipal Water District for seven years. Mr. Chapman has a Bachelor of Arts degree in economics from Claremont McKenna College and a master's degree in public administration from the University of Southern California.

Dee Zinke, Assistant General Manager, External Affairs – Ms. Zinke has been responsible for Metropolitan's communications, public outreach, education, member services, and legislative matters since January 2016. She joined Metropolitan in 2009 as Manager of the Legislative Services Section. Before coming to Metropolitan, Ms. Zinke was the Manager of Governmental and Legislative Affairs at the Calleguas Municipal Water District. Prior to her public service, she worked in the private sector as the Executive Officer and Senior Legislative Advocate for the Building Industry Association of Greater Los Angeles and Ventura Counties and as Director of Communications for E-Systems, a defense contractor specializing in communication, surveillance and navigation systems in Washington, D.C. Ms. Zinke holds a Bachelor of Arts degree in communication and psychology from Virginia Polytechnic Institute and State University.

Employee Relations

General. The total number of budgeted regular full-time Metropolitan employees for fiscal year 2022-23 is 1,929. As of April 2022, Metropolitan had 1,742 positions filled, 165 positions under recruitment or vacant, and 22 new positions to become effective on July 1, 2022 for recruitment. Of the filled positions, 1,192 were represented by AFSCME Local 1902, 92 by the Supervisors Association, 300 by the Management and Professional Employees Association and 120 by the Association of Confidential Employees. The remaining 38 employees are unrepresented. The four bargaining units represent 98 percent of Metropolitan's current employees. The Memorandum of Understanding ("MOU") with AFSCME Local 1902 extends through December 31, 2024. The MOUs with the Management and Professional Employees Association and the Association of Confidential Employees extend through December 31, 2022. The MOU with the Supervisors Association is currently being negotiated. Until a successor contract is executed, the term of the expired MOU will continue to govern.

State Audit of Workplace Concerns. The acting California State Auditor ("State Auditor") conducted an audit of Metropolitan's personnel and hiring practices after Metropolitan was the subject of allegations of discrimination and harassment in the workplace. The State Auditor reviewed Metropolitan's handling of equal employment opportunity ("EEO") complaints from 2004 to 2021, as well as hiring practices, the independence and authority of Metropolitan's Ethics office, safety program, and maintenance of workforce housing at Metropolitan's desert facilities.

The State Auditor issued its audit report on April 21, 2022. The audit report identified a number of deficiencies in Metropolitan's personnel and hiring practices. The findings of the audit report included that: (i) Metropolitan's EEO policy and procedures did not align with best practices in certain key areas and did not ensure timely investigation of and response to EEO complaints; (ii) Metropolitan's hiring processes did not include appropriate safeguards to consistently ensure or demonstrate that its hiring decisions were equitable and reasonable and sufficiently protected applicants from potential discrimination; (iii) Metropolitan had not taken adequate actions to ensure its Ethics office is able to independently conduct its duties; and (iv) Metropolitan had not instituted adequate procedures to timely respond to employee workforce housing maintenance issues, and Metropolitan's implementation of a comprehensive, long-term solution to address employee workforce housing has been slow.

The State audit report included several recommendations to address its key findings. In addition to recommendations made to Metropolitan, the audit report recommends that the State Legislature enact legislation requiring Metropolitan to formally adopt procedures for hiring and promoting employees and

establishing certain additional requirements to support the independence and autonomy of Metropolitan's Ethics office. Metropolitan accepted all the State audit's recommendations and has begun to implement them to address the deficiencies identified in the State audit. In addition, Metropolitan is implementing certain policies and procedures recommended by a Workplace Climate Assessment that Metropolitan commissioned from an outside law firm and received in 2021. Among other things, Metropolitan hired its first Chief Equal Employment Opportunity Officer in March 2022 to help implement a suite of changes that will be designed to build and reaffirm a workplace culture of inclusion, respect, safety and accountability, and has created a Diversity, Equity, and Inclusion Office, which will establish programs to support its workforce. Metropolitan hired its first Chief Diversity, Equity and Inclusion Officer in May 2022.

Risk Management

Metropolitan is exposed to various risks of loss related to, among other things, the design and construction of facilities, and the treatment and delivery of water. With the assistance of third-party claims administrators, Metropolitan is self-insured for property losses, liability, and workers' compensation. Metropolitan self-insures the first $25 million per liability occurrence, with commercial general liability coverage of $75 million in excess of the self-insured retention. The $25 million self-insured retention is maintained as a separate restricted reserve. Metropolitan is also self-insured for loss or damage to its property, with the $25 million self-insured retention also being accessible for emergency repairs and Metropolitan property losses. In addition, Metropolitan obtains other excess and specialty insurance coverages such as directors' and officers' liability, fiduciary liability and aircraft hull and liability coverage.

Metropolitan self-insures the first $5 million for workers' compensation with statutory excess coverage. The self-insurance retentions and reserve levels currently maintained by Metropolitan may be modified by the Board at its sole discretion.

Cybersecurity

Metropolitan has adopted and maintains an active Cybersecurity Program ("CSP") that includes policies reviewed by Metropolitan's Office of Enterprise Cybersecurity, Audit department and independent third-party auditors and consultants. Metropolitan has appointed an Information Security Officer who is responsible for overseeing the annual review of the CSP and its alignment with Metropolitan's Strategic Plan. Metropolitan's policies and procedures on information governance, risk management, and compliance are consistent with best practices outlined by the Cybersecurity and Infrastructure Security Agency (CISA) Shields Up initiative and are consistent with the requirements prescribed by the America's Water Infrastructure Act (AWIA) for risk assessment and emergency response. Metropolitan's Cybersecurity Team is responsible for identifying cybersecurity risks to Metropolitan, preventing, investigating, and responding to any cybersecurity incidents, and providing guidance and education on the implementation of new technologies at Metropolitan. All persons or entities authorized to use Metropolitan's computer resources are required to participate in Metropolitan's Cybersecurity Awareness Training, which is conducted annually.

Business Continuity

Metropolitan maintains a Business Continuity Program to ensure that plans are in place across the District to mitigate, respond to and recover from disruptive events that may impact normal operations. The plans ensure that strategies are in place to continue critical operations in the event of impacts to information technology systems, facilities, staffing levels, key vendors and resources. Using a continuous improvement model, Business Continuity Plans are reviewed, updated and exercised on a regular basis.

COVID-19 Pandemic

The late 2019 outbreak of the novel highly transmissible strain of coronavirus (and variants thereof) and the disease it causes (known as COVID-19), has had significant negative impacts throughout the world, including in California. The World Health Organization (the "WHO") declared the outbreak of COVID-19 to

be a pandemic in 2020, and states of emergency were declared in the United States (the "U.S."), the State, and numerous counties throughout the State, including in the six counties all or portions of which comprise the service area of Metropolitan. The purpose behind these declarations was to coordinate and formalize emergency actions across federal, state, and local governmental agencies.

The Governor of California lifted most statewide COVID-19 restrictions on June 15, 2021. Restrictions, however, may be re-imposed in various jurisdictions from time to time as local conditions warrant. The negative effects of the COVID-19 pandemic and its aftermath on global, national and local economies are expected to continue at least for the foreseeable future.

Metropolitan continues to respond to the COVID-19 pandemic and ongoing developments surrounding it. Metropolitan has taken a number of steps to maintain continuity of its critical and essential business functions and avoid widespread impacts to its workforce from the COVID-19 outbreak. Metropolitan has transitioned to a formal hybrid working environment with employees reporting to work facilities for a minimum of two days a week. Metropolitan will be working with its labor and management association representatives to adopt a formal teleworking operating policy and to develop other specifics of return to work protocols.

COVID-19 is not believed to present a threat to the safety of Metropolitan's treated water supplies. During the pandemic, Metropolitan's ability to treat and deliver water has not been interrupted or impaired. While Metropolitan initially paused certain construction work on non-essential capital projects at the onset of the COVID-19 outbreak, such activity has generally resumed. Metropolitan continues to advance a variety of infrastructure and system reliability projects, although some projects continue to be delayed due to supply chain issues and other geopolitical conditions. As of the date of this Official Statement, Metropolitan has not experienced a material adverse impact to its finances or operations as a result of COVID-19.

Metropolitan also proactively responded to the anticipated effects of the ongoing COVID-19 pandemic likely to be experienced by its member agencies. Following the onset of the pandemic and response actions, many water service providers serving residential, commercial and industrial end-use customers (referred to herein as "retail water service providers"), which includes some Metropolitan member agencies, implemented measures to assist their customers facing financial hardship as a result of the COVID-19 outbreak. In December 2020, Metropolitan's Board adopted and made available to its member agencies a COVID-19 Member Agency Payment Deferment Program for water transactions occurring from January 1, 2021 to June 30, 2021. No member agency utilized the COVID-19 Member Agency Payment Deferment Program.

Metropolitan cannot predict whether any reinstatement of stay-at-home orders and travel restrictions or other measures meant to suppress increases in COVID-19 cases from time-to-time will occur or the pace at which a full economic recovery will be achieved. Given the remaining uncertainties surrounding the COVID-19 pandemic and its aftermath, there can be no assurances that COVID-19 will not materially adversely impact the financial condition of Metropolitan in the future. There are many variables that will continue to contribute to the economic impact of the COVID-19 pandemic and the recovery therefrom, including the extent to which and length of time social distancing measures are in place, the effectiveness of State and federal government relief programs, the emergence of new variants of the coronavirus, and the ultimate effectiveness of vaccinations efforts.

To date, Metropolitan does not believe the impacts of the COVID-19 pandemic will have a material adverse impact on its ability to pay debt service on its bonds or other debt obligations.

METROPOLITAN'S WATER SUPPLY

General Overview

Metropolitan's principal sources of water supplies are the State Water Project and the Colorado River. Metropolitan receives water delivered from the State Water Project under provisions of a State water supply contract, including contracted supplies, use of carryover storage in San Luis Reservoir, and surplus supplies. Metropolitan holds rights to a basic apportionment of Colorado River water and has priority rights to an additional amount depending on the availability of surplus supplies. Water management programs supplement these Colorado River supplies. To secure additional supplies, Metropolitan also has groundwater banking partnerships and water transfer and storage arrangements within and outside its service area.

Metropolitan's State Water Contract provides for up to 1,911,500 acre-feet contracted amount of State Water Project supplies annually. The amount of State Water Project water available for allocation under the State Water Contract each year is determined by the California Department of Water Resources ("DWR") based on existing supplies in storage, forecasted hydrology, and other factors, including human health and safety needs, water quality and environmental flow obligations and other operational considerations. Over the ten-year period 2012 through 2021, Metropolitan's State Water Project allocation averaged approximately 40 percent, which is equal to roughly 770,000 acre-feet annually. (An acre-foot is the amount of water that will cover one acre to a depth of one foot and equals approximately 325,851 gallons, which represents the needs of three average families in and around the home for one year within Metropolitan's service area.) Over the ten-year period 2012 through 2021, the amount of water received by Metropolitan from the State Water Project, including transfer, groundwater banking, and exchange programs delivered through the California Aqueduct varied from a low of 588,000 acre-feet in calendar year 2020 to a high of 1,473,000 acre-feet in calendar year 2017.

Metropolitan's rights to Colorado River water include a fourth priority right to 550,000 acre-feet of Colorado River water annually (its basic apportionment) and a fifth priority right to an additional 662,000 acre-feet annually (when surplus is available, which availability has been limited since 2003). Metropolitan has additional available Colorado River supplies, totaling up to 526,000 acre-feet per year, under water supply programs, transfer, exchanges, and certain conservation and storage agreements. Over the ten-year period 2012 through 2021, Metropolitan's total available Colorado River supplies have averaged approximately 958,924 acre-feet annually, with annual volumes dependent primarily on programs to augment supplies, including transfers of conserved water from agriculture.

Metropolitan's principal water supply sources, and other supply arrangements and water management programs are more fully described herein. See also "–Current Water Conditions and Drought Response Actions" in this Appendix A.

The water supply for Metropolitan's service area is provided in part by Metropolitan and in part by non-Metropolitan sources available to members. The demand for supplemental water supplies provided by Metropolitan is dependent on water use at the retail consumer level and the amount of locally supplied and conserved water. Over the ten-year period 2012 through 2021, Metropolitan's water transactions (including water sales, exchanges and wheeling) with member agencies have averaged approximately 1.65 million acre-feet annually.

Metropolitan's water supplies in calendar year 2022 comprise a combination of available State Water Project supplies allocated to it based upon its proportional contracted entitlement amount as set forth in "Table A" of its State water supply contract ("Table A State Water Project water" as further described herein), as well as additional State Water Project supplies requested by Metropolitan for human health and safety (described below), CRA deliveries, storage reserves, and supplemental water transfers and purchases. See "–Current Water Conditions and Drought Response Actions."

Metropolitan faces a variety of long-term challenges in providing adequate, reliable and high-quality supplemental water supplies for Southern California. These include, among others: (1) population growth within the service area; (2) increased competition for low-cost water supplies; (3) variable weather conditions, including extended drought periods; (4) increased environmental regulations; and (5) climate change. Metropolitan's resources and strategies for meeting these long-term challenges are set forth in its Integrated Water Resources Plan, as updated from time to time. See "–Integrated Water Resources Plan." In addition, Metropolitan manages water supplies in response to the prevailing hydrologic conditions by implementing its Water Surplus and Drought Management ("WSDM") Plan, and in times of prolonged or severe shortages, the Water Supply Allocation Plan (the "Water Supply Allocation Plan"). See "CONSERVATION AND WATER SHORTAGE MEASURES–Water Surplus and Drought Management Plan" and "–Water Supply Allocation Plan" in this Appendix A. The Water Supply Allocation Plan provides for the equitable distribution of available limited water supplies regionwide in case of extreme water shortages within Metropolitan's service area. Implementation of the Water Supply Allocation Plan for fiscal year 2022-23 is not expected. In April 2022, in response to minimal supplies of State Water Project water being available in 2022 to meet normal demands in parts of Metropolitan's service area that cannot be supplied with Colorado River water, Metropolitan's Board approved the framework of an Emergency Water Conservation Program to be implemented to reduce demands for State Water Project water in those areas. See "CONSERVATION AND WATER SHORTAGE MEASURES– Emergency Water Conservation Program for the State Water Project Dependent Area" in this Appendix A.

Hydrologic conditions can have a significant impact on Metropolitan's imported water supply sources. For Metropolitan's State Water Project supplies, precipitation in California's northern Sierra Nevada during the fall and winter helps replenish storage levels in Lake Oroville, a key State Water Project facility. The subsequent runoff from the spring snowmelt helps satisfy regulatory requirements in the San Francisco Bay/Sacramento-San Joaquin River Delta ("Bay-Delta") bolstering water supply reliability in the same year. See "–State Water Project – Bay-Delta Proceedings Affecting State Water Project." The source of Metropolitan's Colorado River supplies is primarily the watersheds of the Upper Colorado River Basin in the states of Colorado, Utah, and Wyoming. See "–Colorado River Aqueduct." Although precipitation is primarily observed in the winter and spring, summer storms are common and can affect water supply conditions. See also "–Current Water Conditions and Drought Response Actions" in this Appendix A.

Uncertainties from potential future temperature and precipitation changes in a climate driven by increased concentrations of atmospheric carbon dioxide and other greenhouse gases ("GHGs") also present challenges. Areas of concern to California water planners identified by researchers include: reduction in Sierra Nevada and Colorado Basin snowpack; increased intensity and frequency of extreme weather events; shifting runoff patterns to earlier in the year when reservoir storage is more constrained due to flood protection; and rising sea levels resulting in increased risk of damage from storms, high-tide events, and the erosion of levees and potential cutbacks of deliveries of imported water. While potential impacts from climate change remain subject to study and debate, climate change is among the uncertainties that Metropolitan seeks to address through its planning processes. See "–Integrated Water Resources Plan" and "–Climate Action Planning and Other Environmental, Social and Governance Initiatives."

Current Water Conditions and Drought Response Actions

The water years 2020 and 2021 combined ranked as the two driest years in California's statewide precipitation record. (A water year begins on October 1 and ends on the following September 30.) Beginning in April 2021, Governor Newsom issued a series of drought emergency proclamations affecting various counties throughout the State, culminating in an October 19, 2021 proclamation declaring a drought state of emergency to be in effect statewide and directing local water suppliers to implement water shortage contingency plans at a level appropriate to local conditions. On March 28, 2022, Governor Newsom issued an executive order directing the State Water Resources Control Board (the "SWRCB") to consider adopting regulations by May 25, 2022 that require urban water suppliers with water shortage contingency plans to implement, at a minimum, shortage response actions for a shortage level of up to 20 percent (a "Level 2"

shortage). On May 24, 2022, in response to the executive order, the SWRCB adopted a new emergency water conservation regulation. The new regulation bans irrigating turf at commercial, industrial, and institutional properties, such as grass in front of or next to large industrial or commercial buildings. The ban does not include watering turf that is used for recreation or other community purposes, water used at residences or water to maintain trees. The regulation also requires all urban water suppliers to implement conservation actions under Level 2 of their water shortage contingency plans.

As of July 6, 2022, northern Sierra precipitation was 78 percent of the 30-year average for the time of year, while the snowpack reached its peak on January 17, 2022, at 61 percent of the 30-year April 1st peak average. As of June 7, 2022, the water year runoff forecast for the Sacramento River was 10.7 million acre-feet or 60 percent of the 30-year average for the time of year. Although the end of 2021 was hydrologically above average, the State experienced the driest January through March on record in the northern Sierra to begin 2022. On March 18, 2022, following the previously mentioned record dry conditions, DWR decreased the State Water Project allocation estimate for 2022 from 15 percent to 5 percent of contracted amounts (95,575 acre-feet for Metropolitan), with additional supplies available to meet the human health and safety water needs of contractors. This follows a final allocation of 5 percent of contracted amounts in 2021.

In light of these conditions, DWR has exercised a never-before-invoked provision of the water supply contract (Article 18a) that allows State Water Project water to be allocated on some other basis than Table A to meet minimum demands for domestic supply, fire protection, or sanitation. The human health and safety water allocation is 55 gallons per person per day offset by the available local supplies. At the request of DWR, Metropolitan submitted a letter to DWR in October 2021 requesting delivery of certain human health and safety supplies to the State Water Project-dependent portion of Metropolitan's service area (the "SWP Dependent Area"), which request can be revised as needed. DWR expects contractors receiving these supplies to mandate substantial reductions in water use consistent with these emergency drought circumstances. Further, DWR will require any water taken in 2022 for human health and safety purposes to be returned within five calendar years following the calendar year of delivery, with mandatory returns to be made in years when State Water Project allocations are 40 percent of contracted amounts or greater, thus creating a water supply debt that effectively reduces future Table A allocations and slows storage recovery once the drought eases. See "–State Water Project."

The Colorado River Basin is also experiencing an extended drought. As of July 7, 2022, the Upper Colorado River Basin precipitation was 96 percent of the 30-year median. However, due to dry soil conditions and warmer than normal temperatures, as of July 5, 2022, the water year runoff forecast into Lake Powell was only 60 percent of average, again extending drought conditions in the Colorado River Basin. On July 5, 2022, the total system storage in the Colorado River Basin was 36 percent of capacity, which is a decrease of 5 percent, or 4.2 million acre-feet, from the same time last year. On August 16, 2021, the United States Bureau of Reclamation (the "Bureau of Reclamation") declared a shortage condition for the Colorado River Basin, as the storage level of Lake Mead behind Hoover Dam fell below an elevation of 1,075 feet. This shortage condition results in reduced deliveries to Arizona, Nevada, and Mexico. Because of its higher priority, California, including Metropolitan, is not affected by this shortage declaration and will be able to take ICS (defined below) out of Lake Mead, if needed, to augment Metropolitan's Colorado River supplies to meet demands in its service area. As of June 27, 2022, the projected supply of Colorado River water available to Metropolitan in calendar year 2022 was estimated to be 911,000 acre-feet, which will be augmented with water stored in Lake Mead to meet local water demands.

Lake Powell has declined to the second lowest elevation since it was filled nearly sixty years ago. On May 4, 2022, the Department of Interior announced that it will reduce releases of water from Glen Canyon Dam from the planned amount of 7.48 million acre-feet to 7.0 million acre-feet during the 2022 water year in order to reduce or delay Lake Powell declining below critically low elevations. Operation of Glen Canyon Dam below certain elevations may threaten dam infrastructure, would interrupt hydropower generation and would interrupt water supplies for two communities near Glen Canyon Dam. This action is being taken to avoid these outcomes. The Bureau of Reclamation will address the future release of these 480,000 acre-feet

with input from the Colorado River Basin States. The Bureau of Reclamation and the States of the Upper Division of the Colorado River Basin announced the 2022 Drought Response Operations Agreement plan to release 500,000 acre-feet of water from Flaming Gorge. This action is also intended to support the elevation of Lake Powell.

The elevations of Lake Mead and Lake Powell have continued to decline. On June 14, 2022, in testimony before the United States Senate, the Commissioner of the Bureau of Reclamation announced that the Bureau of Reclamation estimates that between two and four million acre-feet of additional conservation is needed in the Colorado River system in 2023 in order to prevent further declines in Lake Mead and Lake Powell below critical levels. The Commissioner called upon the Colorado River Basin States (hereinafter defined) to develop a plan for the needed conservation measures within 60 days. The Commissioner further indicated that the Bureau of Reclamation was prepared to use its emergency authority to mandate measures if agreement among the states could not be reached. See "–Colorado River Aqueduct."

Metropolitan has planned and prepared for dry conditions by investing in vital infrastructure to increase its storage capacity and enhance operational flexibility. Metropolitan met the water demands in its service area in calendar year 2021 using a combination of CRA deliveries, storage reserves and supplemental water transfers and purchases. On April 13, 2021, the Board authorized the General Manager to secure up to 65,000 acre-feet of additional water pursuant to one-year water transfers from water districts located north of the Sacramento-San Joaquin River, at a maximum cost of up to $44 million. Approximately 40,000 acre-feet were secured. The authorized water transfers allowed Metropolitan to preserve some water stored in surface water reservoirs on the State Water Project system for 2022.

Metropolitan's storage as of January 1, 2022 is estimated to be 3.38 million acre-feet. See "–Storage Capacity and Water in Storage" in this Appendix A. As of June 27, 2022, Metropolitan's projected supply/demand gap estimate for the calendar year 2022 is approximately 629,000 acre-feet based upon its demand estimate of 1.80 million acre-feet, the State Water Project allocation estimate of 5 percent of contracted amounts, and its Colorado River Aqueduct supply estimate of 911,000 acre-feet. Metropolitan is prepared to fill the supply/demand gap and meet water demands in its service area in the calendar year 2022 using a combination of available State Water Project Table A supplies as well as additional State Water Project supplies requested by Metropolitan for human health and safety, CRA deliveries, storage reserves, supplemental water transfers and purchases, and conservation. Metropolitan has initiated the process to withdraw from its dry-year storage reserves in the State Water Project banking programs and flexible storage accounts. In December 2021, Metropolitan's Board approved the purchase of 4,200 acre-feet and a lease of 5,000 acre-feet of return capacity from San Diego County Water Authority's Semitropic Program for 2022. See "–Water Transfer, Storage and Exchange Programs –State Water Project Agreements and Programs – *San Diego County Water Authority Semitropic Program.*" Also, in December 2021, Metropolitan's Board authorized the General Manager to enter into agreements with San Bernardino Valley Municipal Water District ("SBVMWD") and DWR to improve the management of State Water Project supplies, including the framework for exchange of water. Pursuant to such authority, effective as of April 1, 2022, Metropolitan and SBVMWD entered into a 2022 exchange agreement that provides for the exchange of both local and State Water Project supplies in 2022. Under this agreement, during calendar year 2022, Metropolitan may request up to 3,000 acre-feet of carryover water stored in San Luis Reservoir and up to 1,000 acre-feet/month of groundwater. This additional supply will help member agencies within the SWP Dependent Area. See also "–Water Transfer, Storage and Exchange Programs –State Water Project Agreements and Programs – *San Bernardino Valley Municipal Water District Exchange Program*" in this Appendix A. On April 12, 2022, the Board authorized the General Manager to secure up to 75,000 acre-feet of additional water pursuant to one-year water transfers from water districts located north of the Sacramento-San Joaquin River Delta, at a maximum cost of up to $60 million. As of May 31, 2022, Metropolitan estimates it has in place arrangements for approximately 19,000 acre-feet of transfers pursuant to this authority.

Since early 2021, in response to persistent dry conditions, Metropolitan has implemented certain operational measures and programs to minimize State Water Project deliveries and preserve State Water

Project supplies, expand the delivery of Colorado River water, and store supplies further in the distribution system. These measures were made possible by Metropolitan's continued investment in facility upgrades and improvements. Metropolitan also coordinated with several member agencies to shift from service connections that utilize State Water Project supplies to service connections that use Colorado River water to conserve State Water Project supplies. See "–Water Transfer, Storage and Exchange Programs –State Water Project and Colorado River Aqueduct Arrangements – *Operational Shift Cost Offset Program."*

Metropolitan continues to encourage responsible and efficient water use to lower demands. Following the Governor's October 2021 proclamation of a statewide drought emergency, on November 9, 2021, Metropolitan's Board of Directors declared a drought emergency and called on its member agencies dependent on State Water Project water to use increased conservation measures or other means to reduce their use of those supplies. To assist in these conservation efforts, Metropolitan's board also approved a series of measures to expand various rebate and water-efficiency programs. On April 26, 2022 Metropolitan's board approved the framework of an Emergency Water Conservation Program to further reduce demand on State Water Project supplies. See "CONSERVATION AND WATER SHORTAGE MEASURES–Emergency Water Conservation Program for the State Water Project Dependent Area" in this Appendix A.

Metropolitan's Upper Feeder pipeline, which delivers untreated water from Lake Mathews to the F.E. Weymouth Water Treatment Plant, and treated water from the Weymouth plant to the Eagle Rock control facility in the City of Los Angeles, is expected to be taken out of service for an estimated 15-day emergency shutdown to complete certain needed repairs, beginning in late August or early September 2022. To conserve limited supplies during the shutdown, Metropolitan, in coordination with all member agencies downstream of the Upper Feeder and the Weymouth and Diemer treatment plants, will be seeking additional significant, voluntary conservation efforts by customers of these member agencies during the period of the shutdown. Affected agencies include most of the member agencies in the central Los Angeles and Orange County areas. The shutdown is not expected to change the conservation requirements for the SWP Dependent Area.

Metropolitan's financial reserve policy provides funds to manage through periods of reduced sales. See "METROPOLITAN REVENUES–Financial Reserve Policy" in this Appendix A. In years when actual sales are less than projections, Metropolitan uses various tools to manage reductions in revenues, such as reducing expenditures below budgeted levels, reducing funding of capital projects from revenues, and drawing on reserves. See also "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

Integrated Water Resources Plan

Overview and Background. The Integrated Water Resources Plan (the "IRP") is Metropolitan's principal water resources planning document. Metropolitan, its member agencies, subagencies and groundwater basin managers developed Metropolitan's first IRP as a long-term planning guideline for resources and capital investments over a 25-year planning cycle. The purpose of the IRP was the development of a portfolio of preferred resources to meet the water supply reliability and water quality needs for the region in a cost-effective and environmentally sound manner. The first IRP was adopted by the Board in January 1996 and has been subsequently updated approximately every five years (*i.e.*, in 2004, 2010 and 2015). Work on Metropolitan's 2020 IRP commenced in February 2020 and is ongoing as described under "*–2020 IRP*" below.

Metropolitan's last IRP update (the "2015 IRP Update") was adopted by the Board on January 12, 2016 as a strategy to set goals and a framework for water resources development. The strategy reflected in the 2015 IRP Update was aimed at providing regional reliability through 2040 by stabilizing Metropolitan's traditional imported water supplies and continuing to develop additional conservation programs and local resources, with an increased emphasis on regional collaboration. It also advances long-term planning for potential future contingency resources, such as storm water capture and seawater desalination.

Specifically, the 2015 IRP Update identifies the goals, approaches and regional targets for water resource development that are needed to ensure reliability under planned conditions through the year 2040, focusing on the following primary resource areas: (i) State Water Project, (ii) Colorado River Aqueduct, (iii) water transfers and exchanges; (iv) water conservation, and (v) local water supplies. It provides an adaptive management approach to address future uncertainty, including uncertainty from climate change. Adaptive water management, as opposed to a rigid set of planned actions over future decades, is designed to be a systematic process for improving management policies and practices by learning from the outcomes of implemented management strategies. An adaptive management approach began to evolve with Metropolitan's first IRP in 1996, after drought-related shortages in 1991 prompted a rethinking of Southern California's long-term water strategy. Reliance on imported supplies to meet future water needs has decreased steadily over time, replaced by plans for local actions to meet new demands. The 2015 IRP Update continues a diversified portfolio approach to water management.

2020 IRP. In February 2020, Metropolitan initiated a new process for the development of the 2020 IRP. The year 2020 marked the conclusion of the 25-year planning cycle envisioned by the original 1996 IRP. The 2020 IRP, development of which is ongoing, builds upon Metropolitan's adaptive management strategy by utilizing a scenario planning approach. The 2020 IRP anticipates ranges for how much water Southern California can expect from its imported and local supplies, as well as regional water demands, across four plausible scenarios through 2045.

Development of the 2020 IRP is being undertaken in two phases (i) Phase 1: Regional Needs Assessment, and (ii) Phase 2: One Water Implementation. As the first phase of the 2020 IRP's development, the Regional Needs Assessment analyzed potential gaps between the expected supplies and the forecasted demands across the four IRP scenarios. The Regional Needs Assessment presents key technical findings and examines the effectiveness of generalized portfolio categories. The Regional Needs Assessment also frames and guides the establishment of more specific targets to maintain reliability over the planning period and informs Metropolitan's Board on resource investment decisions as well as the establishment of a plan to fund them. In light of the future uncertainties inherent in long-term resource planning, including uncertainties about climate change and regulatory requirements, as well as Southern California's population and economy, the 2020 IRP's scenario planning approach better prepares the region for a wider range of potential outcomes by identifying solutions and policies across a variety of possible future conditions. This strategy is designed to enable Metropolitan and its member agencies to manage future challenges and changes in California's water conditions and to balance investments with water reliability benefits.

The Board adopted the 2020 IRP Regional Needs Assessment Report in April 2022, thus completing the IRP Regional Needs Assessment phase. The 2020 IRP Regional Needs Assessment outcomes can be summarized through a set of findings grounded in the scenario reliability analysis. The findings fall within five key focus areas: SWP Dependent Areas, Storage, Retail Demand/Demand Management, Metropolitan Imported Supplies, and Local Supply. Adopting the Regional Needs Assessment allows the analysis and findings to serve as both a foundation and as guardrails for the One Water Implementation phase.

The One Water Implementation phase will take the results and findings of Phase 1 into a collaborative process to identify integrated regional solutions. Using a One Water approach, the implementation phase will translate the high-level portfolio analysis from Phase 1 into specific policies, programs, and projects to address the findings and mitigate the potential shortages. Comprehensive, adaptive management strategy and evaluation criteria will be developed to guide these specific actions. The adaptive management strategy will also establish a process for monitoring key reliability indicators to support decision-making.

Information and materials relating to Metropolitan's ongoing development of its 2020 IRP are available at: https://www.mwdh2o.com/how-we-plan/integrated-resource-plan/. The materials and other information set forth on Metropolitan's website are not incorporated into this Appendix A and should not be construed to be a part of this Appendix A by virtue of the foregoing reference to such materials and website.

Specific projects identified by Metropolitan in connection with the implementation of its IRP are subject to Board consideration and approval, as well as environmental and regulatory documentation and compliance.

Climate Action Planning and Other Environmental, Social and Governance Initiatives

General; Background. Metropolitan has long supported sustainability efforts, dating back to its founding in 1928, when planners and engineers designed the CRA to deliver water primarily by gravity across 242 miles of California desert to the State's south coastal plain. Metropolitan recognized the need for a reliable supply of power by investing in the construction of Hoover Dam and Parker Dam. Together, these dams produce clean, carbon-free energy that supply more than half of the energy needed to power the CRA pumps.

In the decades that followed, Metropolitan has continued to make investments in clean energy and energy-efficient design to reduce GHG emissions, as well as climate adaptation investments to bolster water supply availability, particularly during times of drought. In addition, Metropolitan has partnered with the scientific community, including academic research institutions and the private sector, to test and ultimately implement advanced technologies that monitor and enhance Metropolitan's water supplies. Metropolitan's efforts to date in this area have focused not only on the goal of achieving broad environmental sustainability and efficiency objectives but also environmental risk mitigation.

Metropolitan has adopted or is in the process of adopting several planning documents that address the core issues of environmental sustainability, improving climate resiliency of operations, and advancing the goal of carbon neutrality. These documents include the Climate Action Plan, the Energy Sustainability Plan, the 2020 IRP and Metropolitan's Capital Improvement Plan. Metropolitan will be coordinating its ongoing sustainability efforts through its Chief Sustainability, Resiliency and Innovation Officer ("SRI Officer"). Metropolitan hired its first SRI Officer in March 2022. The SRI Officer is a newly created executive position that reports directly to the General Manager. Metropolitan's SRI Officer will play a central role in refining and implementing Metropolitan's existing climate action goals, as well as developing new goals to help Metropolitan meet its objectives across the organization.

Climate Change and Climate Action Plan. Climate change is expected to increase average temperatures across the western United States. In the Colorado River Basin, that is expected to result in decreased runoff and lower flows as less snow is coupled with increased evapotranspiration from trees and plants. In the Sierra Nevada, precipitation is anticipated to increasingly fall as rain in a few large storms, rather than as snow. Sierra snowpack, a critical storage tool in California's water management as it holds water high in the mountains until peak summer demand, has been projected to decrease by up to 65 percent by the end of the century. In the local Southern California region, climate change threatens groundwater basins with saltwater intrusion and less natural replenishment. These factors are expected to reduce the reliability of Metropolitan's imported water supply for Southern California.

Metropolitan has long recognized the threat to its water supply posed by these long-term impacts and has been addressing climate change for more than two decades through its IRP. Pursuant to its IRP (originally adopted in January 1996 and subsequently updated in 2004, 2010 and 2015), Metropolitan has invested in local supplies, developed new storage, and increased the flexibility of its water system facilities to be able to take delivery of water from diverse sources when available. Below are a few examples:

- Metropolitan has increased the water storage capacity of its dams and reservoirs by more than 13-fold since 1990 and has built the Inland Feeder, a large conveyance pipeline that allows for the movement of water into that storage. See "METROPOLITAN'S WATER DELIVERY SYSTEM" in this Appendix A. With snowpack dwindling, these investments provide a valuable opportunity to capture water in wet years and save it for dry ones.

- Metropolitan has increased the operational flexibility of its water delivery system through infrastructure improvements, such as the Inland Feeder, which provides the ability to capture and store high allocations of State Water Project supplies when available, and agreements to deliver Colorado River water supplies when State supplies are in drought, and vice versa. See "–Water Transfer, Storage and Exchange Programs."

- Metropolitan has invested approximately $840 million in conservation programs, which have helped decrease per capita water consumption over time in Metropolitan's service area from 207 gallons per person per day in 1990 to 127 gallons per person per day in 2017 – a 39 percent reduction. Metropolitan plans to continue to expand these efforts into the future. See "CONSERVATION AND WATER STORAGE MEASURES" in this Appendix A.

- Metropolitan's Local Resources Program accelerates the development of local water supply reliability projects by incentivizing agencies within Metropolitan's service area to construct recycled water, groundwater recovery and seawater desalination projects. Since 1982, Metropolitan has invested approximately $528 million in recycled water projects, a resilient supply source not impacted by climate change. See "REGIONAL WATER RESOURCES–Local Water Supplies" in this Appendix A.

- Metropolitan has partnered with other utilities and organizations across the nation to understand both the effects of climate change and potential opportunities to build resilience. These collaborators include the Water Utility Climate Alliance, a collaboration of large water providers working on climate issues affecting the country's water agencies, and the California Resilience Challenge, a collaboration of businesses, utilities, and non-profit organizations developing climate adaptation planning projects.

In May 2022, Metropolitan adopted a Climate Action Plan, a comprehensive planning document that outlines Metropolitan's strategy for reducing GHG emissions associated with future construction, operation, and maintenance activities. The Climate Action Plan includes an analysis of Metropolitan's historical GHG emissions, a forecast of future GHG emissions, sets a GHG reduction target for reducing emissions consistent with applicable state policies, and identifies a suite of specific GHG reduction actions that Metropolitan can implement to achieve its adopted targets. The Climate Action Plan establishes a GHG emissions reduction goal of 40 percent by 2030 and carbon neutrality by 2045. Metropolitan's Climate Action Plan includes nine strategies that target the reduction of direct emissions from natural gas and fuel combustion by supporting the transition to a zero emissions vehicle fleet and reduction of natural gas combustion; reducing indirect emissions associated with electricity consumption through improved energy efficiency and utilizing low-carbon and carbon-free electricity; and implementing GHG reduction measures that incentivize sustainable employee commutes, increase waste diversion, increase water conservation and local water supply, and investigating and implementing carbon capture and carbon sequestration opportunities on Metropolitan-owned lands.

Metropolitan's Climate Action Plan includes an implementation strategy, annual GHG inventories, a public-facing tracking and monitoring tool to ensure progress towards meeting its goal, and five-year updates to capture new and emerging technologies for GHG emissions reductions. The strategies included in the Climate Action Plan provide the co-benefits of improved infrastructure reliability, greater energy resiliency, and expected reduced costs associated with energy procurement and maintenance.

Energy Sustainability. Metropolitan meets its energy demands through its investments in hydroelectric and solar power and the purchase of more than 2,000 GWh of electricity annually from the regional power grid. In November 2020, Metropolitan developed an Energy Sustainability Plan. The Energy Sustainability Plan includes a framework of sustainable actions focused on energy cost containment, reliability, affordability, conservation and adaptation, including reconfiguring certain existing power plants and variable-speed pump drives at pumping stations, and assessing the integration of islanded operations for microgrid purposes. Metropolitan invests in renewable energy resources, including buying and generating hydroelectric power to help meet much of its electricity needs. Currently, over three-quarters of Metropolitan's pumping and

water treatment energy needs are met through renewable/sustainable energy resources. In addition to using power generated at Parker and Hoover Dams, Metropolitan has built 15 in-stream hydroelectric plants throughout its distribution system with a total capacity of about 130 megawatts. Metropolitan has also installed 5.5 megawatts of photovoltaic solar power at its facilities and is implementing a project to add battery energy storage to store green energy when power rates are low and discharge that energy when rates are higher.

Diversity, Equity and Inclusion and Governance. In its dedication to improving workplace culture for all employees, Metropolitan's Board has adopted a statement pledging its support of diversity, equity and inclusion initiatives. The Statement of Commitment is the result of a collaborative discussion among the 38-member board and provides guidance so that staff can develop, implement and maintain policies and practices to support diversity, equity and inclusion. In May 2022, Metropolitan hired its first Chief Diversity, Equity and Inclusion officer to help plan, develop, and implement strategies and initiatives designed to ensure that Metropolitan is a diverse and inclusive organization. See "GOVERNANCE AND MANAGEMENT–Management" and "–Employee Relations" in this Appendix A.

State Water Project

Background and Current Supply

One of Metropolitan's two major sources of water is the State Water Project, which is owned by the State, and managed and operated by DWR. The State Water Project is the largest state-built, multipurpose, user-financed water project in the country. It was designed and built primarily to deliver water, but also provides flood control, generates power for pumping, is used for recreation, and enhances habitat for fish and wildlife. The State Water Project provides irrigation water to 750,000 acres of farmland, mostly in the San Joaquin Valley, and provides municipal and industrial water to approximately 27 million of California's estimated 39.4 million residents, including the population within the service area of Metropolitan.

The State Water Project's watershed encompasses the mountains and waterways around the Feather River, the principal tributary of the Sacramento River, in the Sacramento Valley of Northern California. Through the State Water Project, Feather River water stored in and released from Oroville Dam (located about 70 miles north of Sacramento, east of the city of Oroville, California) and unregulated flows diverted directly from the Bay-Delta are transported south through the Central Valley of California, over the Tehachapi Mountains and into Southern California, via the California Aqueduct, to four delivery points near the northern and eastern boundaries of Metropolitan's service area. The total length of the California Aqueduct is approximately 444 miles. See "METROPOLITAN'S WATER DELIVERY SYSTEM–Primary Facilities and Method of Delivery –*State Water Project*" in this Appendix A.

From calendar year 2012 through 2021, the amount of water received by Metropolitan from the State Water Project, including water from water transfer, groundwater banking and exchange programs delivered through the California Aqueduct (described under "–Water Transfer, Storage and Exchange Programs" below), varied from a low of 588,000 acre-feet in the calendar year 2020 to a high of 1,473,000 acre-feet in 2017. In the calendar year 2020, DWR's allocation to State Water Contractors (defined below) was 20 percent of contracted amounts, or 382,300 acre-feet, for Metropolitan. In the calendar year 2021, DWR's allocation to State Water Contractors was 5 percent of contracted amounts, or 95,575 acre-feet, for Metropolitan.

On December 1, 2021, DWR announced an initial calendar year 2022 allocation of 0 percent. In light of the unprecedented drought conditions, DWR stated that the initial allocation for 2022 would focus on the health and safety needs of the 29 State Water Contractors. On January 20, 2022, DWR increased the allocation estimate to 15 percent of contracted amounts, or 286,725 acre-feet for Metropolitan, based on increased precipitation and estimates of future runoff under very dry conditions. On March 18, 2022, due to extremely dry conditions, DWR decreased the allocation to 5 percent of contracted amounts, with additional supplies available to meet the health and safety water needs of State Water Contractors. Further changes to the 2022 allocation are unlikely as the rainy season has passed and the record dry conditions are ongoing. See also "–Current Water Conditions and Drought Response Actions."

State Water Contract

General Terms of the Contract. In 1960, Metropolitan signed a water supply contract (as amended, the "State Water Contract") with DWR to receive water from the State Water Project. Metropolitan is one of 29 agencies and districts that have long-term contracts for water service from DWR (known collectively as the "State Water Contractors" and sometimes referred to herein as "Contractors"). Metropolitan is the largest of the State Water Contractors in terms of the number of people it serves (approximately 19 million), the share of State Water Project water that it has contracted to receive (approximately 46 percent), and the percentage of total annual payments made to DWR by agencies with State water supply contracts (approximately 51 percent for calendar year 2022). Metropolitan received its first delivery of State Water Project water in 1972.

Pursuant to the terms of the State water supply contracts, all water-supply related expenditures for capital and operations, maintenance, power, and replacement costs associated with the State Water Project facilities are paid for by the State Water Contractors as components of their annual payment obligations to DWR. In exchange, Contractors have the right to participate in the system, with an entitlement to water service from the State Water Project and the right to use the portion of the State Water Project conveyance system necessary to deliver water to them. Each year DWR estimates the total State Water Project water available for delivery to the State Water Contractors and allocates the available project water among the State Water Contractors in accordance with the State water supply contracts. Late each year, DWR announces an initial allocation estimate for the upcoming year, but periodically provides subsequent estimates throughout the year if warranted by developing precipitation and water supply conditions. Based upon the updated rainfall and snowpack values, DWR's total water supply availability projections are refined during each calendar year and allocations to the State Water Contractors are adjusted accordingly.

Under its State Water Contract, Metropolitan has a contractual right to its proportionate share of the State Water Project water that DWR determines annually is available for allocation to the Contractors. This determination is made by DWR each year based on existing supplies in storage, forecasted hydrology, and other factors, including water quality and environmental flow obligations and other operational considerations. Available State Water Project water is then allocated to the Contractors in proportion to the amounts set forth in "Table A" of their respective State water supply contract (sometimes referred to herein as "Table A State Water Project water"); provided, that in accordance with the terms of the State water supply contracts, the State may allocate on some other basis if such action is required to meet minimum demands of contractors for domestic supply, fire protection, or sanitation during the year. Pursuant to Table A of its State Water Contract, Metropolitan is entitled to approximately 46 percent of the total annual allocation made available to State Water Contractors each year. Metropolitan's State Water Contract, under a 100 percent allocation, provides Metropolitan 1,911,500 acre-feet of water. The 100 percent allocation is referred to as the contracted amount. See also "–Current Water Conditions and Drought Response Actions" for information regarding Metropolitan's allocation of State Water Project water for 2022.

The term of Metropolitan's State Water Contract currently extends to December 31, 2035, or until all DWR bonds issued to finance construction of project facilities are repaid, whichever is longer. Upon expiration of the State Water Contract term, Metropolitan has the option to continue service under substantially the same terms and conditions. See also "*–Amendment of Contract Term*."

Monterey Amendment. Amendments, approved by Metropolitan's Board in 1995, and since executed by DWR and 27 of the State Water Contractors (collectively known as the "Monterey Amendment"), among other things, made explicit that the Contractors' rights to use the portion of the State Water Project conveyance system necessary to deliver water to them also includes the right to convey non-State Water Project water at no additional cost as long as capacity exists. These amendments also expanded the ability of the State Water Contractors to carry over State Water Project water in State Water Project storage facilities, allowed participating Contractors to borrow water from terminal reservoirs, and allowed Contractors to store water in groundwater storage facilities outside a Contractor's service area for later use. These amendments provided the means for individual Contractors to increase supply reliability through water transfers and storage outside

their service area. Metropolitan has subsequently developed and actively manages a portfolio of water supplies to convey through the California Aqueduct pursuant to these contractual rights. See "–Water Transfer, Storage and Exchange Programs."

The adequacy of the Environmental Impact Report ("EIR") for the Monterey Amendment was challenged in litigation. After revising the EIR and completing remedial CEQA review, in September 2021, the Court of Appeal upheld the adequacy of the EIR, the validity of the Monterey Amendment and the agreement relating to the Kern Water Bank (a portion of the Monterey Amendment that does not directly affect Metropolitan), and the trial court's denial of attorney fees for one of the plaintiffs.

On January 5, 2022, the California Supreme Court denied petitions seeking review of the Court of Appeal's decision. The Court of Appeal's decision upholding the Monterey Amendment is therefore final.

Project Improvement Amendments. Metropolitan's State Water Contract has been amended a number of times since its original execution and delivery. Several of the amendments, entered into by DWR and various subsets of State Water Contractors, relate to the financing and construction of a variety of State Water Project facilities and improvements and impose certain cost responsibility therefor on the affected Contractors, including Metropolitan. For a description of Metropolitan's financial obligations under its State Water Contract, including with respect to such amendments, see "METROPOLITAN EXPENSES–State Water Contract Obligations" in this Appendix A.

Water Management Amendments. Metropolitan and other State Water Contractors have undertaken negotiations with DWR to amend their State water supply contracts to clarify the criteria applicable to certain water management tools including single and multi-year water transfers and exchanges. The water management provisions amendment allows for greater flexibility for transfers and exchanges among the State Water Contractors. Specifically, the amendment confirms existing practices for exchanges, allows more flexibility for non-permanent water transfers, and allows for the transfer and exchange of certain portions of Article 56 carryover water (see "–Water Transfer, Storage and Exchange Programs –State Water Project Agreements and Programs – *Metropolitan Article 56 Carryover*"). DWR certified a final EIR for the water management amendments in August 2020. In September 2020, North Coast Rivers Alliance, California Water Impact Network and others separately filed two lawsuits challenging DWR's final EIR and approval of the State water supply contract water management provisions amendment under CEQA. North Coast Rivers Alliance also alleges violations of the Delta Reform Act, and public trust doctrine, and seeks declaratory and injunctive relief. The cases were deemed related and assigned to the same judge. DWR is in the process of compiling the administrative record. Any adverse impact of this litigation and rulings on Metropolitan's State Water Project supplies cannot be determined at this time. Despite the pending litigation, enough of the State Water Contractors approved and executed the amendments as required by DWR for it to be deemed fully executed. The amendments went into effect on February 28, 2021. The State Water Contractors association has intervened in the two related cases to protect the interests of the Contractors.

Amendment of Contract Term. DWR and the State Water Contractors reached an Agreement in Principle (the "Agreement in Principle") on an amendment to their State water supply contracts to extend the contracts beyond December 31, 2035 and to make certain changes related to financial management of the State Water Project (which, following the execution of the amendment, are expected to be implemented beginning on January 1, 2024). DWR and 25 of the State Water Contractors, including Metropolitan, have signed the Agreement in Principle. Under the Agreement in Principle, the term of the State water supply contract for each Contractor that signs an amendment would be extended until December 31, 2085. The Agreement in Principle served as the "proposed project" for purposes of environmental review under CEQA. Three separate lawsuits were filed relating to the contract extension: one, a validation action, by DWR seeking to validate the contract extension, and two others, separate petitions for writ of mandate and a complaint for declaratory and injunctive relief challenging DWR's final EIR and approval of the State water supply contract extension amendment under CEQA, the Delta Reform Act, and public trust doctrine. The validation and CEQA cases were deemed related by the court and assigned to a single judge. After a three-day trial in January 2022, the court issued a

final statement of decision on March 9, 2022 ruling that the amendments are valid and denying the petitions for writs of mandate challenging the final EIR and rejecting the Delta Reform Act and public trust causes of action. In late April, final judgments were entered in all three cases and served on the parties. On May 20, 2022, one group of petitioners filed a notice of appeal in the validation action. On May 24, 2022, a different group of petitioners filed a notice of appeal in one of the writ actions. Any potential adverse impact of appeals on Metropolitan's State Water Project supplies cannot be determined at this time. As of May 2022, 22 of the 29 State Water Contractors, including Metropolitan, have executed the amendment, exceeding the DWR established threshold needed for it to be implemented. Considering the favorable outcome at trial, DWR is considering moving forward with implementation of the amendments with individual State Water Contractors. Unless the contract extension amendment is implemented, the amortization period for any future DWR bonds issued for the State Water Project will end in 2035.

Amendments for Allocation of Conveyance Costs. Metropolitan and other State Water Contractors embarked on a third public process to further negotiate proposed amendments to their State water supply contracts related to cost allocation for a potential Delta Conveyance Project. Pursuant to the terms of the Monterey settlement (referenced above), negotiations for this State Water Project contract amendment were completed in public. In March 2021, DWR and the State Water Contractors concluded public negotiations and reached an Agreement in Principle (the "Delta Conveyance AIP") that will be the basis for amendment of the State water supply contracts. The future contract amendment contemplated by the Delta Conveyance AIP would provide a mechanism that would allow for the costs related to any Delta Conveyance Project to be allocated and collected by DWR. The Delta Conveyance AIP also provides for the allocation of benefits for any Delta Conveyance Project in proportion to each State Water Contractor's participation. DWR will maintain a table reflecting decisions made by public agency boards regarding that agency's participation. Contract language for the proposed amendments is under development. Consideration of the amendments for approval by DWR and the State Water Contractors would not occur until after DWR's completion of the Delta Conveyance Project environmental review, which is not expected before 2024. See "*–Bay-Delta Planning Activities*" and "*–Delta Conveyance*" under "Bay-Delta Proceedings Affecting State Water Project" below.

Coordinated Operations with Central Valley Project

DWR operates the State Water Project in coordination with the federal Central Valley Project, which is operated by the Bureau of Reclamation. Since 1986, the coordinated operations have been undertaken pursuant to a Coordinated Operations Agreement for the Central Valley Project and State Water Project (the "COA"). The COA defines how the State and federal water projects share water quality and environmental flow obligations imposed by regulatory agencies. The agreement calls for periodic review to determine whether updates are needed in light of changed conditions. After completing a joint review process, DWR and the Bureau of Reclamation agreed to amend the COA to reflect water quality regulations, biological opinions and hydrology updated since the 1986 agreement was signed. On December 13, 2018, DWR and the Bureau of Reclamation executed an Addendum to the COA (the "COA Addendum"). The COA Addendum provides for DWR's adjustment of current State Water Project operations to modify pumping operations, as well as project storage withdrawals to meet in-basin uses, pursuant to revised calculations based on water year types. The COA Addendum will shift responsibilities for meeting obligations between the Central Valley Project and the State Water Project, resulting in a shift of approximately 120,000 acre-feet in long-term average annual exports from the State Water Project to the Central Valley Project.

In executing the COA Addendum, DWR found the agreement to be exempt from environmental review under CEQA as an ongoing project and that the adjustments in operations are within the original scope of the project. On January 16, 2019, commercial fishing groups and an American Indian tribe ("petitioners") filed a lawsuit against DWR alleging that entering the COA Addendum violated CEQA, the Delta Reform Act, and the public trust doctrine. On April 11, 2019, Westlands Water District ("Westlands") filed a motion to intervene, which was not opposed by any party. The court granted Westlands' motion on June 7, 2019. On October 7, 2019, the North Delta Water Agency filed a motion to intervene. On November 19, 2019, the court granted North Delta Water Agency's motion. The petitioners are still in the process of preparing the

administrative record. A hearing on the merits has been set for July 22, 2022. The effect of this lawsuit on the COA Addendum and State Water Project operations cannot be determined at this time.

2017 Oroville Dam Spillway Incident

Oroville Dam, the earthfill embankment dam on the Feather River which impounds Lake Oroville, is operated by DWR as a facility of the State Water Project. On February 7, 2017, the main flood control spillway at Oroville Dam, a gated and concrete lined facility, experienced significant damage as DWR released water to manage higher inflows driven by continued precipitation in the Feather River basin. The damaged main spillway impaired DWR's ability to manage lake levels causing water to flow over the emergency spillway structure, an ungated, 1,730-foot-long concrete barrier located adjacent to the main flood control spillway structure. Use of the emergency spillway structure resulted in erosion that threatened the stability of the emergency spillway structure. This concern prompted the Butte County Sheriff to issue an evacuation order for approximately 200,000 people living in Oroville and the surrounding communities.

On November 1, 2018, DWR completed reconstruction of the main spillway to its original design capacity of approximately 270,000 cubic feet per second ("cfs"), a capacity almost twice its highest historical outflow. Work on the emergency spillway was substantially completed in April 2019. Mitigation measures such as slope revegetation were completed in 2021. DWR has estimated the total costs of the recovery and restoration project prior to any federal or other reimbursement to be approximately $1.2 billion. As of March 2022, DWR has received or expects to receive reimbursement of a total of approximately $617 million of these costs under the Public Assistance Program of the Federal Emergency Management Agency ("FEMA"). Unrecovered costs of about $602 million were charged to the State Water Contractors under the State Water Contracts, of which Metropolitan's share totaled about $275 million. DWR financed these unrecovered costs with DWR bonds.

Various lawsuits have been filed against DWR asserting claims for property damage, economic losses, environmental impacts and civil penalties related to this incident. Neither Metropolitan nor any other State Water Contractor was named as a defendant in any of these lawsuits. These cases, which have been coordinated in Sacramento Superior Court (Case No. JCCP 4974), include a lawsuit filed by the Butte County District Attorney ("DA") that seeks up to $51 billion in civil penalties. This lawsuit asserts a single claim under California Fish and Game Code section 5650, *et seq.*, which makes it unlawful to deposit or place certain substances into the waters of the State, including lime, slag and "any substance or material deleterious to fish, plant life, mammals, or bird life." Among other things, the statute provides for the assessment of civil penalties of up to $25,000 a day and $10 per pound of material deposited in violation of its strictures.

DWR filed a motion for summary judgment in the Butte County DA case on September 3, 2020. On December 18, 2020, the Sacramento Superior Court issued a ruling granting DWR's motion. In its ruling, the court determined that, as a matter of law, DWR is not a person subject to the penalty provisions of the California Fish and Game Code section at issue, and therefore the Butte County DA's complaint failed to state a cause of action. As a result of the granting of the motion, the matter was dismissed by the trial court. The judgment was entered on January 11, 2021. The Butte County DA filed a notice of appeal on February 9, 2021. On March 30, 2021, the Third District Court of Appeal ordered this case to mediation, but no settlement was reached. As a result, the court terminated the mediation on January 6, 2022. The record on appeal has been designated, but no briefing schedule has been set. At this time, Metropolitan cannot predict the outcome of this litigation or the amount of civil penalties that might be assessed in the event the Butte County DA prevails on an appeal of the decision.

The State water supply contracts provide that Metropolitan and the other State Water Contractors are not liable for any claim of damage of any nature arising out of or connected to the control, carriage, handling, use, disposal or distribution of State Water Project water prior to the point where it reaches their turnouts. However, DWR has asserted that regardless of legal liability all costs of the State Water Project system must be borne by State Water Contractors. Thus, DWR has indicated that it intends to bill the State Water Contractors for any expenditures related to litigation (cost of litigation, settlements, damages awards/verdicts)

arising from the Oroville Dam spillway incident and costs incurred by DWR to date have been reflected in DWR charges. Metropolitan has established that all charges related to this litigation are being paid under protest, and it has an existing tolling agreement with DWR to preserve its legal right to seek recovery of these charges and/or dispute any future charges that DWR may seek to assess related to such litigation.

Bay-Delta Proceedings Affecting State Water Project

General. In addition to being a source of water for diversion into the State Water Project, the Bay-Delta is the source of water for local agricultural, municipal, and industrial needs. The Bay-Delta also supports significant resident and anadromous fish and wildlife resources, as well as recreational uses of water. Both the State Water Project's upstream reservoir operations and its Bay-Delta diversions can at times affect these other uses of Bay-Delta water directly, or indirectly, through impacts on Bay-Delta water quality. A variety of proceedings and other activities are ongoing with the participation of various State and federal agencies, as well as California's environmental, urban and agricultural communities, in an effort to develop long-term, collectively negotiated solutions to the environmental and water management issues concerning the Bay-Delta. Metropolitan actively participates in these proceedings. Metropolitan cannot predict the outcome of any of the litigation or regulatory processes described below but believes that a materially adverse impact on the operation of State Water Project pumps, could negatively impact Metropolitan's State Water Project deliveries and/or Metropolitan's water reserves.

SWRCB Regulatory Activities and Decisions. The SWRCB is the agency responsible for setting water quality standards and administering water rights throughout California. The SWRCB exercises its regulatory authority over the Bay-Delta by means of public proceedings leading to regulations and decisions that can affect the availability of water to Metropolitan and other users of State Water Project water. These include the Water Quality Control Plan ("WQCP") for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary, which establishes the water quality objectives and proposed flow regime of the estuary, and water rights decisions, which assign responsibility for implementing the objectives of the WQCP to users throughout the system by adjusting their respective water rights permits.

Since 2000, SWRCB's Water Rights Decision 1641 ("D-1641") has governed the State Water Project's ability to export water from the Bay-Delta for delivery to Metropolitan and other agencies receiving water from the State Water Project. D-1641 allocated responsibility for meeting flow requirements and salinity and other water quality objectives established earlier by the WQCP.

The WQCP gets reviewed periodically and new standards and allocations of responsibility can be imposed on the State Water Project as a result. The SWRCB's current review and update of the WQCP is being undertaken in phased proceedings. In December 2018, the SWRCB completed Phase 1 of the WQCP proceedings, adopting the plan amendments and environmental documents to support new flow standards for the Lower San Joaquin River tributaries and revised southern Delta salinity objectives. Various stakeholders filed suit against the SWRCB challenging these amendments. As part of Phase 2 proceedings, a framework document for the second plan amendment process, focused on the Sacramento River and its tributaries, Delta eastside tributaries, Delta outflows, and interior Delta flows, was released in July 2018. The framework describes changes that will likely be proposed by the SWRCB through formally proposed amendments and supporting environmental documents unless it approves an alternative. The proposed changes include certain unimpaired flow requirements for the Sacramento River and its salmon-bearing tributaries. The SWRCB has also encouraged all stakeholders to work together to reach one or more voluntary agreements for consideration by the SWRCB that could implement the proposed amendments to the WQCP through a variety of tools, including non-flow habitat restoration for sensitive salmon and smelt species, while seeking to protect water supply reliability. Metropolitan is participating in the Phase 2 proceedings and voluntary agreement negotiations. On March 29, 2022, Metropolitan's General Manager signed a Memorandum of Understanding Advancing a Term Sheet for the Voluntary Agreements to Update and Implement the Bay-Delta Water Quality Control Plan, and Other Related Actions (the "VA MOU"). Other parties include the California Natural Resources Agency ("Natural Resources"), the California Environmental Protection Agency, the California Department of Fish and Wildlife ("CDFW"), the Bureau of Reclamation, the State Water Contractors

association and nine other water users. Under the VA MOU, the parties "seek to take a comprehensive approach to integrate flow and non-flow measures, including habitat restoration, subject to ongoing adaptive management based on a science program" as described in an attached term sheet. The proposed approach provides for implementation over eight years with a potential extension to up to fifteen years.

Bay-Delta Planning Activities. In 2000, several State and federal agencies released the CALFED Bay-Delta Programmatic Record of Decision and Environmental Impact Report/Environmental Impact Statement ("EIR/EIS") that outlined and disclosed the environmental impacts of a 30-year plan to improve the Bay-Delta's ecosystem, water supply reliability, water quality, and levee stability. CALFED is the consortium of State and federal agencies with management and regulatory responsibilities in the San Francisco Bay/ Sacramento-San Joaquin Delta Estuary. The CALFED Record of Decision remains in effect and many of the State, federal, and local projects begun under CALFED continue.

In 2006 multiple State and federal resource agencies, water agencies, and other stakeholder groups entered into a planning agreement for the Bay-Delta Conservation Plan ("BDCP"). The BDCP was originally conceived as a comprehensive conservation strategy for the Bay-Delta designed to restore and protect ecosystem health, water supply, and water quality within a stable regulatory framework to be implemented over a 50-year time frame with corresponding long-term permit authorizations from fish and wildlife regulatory agencies. The BDCP includes both alternatives for new water conveyance infrastructure and extensive habitat restoration in the Bay-Delta.

The existing State Water Project Delta water conveyance system needs to be improved and modernized to address operational constraints on pumping in the south Delta as well as risks to water supplies and water quality from climate change, earthquakes, and flooding. Operational constraints are largely due to biological opinions and incidental take permits to which the State Water Project is subject that substantially limit the way DWR operates the State Water Project.

In 2015, the State and federal lead agencies proposed an alternative implementation strategy and new alternatives to the BDCP to provide for the protection of water supplies conveyed through the Bay-Delta and the restoration of the ecosystem of the Bay-Delta, termed "California WaterFix" and "California EcoRestore," respectively. Planned water conveyance improvements, California WaterFix, would be implemented by DWR and the Bureau of Reclamation as a stand-alone project with the required habitat restoration limited to that directly related to construction mitigation. Ecosystem improvements and habitat restoration more generally, California EcoRestore, would be undertaken under a more phased approach.

California EcoRestore. As part of California EcoRestore, which was initiated in 2015, the State is pursuing more than 30,000 acres of Delta habitat restoration. Work on several California EcoRestore projects is ongoing. The overall estimated cost to complete the current list of California EcoRestore projects is $750-$950 million, with approximately half expected to be paid from the State Water Project by State Water Contractors and half from other funding sources. Over the first five years (which was 2015-2020), California EcoRestore represents an investment of approximately $500 million for implementation and planning costs. This includes certain amounts being paid by the State Water Contractors, including Metropolitan, for the costs of habitat restoration required to mitigate State and federal water project impacts pursuant to the biological opinions. See also "–Endangered Species Act and Other Environmental Considerations Relating to Water Supply – Endangered Species Act Considerations – State Water Project."

Delta Conveyance. On April 29, 2019, Governor Newsom issued an executive order directing identified State agencies to develop a comprehensive statewide strategy to build a climate-resilient water system, directing the State agencies to inventory and assess the current planning for modernizing conveyance through the Bay-Delta with a new single tunnel project (rather than the previously contemplated two-tunnel California WaterFix). Consistent with the Governor's direction, in January 2020, DWR commenced a formal environmental review process under CEQA for a proposed single tunnel Delta Conveyance Project. The new conveyance facilities being reviewed would include intake structures on the Sacramento River, with a total

capacity of 6,000 cfs, and a single tunnel to convey water to the existing pumping plants in the south Delta. Planning, environmental review and conceptual design work by DWR are expected to be completed in the 2023-2024 timeframe.

On August 20, 2020, the U.S. Army Corps of Engineers, the lead agency for the Delta Conveyance Project under the National Environmental Policy Act ("NEPA"), issued a notice of intent of the development of the environmental impact statement for the Delta Conveyance Project. The draft environmental impact statement is currently anticipated to be available for public review and comment in mid-2022.

Metropolitan's Board has previously authorized Metropolitan's participation in two joint powers agencies relating to a Bay-Delta conveyance project (originally formed in connection with California WaterFix): the Delta Conveyance Design and Construction Authority (the "DCA"), formed by the participating water agencies to actively participate with DWR in the design and construction of the conveyance project in coordination with DWR and under the control and supervision of DWR; and the Delta Conveyance Finance Authority (the "Financing JPA"), formed by the participating water agencies to facilitate financing for the conveyance project. The DCA is providing engineering and design activities to support the DWR's planning and environmental analysis for the potential new Delta Conveyance Project.

In August 2020, the DCA released preliminary cost information for the proposed Delta Conveyance Project based on an early cost assessment prepared by the DCA. The DCA's early assessment is based on preliminary engineering, not a full conceptual engineering report, and includes project costs for construction, management, oversight, mitigation, planning, soft costs, and contingencies. Based on these assumptions, the DCA's early assessment estimated a project cost of approximately $15.9 billion in 2020 non-discounted dollars, which includes a 44 percent overall contingency applied to the preliminary construction costs.

Approximately $340.7 million of investment is estimated to be needed over four years (2021 through 2024) to fund planning and pre-construction costs for the proposed Delta Conveyance Project. At its December 8, 2020 Board meeting, Metropolitan's Board authorized the General Manager to execute a funding agreement with DWR and commit funding for a Metropolitan participation level of 47.2 percent of such costs of preliminary design, environmental planning and other pre-construction activities to assist in the environmental process for the proposed Delta Conveyance Project. Metropolitan's 47.2 percent share amounts to an estimated funding commitment of $160.8 million over the four years 2021 through 2024. Eighteen other State Water Contractors also have approved funding a share of the planning and pre-construction costs. Like prior agreements for BDCP and California WaterFix, the funding agreement provides that funds would be reimbursed to Metropolitan if the project is approved and when the first bonds, if any, for the project are issued. In connection with approving the funding agreement, at its December 2020 Board meeting, the Board also authorized the General Manager to execute an amendment to the DCA joint exercise of powers agreement. The amendment was developed to address changes in the anticipated participation structure for the proposed Delta Conveyance Project from that contemplated for California WaterFix.

Metropolitan's December 8, 2020 action to approve fund planning and pre-construction costs does not commit Metropolitan to participate in the Delta Conveyance Project. Any final decision to commit to the project and incur final design and construction costs would require Board approval following completion of the environmental review for the proposed Delta Conveyance Project, which is not expected to occur until 2024 or later.

On August 6, 2020, DWR adopted certain resolutions to authorize the issuance of bonds to finance costs of the Delta Conveyance Project environmental review, planning, design and, if and when such a project is approved, the costs of acquisition and construction thereof. The same day, it filed a complaint in Sacramento County Superior Court seeking to validate its authority to issue the bonds. Fourteen answers have been filed in the validation action, and one related case was filed in the same court alleging that DWR violated CEQA by adopting the bond resolutions before completing environmental review of the Delta Conveyance Project. DWR and several project opponents filed cross-motions for summary judgment on the CEQA affirmative defenses

and related CEQA lawsuit, and in December 2021, the trial court granted DWR's motions and denied opponents' motions, eliminating the CEQA affirmative defenses. Because the trial court judge was elevated to the Court of Appeal, the parties have requested reassignment to a new trial court judge to move the validation case forward to trial. Additional lawsuits could be filed in the future with respect to any new Bay-Delta conveyance project and may impact the anticipated timing and costs of any proposed new single tunnel Delta Conveyance Project.

Colorado River Aqueduct

Background

The Colorado River was Metropolitan's original source of water after Metropolitan's establishment in 1928. Metropolitan has a legal entitlement to receive water from the Colorado River under a permanent service contract with the Secretary of the Interior. Water from the Colorado River and its tributaries is also available to other users in California, as well as users in the states of Arizona, Colorado, Nevada, New Mexico, Utah, and Wyoming (collectively, the "Colorado River Basin States"), resulting in both competition and the need for cooperation among these holders of Colorado River entitlements. In addition, under a 1944 treaty, Mexico has the right to delivery of 1.5 million acre-feet of Colorado River water annually except as provided under shortage conditions described in Treaty Minute 323. The United States and Mexico agreed to conditions for reduced deliveries of Colorado River water to Mexico in Treaty Minute 323, adopted in 2017. Treaty Minute 323 established the rules under which Mexico agreed to take shortages and create reservoir storage in Lake Mead. Those conditions are in parity with the requirements placed on the Lower Basin States (defined below) in the Lower Basin Drought Contingency Plan (described under "– Colorado River Operations: Surplus and Storage Guidelines – *Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead*"). Mexico can also schedule delivery of an additional 200,000 acre-feet of Colorado River water per year if water is available in excess of the requirements in the United States and the 1.5 million acre-feet allotted to Mexico.

Construction of the CRA, which is owned and operated by Metropolitan, was undertaken by Metropolitan to provide for the transportation of its Colorado River water entitlement to its service area. The CRA originates at Lake Havasu on the Colorado River and extends approximately 242 miles through a series of pump stations and reservoirs to its terminus at Lake Mathews in Riverside County. Up to 1.25 million acre-feet of water per year may be conveyed through the CRA to Metropolitan's member agencies, subject to the availability of Colorado River water for delivery to Metropolitan as described below. Metropolitan first delivered CRA water to its member agencies in 1941.

Colorado River Water Apportionment and Seven-Party Agreement

Pursuant to the federal Boulder Canyon Project Act of 1928, California is apportioned the use of 4.4 million acre-feet of water from the Colorado River each year plus one-half of any surplus that may be available for use collectively in Arizona, California and Nevada (the "Lower Basin States"). Under an agreement entered into in 1931 among the California entities that expected to receive a portion of California's apportionment of Colorado River water (the "Seven-Party Agreement") and which has formed the basis for the distribution of Colorado River water made available to California, Metropolitan holds the fourth priority right to 550,000 acre-feet per year. This is the last priority within California's basic apportionment. In addition, Metropolitan holds the fifth priority right to 662,000 acre-feet of water, which is in excess of California's basic apportionment. Until 2003, Metropolitan had been able to take full advantage of its fifth priority right as a result of the availability of surplus water and water apportioned to Arizona and Nevada that was not needed by those states. However, during the 1990s Arizona and Nevada increased their use of water from the Colorado River, and by 2002 no unused apportionment was available for California. As a result, California has limited its annual use to 4.4 million acre-feet since 2003, not including supplies made available under water supply programs such as Intentionally Created Surplus ("ICS") and certain conservation and storage agreements. In addition, a severe drought in the Colorado River Basin from 2000-2004 reduced storage in system reservoirs, ending the availability of surplus deliveries to Metropolitan. Prior to 2003, Metropolitan could divert over 1.25 million acre-feet in any year. Since 2003, Metropolitan's net diversions of Colorado River water have

ranged from a low of 537,607 acre-feet in 2019 to a high of approximately 1,179,000 acre-feet in 2015. Preliminary average annual net diversions for 2012 through 2021 were 909,585 acre-feet, with annual volumes dependent primarily on programs to augment supplies, including transfers of conserved water from agriculture. See "– Quantification Settlement Agreement" and "– Colorado River Operations: Surplus and Shortage Guidelines." See also "–Current Water Conditions and Drought Response Actions" and "–Water Transfer, Storage and Exchange Programs – Colorado River Aqueduct Agreements and Programs." In 2021, Metropolitan's preliminary total available Colorado River supply was just over one million acre-feet. A portion of the available supply was supply from Metropolitan's Lake Mead ICS supplies. See also "–Storage Capacity and Water in Storage."

The following table sets forth the existing priorities of the California users of Colorado River water established under the 1931 Seven-Party Agreement.

PRIORITIES UNDER THE 1931 CALIFORNIA SEVEN-PARTY AGREEMENT(1)

Priority	Description	Acre-Feet Annually
1	Palo Verde Irrigation District gross area of 104,500 acres of land in the Palo Verde Valley	3,850,000
2	Yuma Project in California not exceeding a gross area of 25,000 acres in California	
3(a)	Imperial Irrigation District and other lands in Imperial and Coachella Valleys(2) to be served by All-American Canal	
3(b)	Palo Verde Irrigation District - 16,000 acres of land on the Lower Palo Verde Mesa	
4	Metropolitan Water District of Southern California for use on the coastal plain	550,000
	SUBTOTAL	4,400,000
5(a)	Metropolitan Water District of Southern California for use on the coastal plain	550,000
5(b)	Metropolitan Water District of Southern California for use on the coastal plain(3)	112,000
6(a)	Imperial Irrigation District and other lands in Imperial and Coachella Valleys to be served by the All-American Canal	300,000
6(b)	Palo Verde Irrigation District - 16,000 acres of land on the Lower Palo Verde Mesa	
	TOTAL	5,362,000
7	Agricultural use in the Colorado River Basin in California	Remaining surplus

Source: Metropolitan.

(1) Agreement dated August 18, 1931, among Palo Verde Irrigation District, Imperial Irrigation District, Coachella Valley County Water District, Metropolitan, the City of Los Angeles, the City of San Diego and the County of San Diego. These priorities were memorialized in the agencies' respective water delivery contracts with the Secretary of the Interior.

(2) The Coachella Valley Water District serves Coachella Valley.

(3) In 1946, the City of San Diego, the San Diego County Water Authority, Metropolitan and the Secretary of the Interior entered into a contract that merged and added the City and County of San Diego's rights to storage and delivery of Colorado River water to the rights of Metropolitan.

Quantification Settlement Agreement

The Quantification Settlement Agreement ("QSA"), executed by the Coachella Valley Water District ("CVWD"), Imperial Irrigation District ("IID"), Metropolitan, and others in October 2003, establishes Colorado River water use limits for IID and CVWD, and provides for specific acquisitions of conserved water and water supply arrangements. The QSA and related agreements provide a framework for Metropolitan to enter into other cooperative Colorado River supply programs and set aside several disputes among California's Colorado River water agencies.

Specific programs under the QSA and related agreements include lining portions of the All-American and Coachella Canals, which were completed in 2009 and conserve over 98,000 acre-feet annually. Metropolitan receives this water and delivers over 77,000 acre-feet of exchange water annually to the San Diego County Water Authority ("SDCWA"), and provides 16,000 acre-feet of water annually by exchange to the United States for use by the La Jolla, Pala, Pauma, Rincon and San Pasqual Bands of Mission Indians, the San Luis Rey River Indian Water Authority, the City of Escondido, and the Vista Irrigation District. Water became available for exchange with the United States following a May 17, 2017 notice from the Federal Energy Regulatory Commission ("FERC") satisfying the last requirement of Section 104 of the San Luis Rey Indian Water Rights Settlement Act (Title I of Public Law 100-675, as amended). The QSA and related agreements also authorized the transfer of conserved water annually by IID to SDCWA (up to a maximum amount in 2021 of 205,000 acre-feet, then stabilizing to 200,000 acre-feet per year). Metropolitan also receives this water and delivers an equal amount of exchange water annually to SDCWA. See description under "–Metropolitan and San Diego County Water Authority Exchange Agreement" below; see also "METROPOLITAN REVENUES–Principal Customers" in this Appendix A. Also included under the QSA related agreements is a delivery and exchange agreement between Metropolitan and CVWD that provides for Metropolitan, when requested, to deliver annually up to 35,000 acre-feet of Metropolitan's State Water Project contractual water to CVWD by exchange with Metropolitan's available Colorado River supplies.

Metropolitan and San Diego County Water Authority Exchange Agreement

No facilities exist to deliver conserved water acquired by SDCWA from IID and water allocated to SDCWA that has been conserved as a result of the lining of the All-American and Coachella Canals. See "–Quantification Settlement Agreement." Accordingly, in 2003, Metropolitan and SDCWA entered into an exchange agreement (the "Exchange Agreement"), pursuant to which SDCWA makes available to Metropolitan at its intake at Lake Havasu on the Colorado River the conserved Colorado River water SDCWA receives under the QSA related agreements. Metropolitan delivers an equal volume of water from its own sources of supply through its delivery system to SDCWA. The Exchange Agreement limits the amount of water that Metropolitan delivers to 277,700 acre-feet per year, except that an additional 5,000 acre-feet was exchanged in 2021 and an additional 2,500 acre-feet will be exchanged in 2022. In consideration for the exchange of the conserved water made available to Metropolitan by SDCWA with the exchange water delivered by Metropolitan, SDCWA pays the agreement price. The price payable by SDCWA is calculated using the charges set by Metropolitan's Board from time to time to be paid by its member agencies for the conveyance of water through Metropolitan's facilities. See "METROPOLITAN REVENUES–Litigation Challenging Rate Structure" in this Appendix A for a description of Metropolitan's charges for the conveyance of water through Metropolitan's facilities and litigation in which SDCWA is challenging such charges. The term of the Exchange Agreement, as it relates to conserved water transferred by IID to SDCWA, extends through 2047, and as it relates to water allocated to SDCWA that has been conserved as a result of the lining of the All-American and Coachella Canals, extends through 2112; subject, in each case, to the right of SDCWA, upon a minimum of five years' advance written notice to Metropolitan, to permanently reduce the aggregate quantity of conserved water made available to Metropolitan under the Exchange Agreement to the extent SDCWA decides continually and regularly to transport such conserved water to SDCWA through alternative facilities (which do not presently exist). In 2021, preliminary estimates of water delivered to Metropolitan by SDCWA for exchange was approximately 282,700 acre-feet, consisting of 205,000 acre-feet

of IID conservation plus 77,700 acre-feet of conserved water from the Coachella Canal and All-American Canal lining projects.

Colorado River Operations: Surplus and Shortage Guidelines

General. The Secretary of the Interior is vested with the responsibility of managing the mainstream waters of the lower Colorado River pursuant to federal law. Each year, the Secretary of the Interior is required to declare the Colorado River water supply availability conditions for the Lower Basin States in terms of "normal," "surplus" or "shortage" and has adopted operations criteria in the form of guidelines to determine the availability of surplus or potential shortage allocations among the Lower Basin States and reservoir operations for such conditions.

Interim Surplus Guidelines. In January 2001, the Secretary of the Interior adopted guidelines (the "Interim Surplus Guidelines"), initially for use through 2016, in determining the availability and quantity of surplus Colorado River water available for use in California, Arizona and Nevada. The Interim Surplus Guidelines were amended in 2007 and now extend through 2026. The purpose of the Interim Surplus Guidelines was to provide mainstream users of Colorado River water, particularly those in California and Nevada who had been utilizing surplus flows, a greater degree of predictability with respect to the availability and quantity of surplus water. Under the Interim Surplus Guidelines, Metropolitan initially expected to divert up to 1.25 million acre-feet of Colorado River water annually under foreseeable runoff and reservoir storage scenarios from 2004 through 2016. However, as described above, an extended drought in the Colorado River Basin reduced these initial expectations, and Metropolitan has not received any surplus water since 2002 and does not expect to receive any surplus water in the foreseeable future.

Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead. In May 2005, the Secretary of the Interior directed the Bureau of Reclamation to develop additional strategies for improving coordinated management of the reservoirs of the Colorado River system. In November 2007, the Bureau of Reclamation issued a Final EIS regarding new federal guidelines concerning the operation of the Colorado River system reservoirs, particularly during drought and low reservoir conditions. These guidelines provide water release criteria from Lake Powell and water storage and water release criteria from Lake Mead during shortage and surplus conditions in the Lower Basin, provide a mechanism for the storage and delivery of conserved system and non-system water in Lake Mead, and extend the Interim Surplus Guidelines through 2026 (as noted above). The Secretary of the Interior issued the final guidelines through a Record of Decision signed in December 2007. The Record of Decision and accompanying agreement among the Colorado River Basin States protect reservoir levels by reducing deliveries during low inflow periods, encouraging agencies to develop conservation programs and allowing the Colorado River Basin States to develop and store new water supplies. The Colorado River Basin Project Act of 1968 insulates California from shortages in all but the most extreme hydrologic conditions. Consistent with these legal protections, under the guidelines, Arizona and Nevada are first subject to the initial annual shortages identified by the Secretary in a shared amount of up to 500,000 acre-feet.

The guidelines also created the ICS program, which allows water contractors in the Lower Basin States to store conserved water in Lake Mead. Under this program, ICS water (water that has been conserved through an extraordinary conservation measure, such as land fallowing) is eligible for storage in Lake Mead by Metropolitan. ICS can be created through 2026 and delivered through 2036. See the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage." Under the guidelines and the subsequent Colorado River Drought Contingency Plan Authorization Act, California can create and deliver up to 400,000 acre-feet of extraordinary conservation ICS ("EC ICS") annually and accumulate up to 1.5 million acre-feet of EC ICS in Lake Mead. In December 2007, California contractors for Colorado River water executed the California Agreement for the Creation and Delivery of Extraordinary Conservation Intentionally Created Surplus (the "California ICS Agreement"), which established terms and conditions for the creation, accumulation, and delivery of EC ICS by California contractors receiving Colorado River water. Under the California ICS Agreement, the State's EC ICS creation,

accumulation, and delivery limits provided to California under the 2007 Interim Shortage Guidelines are apportioned between IID and Metropolitan. No other California contractors were permitted to create or accumulate ICS. Under the terms of the agreement, IID is allowed to store up to 25,000 acre-feet per year of EC ICS in Lake Mead with a cumulative limit of 50,000 acre-feet, in addition to any acquired Binational ICS water (water that has been conserved through conservation projects in Mexico). Metropolitan is permitted to use the remaining available ICS creation, delivery, and accumulation limits provided to California.

The Secretary of the Interior delivers the stored ICS water to Metropolitan in accordance with the terms of December 13, 2007, January 6, 2010, and November 20, 2012 Delivery Agreements between the United States and Metropolitan. As of January 1, 2022, Metropolitan had an estimated 1,243,000 acre-feet in its ICS accounts. These ICS accounts include water conserved by fallowing in the Palo Verde Valley, projects implemented with IID in its service area, groundwater desalination, the Warren H. Brock Reservoir Project, and international agreements that converted water conserved by Mexico to the United States.

Colorado River Drought Contingency Plans. Since the 2007 Lower Basin shortage guidelines were issued for the coordinated operations of Lake Powell and Lake Mead, the Colorado River has continued to experience drought conditions. The seven Colorado River Basin States, the U.S. Department of Interior through the Bureau of Reclamation, and water users in the Colorado River Basin, including Metropolitan, began developing Drought Contingency Plans ("DCPs") to reduce the risk of Lake Powell and Lake Mead declining below critical elevations through 2026.

In April 2019, the President of the United States signed the Colorado River Drought Contingency Plan Authorization Act (referenced above), directing the Secretary of the Interior to sign and implement four DCP agreements related to the Upper and Lower Basin DCPs without delay. The agreements were executed and the Upper and Lower Basin DCPs became effective on May 20, 2019. The Lower Basin Drought Contingency Plan Agreement requires California, Arizona and Nevada to store defined volumes of water in Lake Mead at specified lake levels. California would begin making contributions if Lake Mead's elevation is projected to be 1,045 feet above sea level or below on January 1. Lake Mead elevation in January 2022 was 1,066 feet. Depending on the lake's elevation, California's contributions would range from 200,000 to 350,000 acre-feet a year ("DCP Contributions"). Pursuant to intrastate implementation agreements and a settlement agreement with IID, Metropolitan will be responsible for 90 percent of California's DCP Contributions under the Lower Basin DCP. CVWD will be responsible for 7 percent of California's required DCP Contributions. While IID is not a party to the DCP, if Metropolitan is required to make a DCP contribution, IID will assist Metropolitan in making DCP contributions by contributing the lesser of either: (a) three percent of California's DCP contribution or (b) the amount of water IID has stored with Metropolitan. The terms of the settlement agreement with IID referenced above and the mechanism by which IID will contribute to California's DCP Contributions is described in more detail under "–Water Transfer, Storage and Exchange Programs –Colorado River Aqueduct Agreements and Programs – *California ICS Agreement Intrastate Storage Provisions"* in this Appendix A.

Implementation of the Lower Basin DCP enhances Metropolitan's ability to store water in Lake Mead and ensures that water in storage can be delivered later. The Lower Basin DCP increases the total volume of water that California may store in Lake Mead by 200,000 acre-feet, for a total of 1.7 million acre-feet, which Metropolitan will have the right to use. Both EC ICS and Binational ICS count towards the total volume of water that California may store in Lake Mead. Water stored as ICS will be available for delivery as long as Lake Mead's elevation remains above 1,025 feet. Previously, that water would likely have become inaccessible below a Lake Mead elevation of 1,075 feet. DCP Contributions may be made through conversion of existing ICS. These types of DCP Contributions become DCP ICS. DCP Contributions may also be made by leaving water in Lake Mead that there was a legal right to have delivered. This type of DCP Contribution becomes system water and may not be recovered. Rules are set for delivery of DCP ICS through 2026 and between 2027-2057.

The Lower Basin DCP will be effective through 2026. Before the DCP and 2007 Lower Basin shortage guidelines terminate in 2026, the U.S. Department of Interior through the Bureau of Reclamation, the seven Colorado River Basin States, and water users in the Colorado River Basin, including Metropolitan, are expected to develop new shortage guidelines for the management and operation of the Colorado River. The Bureau of Reclamation plans to announce in the Federal Register the official beginning of work on environmental documents for the new guidelines in January 2023.

Lake Mead 500+ Plan. In December 2021, Metropolitan, the U.S. Department of Interior, the Arizona Department of Water Resources, the Central Arizona Project, and the Southern Nevada Water Authority ("SNWA") executed a memorandum of understanding for an agreement to invest up to $200 million in projects over the next two years to keep Lake Mead from dropping to critically low levels. The agreement, known as the "500+ Plan," aims to add 500,000 acre-feet of additional water to Lake Mead in both 2022 and 2023 by facilitating actions to conserve water across the Lower Colorado River Basin. The additional water, enough water to serve about 1.5 million households per year, would add about 16 feet total to the reservoir's level. Under the memorandum of understanding, the Arizona Department of Water Resources commits to provide up to $40 million to the initiative over two years, with Metropolitan, the Central Arizona Project and SNWA each agreeing to contribute up to $20 million. The federal government plans to match those commitments, providing an additional $100 million. Some of the specific conservation actions and programs that will be implemented through the 500+ Plan have already begun, while others are still being identified. The memorandum of understanding includes conservation efforts in both urban and agricultural communities, such as funding crop fallowing on farms to save water, including the recent approval of a short-term agricultural land fallowing program in California, or urban conservation to reduce diversions from Lake Mead.

Related Litigation–Navajo Nation Suit. The Navajo Nation filed litigation against the Department of the Interior, specifically the Bureau of Reclamation and the Bureau of Indian Affairs, in 2003, alleging that the Bureau of Reclamation has failed to determine the extent and quantity of the water rights of the Navajo Nation in the Colorado River and that the Bureau of Indian Affairs has failed to otherwise protect the interests of the Navajo Nation. The complaint challenges the adequacy of the environmental review for the Interim Surplus Guidelines (described under " –Colorado River Operations: Surplus and Shortage Guidelines – *Interim Surplus Guidelines*") and seeks to prohibit the Department of the Interior from allocating any "surplus" water until such time as a determination of the rights of the Navajo Nation is completed. Metropolitan and other California water agencies filed motions to intervene in this action. In October 2004 the court granted the motions to intervene and stayed the litigation to allow negotiations among the Navajo Nation, federal defendants, Central Arizona Water Conservation District ("CAWCD"), State of Arizona and Arizona Department of Water Resources. After years of negotiations, a tentative settlement was proposed in 2012 that would provide the Navajo Nation with specified rights to water from the Little Colorado River and groundwater basins under the reservation, along with federal funding for the development of water supply systems on the tribe's reservation. The proposed agreement was rejected by tribal councils for both the Navajo and the Hopi, who were seeking to intervene. In June 2013, the Navajo Nation amended its complaint and added a legal challenge to the Lower Basin Shortage Guidelines adopted by the Secretary of the Interior in 2007 that allow Metropolitan and other Colorado River water users to store water in Lake Mead (described under "– Colorado River Operations: Surplus and Shortage Guidelines – *Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead*"). Metropolitan has used these new guidelines to store over 1,000,000 acre-feet of water in Lake Mead, a portion of which has been delivered, and the remainder of which may be delivered at Metropolitan's request in future years.

Following years of procedural challenges and appeals, in April 2021, the Ninth Circuit held that the Navajo Nation's claim for breach of trust against the United States was not barred and its legal challenges could continue. Appeals to the U.S. Supreme Court were due May 18, 2022. Certain intervenors, including Metropolitan, filed an appeal on May 17, 2022. The Department of the Interior requested an extension to July 25, 2022 to file any appeal. Metropolitan is unable to assess at this time the likely outcome of this litigation or any future claims, or their potential effect on Colorado River water supplies.

Endangered Species Act and Other Environmental Considerations Relating to Water Supply

Endangered Species Act Considerations - State Water Project

General. DWR has altered the operations of the State Water Project to accommodate species of fish listed as threatened or endangered under the federal Endangered Species Act ("ESA") and/or California ESA.

The federal ESA requires that before any federal agency authorizes, funds, or carries out an action that may affect a listed species or designated critical habitat, it must consult with the appropriate federal fishery agency (either the National Marine Fisheries Service ("NMFS") or the U.S. Fish and Wildlife Service ("USFWS") depending on the species) to determine whether the action would jeopardize the continued existence of any threatened or endangered species, or adversely modify habitat critical to the species' needs. The result of the consultation is known as a "biological opinion." In a biological opinion, a federal fishery agency determines whether the action would cause jeopardy to a threatened or endangered species or adverse modification to critical habitat; and if jeopardy or adverse modification is found, recommends reasonable and prudent alternatives that would allow the action to proceed without causing jeopardy or adverse modification. If no jeopardy or adverse modification is found, the fish agency issues a "no jeopardy opinion." The biological opinion also includes an "incidental take statement." The incidental take statement allows the action to go forward even though it will result in some level of "take," including harming or killing some members of the species, incidental to the agency action, provided that the agency action does not jeopardize the continued existence of any threatened or endangered species and complies with reasonable mitigation and minimization measures recommended by the federal fishery agency or as incorporated into the project description.

The California ESA generally requires an incidental take permit or consistency determination for any action that may cause take of a State-listed species of fish or wildlife. To issue an incidental take permit or consistency determination, CDFW must determine that the impacts of the authorized take will be minimized and fully mitigated and will not cause jeopardy.

Federal ESA--Biological Opinions. On August 2, 2016, DWR and the Bureau of Reclamation requested that USFWS and NMFS reinitiate federal ESA consultation on the coordinated operations of the State Water Project and the federal Central Valley Project to update them with the latest best available science and lessons learned operating under the prior 2008 and 2009 biological opinions. In January 2019, the Bureau of Reclamation submitted the initial biological assessment to USFWS and NMFS. The biological assessment contains a description of the Bureau of Reclamation's and DWR's proposed long-term coordinated operations plan (the "2019 Long-Term Operations Plan"). On October 22, 2019, USFWS and NMFS issued new federal biological opinions (the "2019 biological opinions") that provide incidental take coverage for the 2019 Long-Term Operations Plan. On February 18, 2020, the Bureau of Reclamation signed a Record of Decision, pursuant to NEPA, completing its environmental review and adopting the 2019 Long-Term Operations Plan.

The 2019 Long-Term Operations Plan incorporates and updates many of the requirements contained in the previous 2008 and 2009 biological opinions. It also includes over $1 billion over a ten-year period in costs for conservation, monitoring and new science, some of which is in the form of commitments carried forward from the previous biological opinions. Those costs are shared by the State Water Project and the federal Central Valley Project. The prior 2008 and 2009 biological opinions resulted in an estimated reduction in State Water Project deliveries of 0.3 million acre-feet during critically dry years to 1.3 million acre-feet in above normal water years as compared to the previous baseline. The 2019 Long-Term Operations Plan and 2019 biological opinions are expected to increase State Water Project deliveries by an annual average of 200,000 acre-feet as compared to the previous biological opinions.

On January 20, 2021, President Biden issued an Executive Order on Protecting Public Health and the Environment and Restoring Science to Tackle the Climate Crisis (the "President's Executive Order on Public Health and the Environment") directing all executive departments and agencies to immediately review, and, as appropriate and consistent with applicable law, take action to address the promulgation of federal regulations

and other actions during the last four years for consistency with the new administration's policies. Among numerous actions identified for review, the U.S. Department of Commerce and U.S. Department of Interior heads were directed to review the 2019 biological opinions. On September 30, 2021, Bureau of Reclamation Regional Director Ernest Conant sent a letter to the USFWS and NMFS re-initiating consultation on the long-term operations of the state and federal water projects. The consultation process requires the Bureau of Reclamation and DWR to develop a biological assessment describing the proposed operating criteria that would be analyzed under the biological permitting process and perform an effects analysis. The NMFS and USFWS would then review the assessment and determine what the operating requirements might be under a biological opinion if the 2019 biological opinion is modified in any way. On February 28, 2022, the Notice of Intent was published in the Federal Register officially starting the federal ESA and NEPA process. At this point, it is unclear what changes to the 2019 biological opinions will be made and their possible effect on Metropolitan.

Federal ESA–Litigation. On December 2, 2019, a group of non-governmental organizations, including commercial fishing groups and the Natural Resources Defense Council (the "NGOs"), sued USFWS and NMFS, alleging the 2019 biological opinions were arbitrary and capricious, later amending the lawsuit to include claims under the federal ESA and NEPA related to decisions made by the Bureau of Reclamation. On February 20, 2020, Natural Resources, the California Environmental Protection Agency, and the California Attorney General (collectively, the "State Petitioners") sued the federal agencies, making similar allegations. The State Water Contractors intervened in both cases to defend the 2019 biological opinions. The NGOs and the State Petitioners filed a preliminary injunction seeking a court order imposing interim operations consistent with the prior 2008 and 2009 biological opinions pending rulings on the merits of plaintiffs' challenges to the two 2019 biological opinions. On May 11, 2020, the court granted, in part, the motions for preliminary injunction, thereby requiring the Central Valley Project to operate to one of the reasonable and prudent alternatives (referred to as the "inflow-to-export ratio") in the 2009 biological opinion through May 31, 2020. As noted above, on September 30, 2021, the federal defendants formally re-initiated consultation on the challenged biological opinions. In October 2021, the federal defendants and state plaintiffs issued a draft Interim Operations Plan ("IOP") that would govern Central Valley Project-State Water Project coordinated operations through the 2021-2022 water year ending on September 30, 2022. In November 2021, the federal defendants moved for a remand of the biological opinions without vacating them, requested a stay through September 30, 2022, and requested that the court impose the IOP as equitable relief. The State Petitioners moved to have the IOP imposed as a preliminary injunction, while the NGOs moved for a preliminary injunction seeking an order imposing greater operational restrictions than under the IOP. On March 11, 2022, the court denied the State Petitioners' and NGO plaintiffs' motions for preliminary injunctive relief and granted the federal defendants' request for a remand without vacating the biological opinions, equitable relief imposing the IOP and a stay of the litigation through September 30, 2022. USFWS and NMFS have produced their respective administrative records. Once the administrative records are finalized, the parties anticipate stipulating to a briefing schedule to resolve the merits of the cases. However, considering the re-initiation of consultation and stay, the cases may be further stayed to allow completion of the reinitiated consultation and issuance of new or amended biological opinions without reaching the merits of the claims. Metropolitan is unable to predict the outcome of any litigation relating to the federal 2019 biological opinions or any potential effect on Metropolitan's State Water Project water supplies.

California ESA–DWR Permit Litigation. As described above, operations of the State Water Project require both federal ESA and California ESA authorizations. DWR described and analyzed its proposed State Water Project long-term operations plan for purposes of obtaining a new California ESA permit in its November 2019 Draft EIR under CEQA. Its 2019 Draft EIR proposed essentially the same operations plan as for the federal 2019 biological opinions, with the addition of operations for the State-only listed species, Longfin smelt. In December 2019, DWR submitted its application for an incidental take permit under the California ESA to CDFW, with a modified State operation plan that added new outflow and environmental commitments. On March 27, 2020, DWR released its final EIR and Notice of Determination, describing and adopting a State operation plan with additional operational restrictions and additional conservation

commitments. On March 31, 2020, CDFW issued an incidental take permit for the State Water Project that included further operational restrictions and outflow. As issued, the incidental take permit reduces State Water Project deliveries by more than 200,000 acre-feet on average annually and adds another $218 million over a ten-year period in environmental commitments for the State Water Project.

On April 28, 2020, Metropolitan and Mojave Water Agency ("Mojave") jointly sued CDFW, DWR and Natural Resources, alleging that the new California ESA permit and final EIR violate CEQA and the California ESA. Metropolitan and Mojave also allege that DWR breached the State Water Contract and the implied covenant of good faith and fair dealing by, among other things, accepting an incidental take permit containing mitigation requirements in excess of that required by law. Subsequently, two State Water Contractors and a Metropolitan member agency joined with Metropolitan and Mojave in a first amended complaint. Various other water agencies also filed CEQA and CESA actions, or subsequently joined in a first amended complaint in which the individual water contractors allege causes of action for breach of contract and the implied covenant of good faith and fair dealing. In addition, another State Water Contractor, the SBVMWD, filed a complaint alleging violations of CEQA and CESA, as well as breach of contract and the implied covenant of good faith and fair dealing, unconstitutional takings, and anticipatory repudiation of contract. Several federal Central Valley Project water contractors also filed a CEQA challenge. Four other lawsuits have been filed by certain commercial fishing groups and an American Indian tribe, several environmental groups, and two in-Delta water agencies challenging the final EIR as inadequate under CEQA and alleging violations of the Delta Reform Act, public trust doctrine and, in one of the cases, certain water right statutes.

All eight cases have been coordinated in Sacramento County Superior Court. On May 7, 2021 the coordination trial judge ordered the CEQA and CESA causes of action as well as certain other administrative record-based claims alleged by petitioners in several other cases bifurcated from the State Water Contractors' respective contractual and unconstitutional takings causes of action, with the CEQA and CESA causes of action to be tried first. The court also ordered that a discovery stay remain in place pending final resolution of the CEQA, CESA and other administrative record claims. Metropolitan is unable to assess at this time the likely outcome of litigation relating to the California ESA permit, including any future litigation or any future claims that may be filed, or any potential effect on Metropolitan's State Water Project water supplies.

Endangered Species Act Considerations - Colorado River

Federal and state environmental laws protecting fish species and other wildlife species have the potential to affect Colorado River operations. A number of species that are on either "endangered" or "threatened" lists under the ESAs are present in the area of the Lower Colorado River, including among others, the bonytail chub, razorback sucker, southwestern willow flycatcher and Yuma clapper rail. To address this issue, a broad-based state/federal/tribal/private regional partnership that includes water, hydroelectric power and wildlife management agencies in Arizona, California and Nevada have developed a multi-species conservation program for the main stem of the Lower Colorado River (the Lower Colorado River Multi-Species Conservation Program or "MSCP"). The MSCP allows Metropolitan to obtain federal and state permits for any incidental take of protected species resulting from current and future water and power operations of its Colorado River facilities and to minimize any uncertainty from additional listings of endangered species. The MSCP also covers operations of federal dams and power plants on the river that deliver water and hydroelectric power for use by Metropolitan and other agencies. The MSCP covers 27 species and habitat in the Lower Colorado River from Lake Mead to the Mexican border for a term of 50 years (commencing in 2005). Over the 50-year term of the program, the total cost to Metropolitan is estimated to be about $88.5 million (in 2003 dollars), with annual costs ranging between $0.8 million and $4.7 million (in 2003 dollars).

Invasive Species - Mussel Control Programs

Zebra and quagga mussels are established in many regions of the United States. Mussels can reproduce quickly and, if left unmanaged, can reduce flows by clogging intakes and raw water conveyance systems, alter or destroy fish habitats, and affect lakes and beaches. Mussel management activities may require changes in water delivery protocols to reduce risks of spreading mussel populations and increase operation and maintenance costs.

In January 2007, quagga mussels were discovered in Lake Mead. All pipelines and facilities that transport raw Colorado River water are considered to be infested with quagga mussels. Metropolitan has a quagga mussel control plan, approved by the CDFW to address the presence of mussels in the CRA system and limit further spread of mussels. Year-round monitoring for mussel larvae is conducted at various locations in the CRA system and at select non-infested areas of Metropolitan's system and some locations in the State Water Project. Shutdown inspections have demonstrated that control activities effectively limit mussel infestation in the CRA and prevent the further spread of mussels to other bodies of water and water systems. Metropolitan's costs for controlling quagga mussels in the CRA system have been approximately $5 million per year.

Established mussel populations are located within ten miles of the State Water Project. A limited number of mussels have also been detected in State Water Project supplies in 2016 and 2021 but there is currently no evidence of established mussel populations, nor have they impacted Metropolitan's State Water Project deliveries. To prevent the introduction and further spread of mussels into the State Water Project, the Bay-Delta, and other uninfested bodies of water and water systems, DWR has also developed quagga mussel control plans.

Water Transfer, Storage and Exchange Programs

General

To supplement its State Water Project and Colorado River water supplies, Metropolitan has developed and actively manages a portfolio of water supply programs, including water transfer, storage and exchange agreements, the supplies created by which are conveyed through the California Aqueduct of the State Water Project, utilizing Metropolitan's rights under its State Water Contract to use the portion of the State Water Project conveyance system necessary to deliver water to it, or through available CRA capacity. Consistent with its long-term planning efforts, Metropolitan will continue to pursue voluntary water transfer and exchange programs with State, federal, public and private water districts, and individuals to help mitigate supply/demand imbalances and provide additional dry-year supply sources. A summary description of certain of Metropolitan's supply programs is set forth below. In addition to the arrangements described below, Metropolitan is entitled to storage and access to stored water in connection with various other storage programs and facilities. See "–Colorado River Aqueduct" above, as well as the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage" below.

State Water Project Agreements and Programs

In addition to the basic State Water Project contract provisions, Metropolitan has other contract rights that accrue to the overall value of the State Water Project. Because each Contractor is paying for physical facilities, they also have the right to use the facilities to move water supplies associated with agreements, water transfers and water exchanges. Metropolitan has entered into agreements and exchanges that provide additional water supplies.

Existing and potential water transfers and exchanges are an important element for improving the water supply reliability within Metropolitan's service area and accomplishing the reliability goal set by Metropolitan's Board. Under voluntary water transfers and exchanges with agricultural users, agricultural communities may periodically sell or conserve a portion of their agricultural water supply to make it available

to support the State's urban areas. The portfolio of supplemental supplies that Metropolitan has developed to be conveyed through the California Aqueduct extend from north of the Bay-Delta to Southern California. Certain of these arrangements are described below.

Castaic Lake and Lake Perris. Metropolitan has contractual rights to withdraw up to 65,000 acre-feet of water in Lake Perris (East Branch terminal reservoir) and 153,940 acre-feet of water in Castaic Lake (West Branch terminal reservoir). This storage provides Metropolitan with additional options for managing State Water Project deliveries to maximize yield from the project. Any water used must be returned to the State Water Project within five years or it is deducted from allocated amounts in the sixth year.

Metropolitan Article 56 Carryover. Metropolitan has the right to store its allocated contract amount for delivery in subsequent years. Metropolitan can store between 100,000 and 200,000 acre-feet, depending on the final water supply allocation percentage.

Yuba River Accord. Metropolitan entered into an agreement with DWR in December 2007 to purchase a portion of the water released by the Yuba County Water Agency ("YCWA"). YCWA was involved in a SWRCB proceeding in which it was required to increase Yuba River fishery flows. Within the framework of agreements known as the Yuba River Accord, DWR entered into an agreement for the long-term purchase of water from YCWA. The agreement permits YCWA to transfer additional supplies at its discretion. Metropolitan, other State Water Contractors, and the San Luis & Delta-Mendota Water Authority entered into separate agreements with DWR for the purchase of portions of the water made available. Metropolitan's agreement allows Metropolitan to purchase, in dry years through 2025, available water supplies which have ranged from approximately 6,555 acre-feet to 67,068 acre-feet per year.

Metropolitan has also developed other groundwater storage and exchange programs, certain of which are described below. See "METROPOLITAN'S WATER DELIVERY SYSTEM–Water Quality and Treatment" in this Appendix A for information regarding certain water quality regulations and developments that impact or may impact some of Metropolitan's groundwater storage programs.

Arvin-Edison/Metropolitan Water Management Program. In December 1997, Metropolitan entered into an agreement with the Arvin-Edison Water Storage District ("Arvin-Edison"), an irrigation agency located southeast of Bakersfield, California. Under the program, Arvin-Edison stores water on behalf of Metropolitan. In January 2008, Metropolitan and Arvin-Edison amended the agreement to enhance the program's capabilities and to increase the delivery of water to the California Aqueduct. To facilitate the program, new wells, spreading basins and a return conveyance facility connecting Arvin-Edison's existing facilities to the California Aqueduct have been constructed. The agreement also provides Metropolitan priority use of Arvin-Edison's facilities to convey high-quality water available on the east side of the San Joaquin Valley to the California Aqueduct. Up to 350,000 acre-feet of Metropolitan's water may be stored and Arvin-Edison is obligated to return up to 75,000 acre-feet of stored water in any year to Metropolitan, upon request. The agreement will terminate in 2035 unless extended. Metropolitan's estimated storage account balance under the Arvin-Edison/Metropolitan Water Management Program as of January 1, 2022 is shown in the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage" below. As a result of detecting 1,2,3-trichloropropane ("TCP") in Arvin-Edison wells, Metropolitan has suspended the return of groundwater from the program until the water quality concerns can be further evaluated and managed. Instead, Metropolitan has requested that Arvin-Edison provide only surface water that can satisfy DWR's standards for direct pump-back into the California Aqueduct, or alternative methods satisfactory to Metropolitan, in order to meet both the DWR pump-in requirements and Metropolitan's request for the return of water in 2022. In 2021, Metropolitan recovered 5,679 acre-feet by exchanges with surface water. The amount of surface water that may be available for recovery by Metropolitan from Arvin-Edison in 2022 is not yet known.

Semitropic/Metropolitan Groundwater Storage and Exchange Program. In 1994, Metropolitan entered into an agreement with the Semitropic Water Storage District ("Semitropic"), located adjacent to the California Aqueduct north of Bakersfield, to store water in the groundwater basin underlying land within Semitropic. The minimum annual yield available to Metropolitan from the program is 38,200 acre-feet of water and the maximum annual yield is 239,200 acre-feet of water depending on the available unused capacity and the State Water Project allocation. The agreement extends to November 2035. Metropolitan's estimated storage account balance under the Semitropic program as of January 1, 2022 is shown in the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage" below.

Kern Delta Storage Program. Metropolitan entered into an agreement with Kern Delta Water District ("Kern Delta") in May 2003, for a groundwater banking and exchange transfer program to allow Metropolitan to store up to 250,000 acre-feet of State Water Contract water in wet years and to permit Metropolitan, at Metropolitan's option, a return of up to 50,000 acre-feet of water annually during hydrologic and regulatory droughts. The agreement extends through 2028. Metropolitan's estimated storage account balance under this program as of January 1, 2022 is shown in the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage" below.

Mojave Storage Program. Metropolitan entered into a groundwater banking and exchange transfer agreement with Mojave in October 2003. The agreement allows for Metropolitan to store water in an exchange account for later return. The agreement allows Metropolitan to annually withdraw Mojave State Water Project contractual amounts, after accounting for local needs. Under a 100 percent allocation, the State Water Contract provides Mojave 82,800 acre-feet of water. This agreement was amended in 2011 to allow for the cumulative storage of up to 390,000 acre-feet. The term of this agreement extends through 2035. Metropolitan's estimated storage account balance under this program as of January 1, 2022 is shown in the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage" below.

Antelope Valley-East Kern Storage and Exchange Program. In 2016, Metropolitan entered into an agreement with the Antelope Valley-East Kern Water Agency ("AVEK"), the third largest State Water Contractor, to both exchange supplies and store water in the Antelope Valley groundwater basin. Under the exchange, AVEK would provide at least 30,000 acre-feet over ten years of its unused Table A State Water Project water to Metropolitan. For every two acre-feet provided to Metropolitan as part of the exchange, AVEK would receive back one acre-foot in the future. For the one acre-foot that is retained by Metropolitan, Metropolitan would pay AVEK under a set price schedule based on the State Water Project allocation at the time. Under this agreement, AVEK also provides Metropolitan up to 30,000 acre-feet of storage. Metropolitan's estimated storage account balance under this program as of January 1, 2022 is shown in the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage" below.

Antelope Valley-East Kern High Desert Water Bank Program. In 2019, Metropolitan entered into an agreement with AVEK for a groundwater banking program referred to as the High Desert Water Bank Program. The estimated cost of construction of the facilities to implement the program is $131 million. Following completion of construction, which is expected by mid-2025, Metropolitan would have the right to store up to 70,000 acre-feet per year of its unused Table A State Water Project water or other supplies in the Antelope Valley groundwater basin for later return. The maximum storage capacity for Metropolitan supplies would be 280,000 acre-feet. At Metropolitan's direction, up to 70,000 acre-feet of stored water annually would be available for return by direct pump back into the East Branch of the California Aqueduct. Upon completion, this program would provide additional flexibility to store and recover water for emergency or water supply needs through 2057.

San Gabriel Valley Municipal Water District and Other Exchange Programs. In 2013, Metropolitan entered into an agreement with the San Gabriel Valley Municipal Water District ("SGVMWD"). Under this

agreement, Metropolitan delivers treated water to a SGVMWD subagency in exchange for twice as much untreated water in the groundwater basin. Metropolitan's member agencies can then use the groundwater supplies to meet their needs. Metropolitan can exchange and purchase at least 5,000 acre-feet per year. This program has the potential to increase Metropolitan's reliability by providing 115,000 acre-feet through 2035.

Irvine Ranch Water District Strand Ranch Banking Program. In 2011, Metropolitan entered into an agreement with the Municipal Water District of Orange County ("MWDOC") and the Irvine Ranch Water District ("IRWD") to authorize the delivery of State Water Project supplies from Strand Ranch into Metropolitan's service area. IRWD facilitates Metropolitan entering into unbalanced exchanges with other State Water Contractors. A portion of the water is returned to the partnering State Water Contractor with the remaining balance delivered to Metropolitan's service area. MWDOC/IRWD takes delivery of the water through Metropolitan's distribution system and pays the Metropolitan full-service water rate. Metropolitan can call on stored supplies; in return, Metropolitan is obliged to return an equal amount of water to MWDOC in future years for IRWD's benefit. This agreement extends to November 2035 and enhances regional reliability by providing Metropolitan with access to additional supplies.

San Bernardino Valley Municipal Water District Exchange Program. In 2020, Metropolitan signed a coordinated operating and surplus water agreement with SBVMWD. In 2021, in accordance with the terms of such agreement, Metropolitan's Board authorized an agreement with SBVMWD that provides a framework which allows for the exchange of both local and State Water Project supplies. The exchanges are equal if they occur within the same calendar year and up to two-to-one if water is returned in a subsequent calendar year. The agreement, which extends through 2031, provides for improved coordination to respond to outages and emergencies of either party.

San Diego County Water Authority Semitropic Program. In 2021, Metropolitan's Board approved an agreement with SDCWA for the purchase by Metropolitan of 4,200 acre-feet and a lease of 5,000 acre-feet of return capacity from SDCWA's Semitropic Program for 2022. The agreement provides for improved regional reliability and also allows for the exchange of previously stored water with Metropolitan in the future.

Other Ongoing Activities. Metropolitan has been negotiating, and will continue to pursue, water purchase, storage and exchange programs with other agencies in the Sacramento and San Joaquin Valleys. These programs involve the storage of both State Water Project supplies and water purchased from other sources to enhance Metropolitan's dry-year supplies and the exchange of normal year supplies to enhance Metropolitan's water reliability and water quality, in view of dry conditions and potential impacts from the ESA considerations discussed above under the heading "–Endangered Species Act and Other Environmental Considerations Relating to Water Supply– Endangered Species Act Considerations – State Water Project." In April 2021, in light of the persistent dry hydrological conditions, the Board authorized the General Manager to secure up to 65,000 acre-feet of additional water supplies pursuant to one-year water transfers from water districts located north of the Sacramento-San Joaquin River Delta, at a maximum cost of up to $44 million. As a result, approximately 40,000 acre-feet were secured that allowed Metropolitan to preserve water stored in surface water reservoirs on the State Water Project system for 2022. In April 2022, in light of the persistent dry hydrological conditions, the Board authorized the General Manager to secure up to 75,000 acre-feet of additional water supplies pursuant to one-year water transfers from water districts located north of the Sacramento-San Joaquin River Delta, at a maximum cost of up to $60 million. As part of the Board authorization, the General Manager was granted final decision-making authority to determine whether or not to move forward with such water transfers following completion of any environmental reviews that may be required under CEQA. Metropolitan has in place arrangements for approximately 30,000 to 35,000 acre-feet of transfers pursuant to this authority.

The Sites Reservoir is a proposed reservoir project of approximately 1.3 to 1.5 million acre-feet, being analyzed by the Sites Reservoir Authority, to be located in Colusa County. The water stored in the proposed project would be diverted from the Sacramento River. As currently proposed, the Sites Reservoir project would

have dedicated water storage and yield that would be used for fishery enhancement, water quality, and other environmental purposes. The proposed project could also provide an additional water supply that could be used for dry-year benefits. Metropolitan is a member of the Sites Reservoir Committee, a group of 30 agencies that are participating in certain planning activities in connection with the proposed development of the project, including the development of environmental planning documents, a federal feasibility report and project permitting. In April 2022, Metropolitan's Board approved $20 million in funding for Metropolitan's continued participation in such planning activities through the end of 2024. Metropolitan's agreement to participate in the funding of this phase of project development activities does not commit Metropolitan to participate in any actual reservoir project that may be undertaken in the future.

Colorado River Aqueduct Agreements and Programs

Metropolitan has taken steps to augment its share of Colorado River water through agreements with other agencies that have rights to use such water, including through cooperative programs with other water agencies to conserve and develop supplies and through programs to exchange water with other agencies. These supplies are conveyed through the CRA. Metropolitan determines the delivery schedule of these supplies throughout the year based on changes in the availability of State Water Project and Colorado River water. Under certain of these programs, water may be delivered to Metropolitan's service area in the year made available or in a subsequent year as ICS water from Lake Mead storage. See "–Colorado River Aqueduct – Colorado River Operations: Surplus and Shortage Guidelines – *Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead*."

IID/Metropolitan Conservation Agreement. Under a 1988 water conservation agreement, as amended in 2003 and 2007 (the "1988 Conservation Agreement") between Metropolitan and IID, Metropolitan provided funding for IID to construct and operate a number of conservation projects that have conserved up to 109,460 acre-feet of water per year that has been provided to Metropolitan. As amended, the agreement's initial term has been extended to at least 2041 or 270 days after the termination of the QSA. In 2019, 105,000 acre-feet of conserved water was made available by IID to Metropolitan. Under the QSA and related agreements, Metropolitan, at the request of CVWD, forgoes up to 20,000 acre-feet of this water each year for diversion by CVWD from the Coachella Canal. In each of 2018 and 2019, CVWD's requests were for 0 acre-feet, leaving 105,000 acre-feet in 2018 and 2019 for Metropolitan. In December 2019, Metropolitan signed a revised agreement with CVWD in which CVWD will limit its annual request of water from this program to 15,000 acre-feet through 2026. See "–Colorado River Aqueduct –Quantification Settlement Agreement."

Palo Verde Land Management, Crop Rotation and Water Supply Program. In August 2004, Metropolitan and Palo Verde Irrigation District ("PVID") signed the program agreement for a Land Management, Crop Rotation and Water Supply Program. Under this program, participating landowners in the PVID service area are compensated for reducing water use by not irrigating a portion of their land. This program provides up to 133,000 acre-feet of water to be available to Metropolitan in certain years. The term of the program is 35 years. Fallowing began on January 1, 2005. The following table shows annual volumes of water saved and made available to Metropolitan during the 10 calendar years 2012 through 2021 under the Land Management, Crop Rotation and Water Supply Program with PVID:

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WATER AVAILABLE FROM PVID LAND MANAGEMENT, CROP ROTATION AND WATER SUPPLY PROGRAM

Calendar Year	Volume (acre-feet)
2012	73,700
2013	32,800
2014	43,000
2015	94,500
2016	125,400
2017	111,800
2018	95,800
2019	44,500
2020	43,900
2021	42,305

Source: Metropolitan.

Bard Water District Seasonal Fallowing Program. In 2019, Metropolitan entered into agreements with Bard Water District ("Bard") and farmers within Bard Unit, to provide incentives for land fallowing under the Bard Seasonal Fallowing Program. The program reduces water consumption in Bard and that helps augment Metropolitan's Colorado River supplies. It incentivizes farmers to fallow their land for four months at $452 per irrigable acre, escalated annually. Metropolitan estimates water savings of approximately 2.2 acre-feet per fallowed acre. Bard diverts Colorado River water for crop irrigation grown year-round in the warm dry climate. Farmers typically grow high-value crops in the winter (vegetable crops) followed by a lower-value, water-intensive, field crop (such as Bermuda and Sudan grass, small grains, field grains, or cotton) in the spring and summer. Participating farmers will reduce their water consumption through land fallowing of up to 3,000 acres annually between April and July.

Quechan Tribe of the Fort Yuma Indian Reservation Seasonal Fallowing Pilot Program. In 2021, Metropolitan entered into an agreement with the Quechan Tribe of the Fort Yuma Indian Reservation to launch the voluntary Quechan Seasonal Fallowing Pilot Program. Under the pilot program, Metropolitan provides incentives to farmers on Quechan tribal land for land fallowing that reduces water consumption to help augment Metropolitan's Colorado River supplies. Desert agriculture realizes a market advantage in the winter for high-value vegetables such as lettuce and broccoli. In the hot summer, farmers typically grow lower-value, water-intensive commodities such as grains and grasses. Farmers participating in the pilot program agree to decrease their water consumption through land fallowing of up to 1,600 acres annually during April through July in 2022 and 2023. In calendar year 2022, Metropolitan will provide an incentive of $472.40 per irrigable acre fallowed, escalated annually. Metropolitan estimates water savings between 1.5 and 2.0 acre-feet per irrigable acre fallowed, with actual savings to be determined throughout the pilot program.

Lake Mead Storage Program. As described under "–Colorado River Aqueduct –Colorado River Operations: Surplus and Shortage Guidelines – *Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead*," Metropolitan has entered into agreements to set forth the guidelines under which ICS water is developed and stored in and delivered from Lake Mead. The amount of water stored in Lake Mead must be created through extraordinary conservation, system efficiency, tributary, imported, or binational conservation methods. Metropolitan has participated in projects to create ICS as described below:

Drop 2 (Warren H. Brock) Reservoir. In 2008, Metropolitan, CAWCD and SNWA provided funding for the Bureau of Reclamation's construction of an 8,000 acre-foot off-stream regulating reservoir near Drop 2 of the All-American Canal in Imperial County (officially named the Warren H. Brock Reservoir). Construction was completed in October 2010. The Warren H. Brock Reservoir conserves about 70,000 acre-

feet of water per year by capturing and storing water that would otherwise be lost from the system. In return for its funding, Metropolitan received 100,000 acre-feet of water that was stored in Lake Mead for its future use and has the ability to receive up to 25,000 acre-feet of water in any single year. Besides the additional water supply, the addition of the Warren H. Brock reservoir adds to the flexibility of Colorado River operations by storing underutilized Colorado River water orders caused by unexpected canal outages, changes in weather conditions, and high tributary runoff into the Colorado River. As of January 1, 2022, Metropolitan had taken delivery of 35,000 acre-feet of this water and had 65,000 acre-feet remaining in storage.

International Water Treaty Minutes 319 and 323. In November 2012, as part of the implementation of Treaty Minute 319, Metropolitan executed agreements in support of a program to augment Metropolitan's Colorado River supply between 2013 through 2017 through an international pilot project in Mexico. Metropolitan's total share of costs was $5 million for 47,500 acre-feet of project supplies. In December 2013, Metropolitan and IID executed an agreement under which IID has paid half of Metropolitan's program costs, or $2.5 million, in return for half of the project supplies, or 23,750 acre-feet. As such, 23,750 acre-feet of Intentionally Created Mexican Allocation was converted to Binational ICS and credited to Metropolitan's binational ICS water account in 2017. See "–Colorado River Aqueduct –Colorado River Operations: Surplus and Shortage Guidelines – *Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead*." In September 2017, as part of the implementation of Treaty Minute 323, Metropolitan agreed to fund additional water conservation projects in Mexico that will yield approximately 27,275 acre-feet of additional supply for Metropolitan by 2026 at a cost of approximately $3.75 million. In 2020, Metropolitan made the first payment related to Treaty Minute 323 of $1.25 million, and 9,092 acre-feet of Intentionally Created Mexican Allocation was converted to Binational ICS and credited to Metropolitan's binational ICS water account. The next payment is expected in 2023.

Storage and Interstate Release Agreement with Nevada. In May 2002, SNWA and Metropolitan entered into an Agreement Relating to Implementation of Interim Colorado River Surplus Guidelines, in which SNWA and Metropolitan agreed to the allocation of unused apportionment as provided in the Interim Surplus Guidelines and on the priority of SNWA for interstate banking of water in Arizona. SNWA and Metropolitan entered into a storage and interstate release agreement on October 21, 2004. Under this agreement, SNWA can request that Metropolitan store unused Nevada apportionment in California. The amount of water stored through 2014 under this agreement was approximately 205,000 acre-feet. In October 2015, SNWA and Metropolitan executed an additional amendment to the agreement under which Metropolitan paid SNWA approximately $44.4 million and SNWA stored an additional 150,000 acre-feet with Metropolitan during 2015. Of that amount, 125,000 acre-feet have been added to SNWA's storage account with Metropolitan, increasing the total amount of water stored to approximately 330,000 acre-feet. In subsequent years, SNWA may request recovery of the stored water. When SNWA requests the return of any of the stored 125,000 acre-feet, SNWA will reimburse Metropolitan for an equivalent proportion of the $44.4 million plus inflation based on the amount of water returned. SNWA has not yet requested the return of any of the water stored with Metropolitan and it is not expected that SNWA will request a return of any of the stored water before 2023.

California ICS Agreement Intrastate Storage Provisions. As described under "–Colorado River Aqueduct –Colorado River Operations: Surplus and Shortage Guidelines – *Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead*," in 2007, IID, Metropolitan and other Colorado River contractors in California executed the California ICS Agreement, which divided California's ICS storage space in Lake Mead between Metropolitan and IID. It also allowed IID to store up to 50,000 acre-feet of conserved water in Metropolitan's system. In 2015, the California ICS Agreement was amended to allow IID to store additional amounts of water in Metropolitan's system during 2015 through 2017. Under the 2015 amendment, IID was permitted to store up to 100,000 acre-feet per year of conserved water within Metropolitan's system with a cumulative limit of 200,000 acre-feet, for the three-year term. When requested by IID, Metropolitan has agreed to return to IID the lesser of either 50,000 acre-feet per year, or in a year in which Metropolitan's member agencies are under a shortage allocation, 50 percent of the cumulative amount of water IID has stored with Metropolitan under the 2015 amendment. IID currently has 161,000 acre-

feet of water stored with Metropolitan pursuant to the terms of the California ICS Agreement and its amendment.

In 2018, IID had reached the limit on the amount of water it was able to store in Metropolitan's system under the California ICS Agreement, and entered into discussions with Metropolitan to further amend the agreement, but no such agreement was reached. On December 4, 2020, IID filed a complaint against Metropolitan alleging that Metropolitan breached the California ICS Agreement, breached the implied covenant of good faith and fair dealing, and that Metropolitan converted IID's intentionally created surplus for its own use. IID's complaint sought the imposition of a constructive trust over 87,594 acre-feet of water in Lake Mead that was received by Metropolitan in 2018.

In October 2021, Metropolitan and IID agreed to settle the dispute. Under the terms of the settlement agreement, Metropolitan will, after applying storage losses, retain approximately 40 percent of the disputed 87,594 acre-feet that Metropolitan received in 2018 and will have stored the remaining approximately 60 percent for IID to be returned to IID in 2026. If Metropolitan does not have sufficient ICS to make a DCP contribution in 2026, Metropolitan may use the remaining stored water to do so. From 2021 through 2026, IID may store up to an additional 25,000 acre-feet per year (with an accumulation limit of an additional 50,000 acre-feet) of conserved water in Metropolitan's Lake Mead ICS account. While IID will still not be a party to the DCP, if Metropolitan is required to make a DCP contribution, IID will assist Metropolitan in making DCP contributions by contributing the lesser of either: (a) three percent of California's DCP contribution; or (b) the amount of water IID has stored with Metropolitan. On December 6, 2021, the lawsuit was dismissed with prejudice.

State Water Project and Colorado River Aqueduct Arrangements

Metropolitan/CVWD/Desert Water Agency Amended and Restated Agreement for the Exchange and Advance Delivery of Water. Metropolitan has agreements with CVWD and the Desert Water Agency ("DWA") under which Metropolitan exchanges its Colorado River water for the agencies' State Water Project contractual water and other State Water Project water acquisitions on an annual basis. Because CVWD and DWA do not have a physical connection to the State Water Project, Metropolitan takes delivery of CVWD's and DWA's State Water Project supplies and delivers a like amount of Colorado River water to the agencies. In accordance with these agreements, Metropolitan may deliver Colorado River water in advance of receiving State Water Project supplies to these agencies for storage in the Upper Coachella Valley groundwater basin. In years when it is necessary to augment available supplies to meet local demands, Metropolitan may meet the exchange delivery obligation through drawdowns of the advance delivery account, in lieu of delivering Colorado River water in that year. Metropolitan's estimated storage account under the CVWD/DWA program as of January 1, 2022 is shown in the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "–Storage Capacity and Water in Storage" below. In addition to the storage benefits of the CVWD/DWA program, Metropolitan receives water quality benefits with increased deliveries of lower salinity water from the State Water Project in lieu of delivering higher saline Colorado River water. In December 2019, the exchange agreements were amended to provide more flexibility and operational certainty for the parties involved. Additionally, under the amended agreements, CVWD and DWA pay a portion of Metropolitan's water storage management costs in wet years, up to a combined total of $4 million per year.

Operational Shift Cost Offset Program. In 2021, Metropolitan's Board approved the Operational Shift Cost Offset Program to help Metropolitan maximize resources available from Colorado River and State Water Project storage. Metropolitan has and continues to work with member agencies that have service connections to both State Water Project supplies and Colorado River water to shift their points of delivery to meet demands wherever possible to preserve State Water Project storage. Although member agencies can make some shifts in delivery locations, these shifts may result in additional operational costs. Under the Operational Shift Cost Offset Program, Metropolitan offsets costs member agencies may accrue due to shifting deliveries at Metropolitan's request in calendar years 2021 and 2022. This allows Metropolitan to fully utilize its diverse

portfolio and increases reliability for the entire region by improving the availability of State Water Project storage reserves to supplement supplies during dry years.

Storage Capacity and Water in Storage

Metropolitan's storage capacity, which includes reservoirs, conjunctive use and other groundwater storage programs within Metropolitan's service area and groundwater and surface storage accounts delivered through the State Water Project or CRA, is approximately 6.0 million acre-feet. In 2021, approximately 750,000 acre-feet of total stored water in Metropolitan's reservoirs and other storage resources was emergency storage. Metropolitan's emergency storage is a regional planning objective established periodically to prevent severe water shortages for the region in the event of supply interruptions from catastrophic earthquakes or similar events (see "METROPOLITAN'S WATER DELIVERY SYSTEM–Seismic Considerations and Emergency Response Measures" in this Appendix A). The current emergency storage target of 750,000 acre-feet is based on an outage duration of 6 to 12 months, retail water demand reduction of 25 to 35 percent based on achievable conservation actions, and aggregated loss of 10 to 20 percent of local production. Retail demand calculations for purposes of the emergency storage target were based on a 2015 IRP forecast of demand for the year 2018 under average conditions. Metropolitan replenishes its storage accounts when available imported supplies exceed demands. Metropolitan's ability to replenish water storage, both in the local groundwater basins and in surface storage and banking programs, has been limited by Bay-Delta pumping restrictions under the biological opinions issued for listed species. See "–Endangered Species Act and Other Environmental Considerations Relating to Water Supply –Endangered Species Act Considerations – State Water Project – *Federal ESA-Biological Opinions*." Effective storage management is dependent on having sufficient years of excess supplies to store water so that it can be used during times of shortage. See "CONSERVATION AND WATER SHORTAGE MEASURES–Water Supply Allocation Plan" in this Appendix A. Metropolitan's storage as of January 1, 2022 is estimated to be 3.38 million acre-feet. The following table shows three years of Metropolitan's water in storage as of January 1, including emergency storage.

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METROPOLITAN'S WATER STORAGE CAPACITY AND WATER IN STORAGE[(1)]
(in Acre-Feet)

Water Storage Resource	Storage Capacity	Water in Storage January 1, 2022	Water in Storage January 1, 2021	Water in Storage January 1, 2020
Colorado River Aqueduct				
DWA / CVWD Advance Delivery Account	800,000	293,000	313,000	296,000
Lake Mead ICS	1,657,000	1,274,000	1,294,000	980,000
Subtotal	**2,457,000**	**1,567,000**	**1,607,000**	**1,276,000**
State Water Project				
Arvin-Edison Storage Program[(2)]	350,000	136,000	142,000	143,000
Semitropic Storage Program	350,000	218,000	261,000	265,000
Kern Delta Storage Program	250,000	149,000	183,000	194,000
Mojave Storage Program	330,000[(5)]	19,000[(5)]	19,000[(5)]	19,000[(5)]
AVEK Storage Program	30,000	27,000	27,000	27,000
Castaic Lake and Lake Perris[(3)]	219,000	49,000	219,000	219,000
State Water Project Carryover[(4)]	350,000[(6)]	38,000	207,000	331,000
Emergency Storage	381,000	381,000	381,000	381,000
Subtotal	**2,260,000**	**1,017,000**	**1,433,000**	**1,574,000**
Within Metropolitan's Service Area				
Diamond Valley Lake	810,000	600,000	704,000	796,000
Lake Mathews	182,000	140,000	86,000	152,000
Lake Skinner	44,000	39,000	41,000	38,000
Subtotal[(7)]	**1,036,000**	**779,000**	**831,000**	**986,000**
Member Agency Storage Programs				
Conjunctive Use[(8)]	210,000	16,000	41,000	59,000
Total	**5,963,000**	**3,379,000**	**3,912,000**[(9)]	**3,895,000**

Source: Metropolitan

(1) Water storage capacity and water in storage are measured based on engineering estimates and are subject to change.

(2) Metropolitan has suspended the return of groundwater from the Arvin-Edison storage program. Stored supplies can still be recovered via surface water exchange. See "–Water Transfer, Storage and Exchange Programs –State Water Project Agreements and Programs – *Arvin-Edison/Metropolitan Water Management Program.*" See also "METROPOLITAN'S WATER DELIVERY SYSTEM–Water Quality and Treatment" in this Appendix A.

(3) Flexible storage allocated to Metropolitan under its State Water Contract. Withdrawals must be returned within five years.

(4) Includes Article 56 Carryover of Metropolitan, Coachella Valley Water District, and Desert Water Agency, prior-year carryover, non-project carryover, and carryover of curtailed deliveries pursuant to Article 14(b) and Article 12(e) of Metropolitan's State Water Contract. See "–Water Transfer, Storage and Exchange Programs – State Water Project Agreements and Programs – *Metropolitan Article 56 Carryover.*"

(5) The Mojave storage agreement was amended in 2011 to allow for cumulative storage of up to 390,000 acre-feet. Since January 1, 2011, Metropolitan has stored 60,000 acre-feet, resulting in a remaining balance of storage capacity of 330,000 acre-feet. 41,000 acre-feet of the 60,000 acre-feet stored have been returned, leaving a remaining balance in storage of 19,000 acre-feet. See "–Water Transfer, Storage and Exchange Programs – State Water Project Agreements and Programs – *Mojave Storage Program.*"

(6) A capacity of 350,000 acre-feet is estimated to be the practical operational limit for carryover storage considering Metropolitan's capacity to take delivery of carryover supplies before San Luis Reservoir fills.

(7) Includes 369,000 acre-feet of emergency storage in Metropolitan's reservoirs in 2020, 2021 and 2022.

(8) Cyclic storage water was removed from this line item and is now categorized as a pre-delivery.

(9) Represents Metropolitan's historical highest level of water in storage.

CONSERVATION AND WATER SHORTAGE MEASURES

General

The central objective of Metropolitan's water conservation program is to help ensure adequate, reliable and affordable water supplies for Southern California by actively promoting efficient water use. The importance of conservation to the region has increased in recent years because of drought conditions in the State Water Project watershed and court-ordered restrictions on Bay-Delta pumping, as described under "METROPOLITAN'S WATER SUPPLY–State Water Project –Bay-Delta Proceedings Affecting State Water Project" and "–Endangered Species Act and Other Environmental Considerations Relating to Water Supply – Endangered Species Act Considerations-State Water Project – *Federal ESA-Biological Opinions*" in this Appendix A. Ongoing drought conditions in the Colorado River have further emphasized the need for additional conservation efforts. See "METROPOLITAN'S WATER SUPPLY–Colorado River Aqueduct – Colorado River Operations: Surplus and Shortage Guidelines – *Lower Basin Shortage Guidelines and Coordinated Management Strategies for Lake Powell and Lake Mead*" and "–Current Water Conditions and Drought Response Actions" in this Appendix A. Conservation reduces the need to import water to deliver to member agencies through Metropolitan's system. Water conservation is an integral component of Metropolitan's IRP, WSDM Plan, and Water Supply Allocation Plan.

Metropolitan's conservation program has largely been developed to assist its member agencies in meeting the conservation goals established by the 2015 IRP Update. See "METROPOLITAN'S WATER SUPPLY–Integrated Water Resources Plan" in this Appendix A. All users of Metropolitan's system benefit from the reduced infrastructure costs and system capacity made available by investments in demand management programs like the Conservation Credits Program. Under the terms of Metropolitan's Conservation Credits Program, Metropolitan administers regional conservation programs and co-funds member agency conservation programs designed to achieve greater water use efficiency in residential, commercial, industrial, institutional and landscape uses. Direct spending by Metropolitan on active conservation incentives, including rebates for water-saving plumbing fixtures, appliances and equipment totaled about $16.9 million in fiscal year 2020-21. Conservation efforts undertaken pursuant to the 2015 IRP Update are estimated to have resulted in approximately 131,876 acre-feet of water being conserved annually in Southern California over the period 2016 through 2021.

Metropolitan has worked proactively with its member agencies to conserve water supplies in its service area, and significantly expanded its water conservation and outreach programs and increased funding for conservation incentive programs. Historically, revenues collected by Metropolitan's Water Stewardship Rate and available grant funds have funded conservation incentives, local resource development incentives, and other water demand management programs. The Water Stewardship Rate was charged on every acre-foot of water conveyed by Metropolitan, except on water delivered to SDCWA pursuant to the Exchange Agreement (see "METROPOLITAN REVENUES–Water Rates" and "–Litigation Challenging Rate Structure" in this Appendix A) in calendar years 2018, 2019, and 2020. The Water Stewardship Rate was not incorporated into Metropolitan's rates and charges for 2021 and 2022 or 2023 and 2024. See "METROPOLITAN REVENUES–Rate Structure – *Water Stewardship Rate*" in this Appendix A.

In addition to ongoing conservation, Metropolitan has developed a WSDM Plan, which splits resource actions into two major categories: Surplus Actions and Shortage Actions. See "–Water Surplus and Drought Management Plan." Conservation and water efficiency programs are part of Metropolitan's resource management strategy which makes up these surplus and shortage actions.

The Water Supply Allocation Plan allocates Metropolitan's water supplies among its member agencies, based on the principles contained in the WSDM Plan, to reduce water use and drawdowns from water storage reserves. See "–Water Supply Allocation Plan." Metropolitan's member agencies and retail water suppliers in Metropolitan's service area also can implement water conservation and allocation programs, and some of the retail suppliers in Metropolitan's service area have initiated conservation measures. The success

of conservation measures in conjunction with the implementation of the Water Supply Allocation Plan in fiscal years 2009-10, 2010-11, 2011-12 and 2015-16 is evidenced as a contributing factor in the lower than budgeted water transactions during such drought periods.

Legislation approved in November 2009 set a statewide conservation target for urban per capita potable water use of 20 percent reductions (from a baseline per capita use determined utilizing one of four State-approved methodologies) by 2020 (with credits for existing conservation) at the retail level, providing an additional catalyst for conservation by member agencies and retail suppliers. Metropolitan's water transactions projections incorporate an estimate of conservation savings that will reduce retail demands. Current projections include an estimate of additional water use efficiency savings resulting from Metropolitan's 2015 IRP Update goals that included the reduction of overall regional per capita water use by 20 percent by 2020 from a baseline of average per capita water use from 1996-2005 in Metropolitan's service area. As of calendar year 2020, per capita water use in Metropolitan's service area had reached the 20 percent reduction by 2020 target.

Water Surplus and Drought Management Plan

In addition to the long-term planning guidelines and strategy provided by its IRP, Metropolitan has developed its WSDM Plan for the on-going management of its resources and water supplies in response to hydrologic conditions. The WSDM Plan, which was adopted by Metropolitan's Board in April 1999, evolved from Metropolitan's experiences during the droughts of 1976-77 and 1987-92. The WSDM Plan is a planning document that Metropolitan uses to guide inter-year and intra-year storage operations, and splits resource actions into two major categories: surplus actions and shortage actions. The surplus actions emphasize storage of surplus water inside the region, followed by storage of surplus water outside the region. The shortage actions emphasize critical storage programs and facilities and conservation programs that make up part of Metropolitan's response to shortages. Implementation of the plan is directed by a WSDM team, made up of Metropolitan staff, that meets regularly throughout the year and more frequently between November and April as hydrologic conditions develop. The WSDM team develops and recommends storage actions to senior management on a regular basis and provides updates to the Board on hydrological conditions, storage levels and planned storage actions through detailed reports.

Water Supply Allocation Plan

In times of prolonged or severe water shortages, Metropolitan manages its water supplies through the implementation of its Water Supply Allocation Plan. The Water Supply Allocation Plan was originally approved by Metropolitan's Board in February 2008, and has been implemented three times since its adoption, including most recently in April 2015. The Water Supply Allocation Plan provides a formula for equitable distribution of available water supplies in case of extreme water shortages within Metropolitan's service area and if needed is typically approved in April with implementation beginning in July. In December 2014, the Board approved certain adjustments to the formula for calculating member agency supply allocations during subsequent periods of implementation of the Water Supply Allocation Plan. Although the Act gives each of Metropolitan's member agencies a preferential entitlement to purchase a portion of the water served by Metropolitan (see "METROPOLITAN REVENUES–Preferential Rights" in this Appendix A), historically, these rights have not been used in allocating Metropolitan's water. Metropolitan's member agencies and retail water suppliers in Metropolitan's service area also may implement water conservation and allocation programs within their respective service territories in times of shortage. See also "METROPOLITAN'S WATER SUPPLY-Current Water Conditions and Drought Response Actions" in this Appendix A. Based upon Metropolitan's existing storage balances, implementation of the Water Supply Allocation Plan for fiscal year 2022-23 is not expected. However, in response to minimal supplies of State Water Project water in 2022 to meet normal demands in areas that cannot be supplied with Colorado River water, in April 2022, Metropolitan's Board approved the framework of an Emergency Water Conservation Program (described below) to reduce demands for State Water Project water.

Emergency Water Conservation Program for the State Water Project Dependent Area

As a result of record drought in California and extremely limited State Water Project allocations, Metropolitan anticipates insufficient supplies in 2022 to meet normal demands in the SWP Dependent Area. The SWP Dependent Area is defined as the current portion of the service area that can only receive Metropolitan's supplies through the State Water Project system. These supplies include the annual State Water Project allocation, north of Delta water transfers and previously stored State Water Project supplies such as groundwater banking, carryover, and flexible supplies in Castaic Lake and Lake Perris. The boundaries of the SWP Dependent Area are not static. Metropolitan's drought mitigation actions since 2021 have reduced the SWP Dependent Area by increasing the ability to move more Colorado River supplies to greater portions of the service area. However, with critical State Water Project supply conditions in 2022 and the persistent drought that has depleted supplies accessible to the SWP Dependent Area, Metropolitan has determined that it is imperative to further reduce demands in the SWP Dependent Area.

Metropolitan's existing Water Supply Allocation Plan was designed to be used when a regionwide shortage exists. Staff determined that the Water Supply Allocation Plan, with its regional focus, would not effectively or efficiently alleviate the circumstances of this current drought emergency. Instead, an Emergency Water Conservation Program was developed in coordination with affected member agencies to preserve remaining supplies available to the SWP Dependent Area in a more expedient manner.

On April 26, 2022, Metropolitan's Board declared a Water Shortage Emergency Condition exists for the SWP Dependent Area and unanimously adopted the framework of an Emergency Water Conservation Program. Metropolitan's Board also authorized the General Manager to finalize the program within 30 days consistent within the adopted framework. The purpose of the Emergency Water Conservation Program is to adaptively preserve supplies by reducing non-essential uses of water delivered through the State Water Project system. When Metropolitan's Board adopted this program in April 2022, the emergency was estimated to affect approximately 6.6 million (or 35%) of the 18.7 million people in Metropolitan's service area. Metropolitan continues to work with its member agencies to further reduce the extent of the SWP Dependent Area, and for those that remain within the SWP Dependent Area, the Emergency Water Conservation Program is expected to reduce their use of State Water Project water to stay within available State Water Project supplies.

The Emergency Water Conservation Program includes two paths for affected member agencies to reduce use of Metropolitan's supplies delivered from the State Water Project system. Beginning on June 1, 2022, affected member agencies may either comply with one-day-per-week watering restrictions, which no earlier than September 1 may be further restricted to zero-day-per-week watering in the event the General Manager determines that such a ban is necessary to preserve State Water Project supplies, or achieve compliance with volumetric limits on State Water Project supply based on their equivalent share of human health and safety water available from DWR plus any additional water Metropolitan is able to provide from the State Water Project system shared out to each agency based on proportionate population. Under the volumetric limits-based compliance path, beginning in June 2022, member agencies that take delivery of State Water Project water above their limit are subject to a volumetric penalty surcharge on the excess water, to be accrued and billed on a monthly basis. No earlier than December 1, at the General Manager's discretion, Metropolitan may implement volumetric limits with associated penalties on all SWP Dependent Area member agencies, including agencies that had previously chosen the outdoor watering restriction compliance path. The Emergency Water Conservation Program is intended as a short-term policy until a more permanent alternative can be provided through ongoing operational, physical, and supply actions to remedy the supply constraints in the portion of Metropolitan's service area identified as the SWP Dependent Area. The physical actions being considered to modify the existing infrastructure include interconnections between distribution systems, new pumping or conveyance components to deliver alternative sources of supply, expansion of surface and groundwater storage, improvements in groundwater treatment, and desalination.

REGIONAL WATER RESOURCES

The water supply for Metropolitan's service area is provided in part by Metropolitan and in part by non-Metropolitan sources available to members. Non-Metropolitan sources include water imported by the City of Los Angeles (the "City") from the Owens Valley/Mono Basin east of the Sierra Nevada through the City's Los Angeles Aqueduct to serve customers of the City. See "– Los Angeles Aqueduct." The balance of water within the region is produced locally, from sources that include groundwater and surface water production, recycled water and recovery of contaminated or degraded groundwater, and seawater desalination. Programs to develop these local resources include projects funded by Metropolitan's Local Resources Program (the "LRP"), as well as local agency funded programs. See "–Local Water Supplies.

Based on a ten-year average from 2011 through 2020, non-Metropolitan sources met about 54 percent of the region's water needs. These non-Metropolitan sources of supply fluctuate in response to variations in rainfall. During prolonged periods of below normal rainfall, local water supplies decrease. Conversely, prolonged periods of above-normal rainfall increase local supplies. Sources of groundwater basin replenishment include local precipitation, runoff from the coastal ranges, and artificial recharge with imported water supplies. In addition to runoff, recycled water provides an increasingly important source of replenishment water for the region.

Metropolitan's member agencies are not required to purchase or use any of the water available from Metropolitan. Some agencies depend on Metropolitan to supply nearly all of their water needs, regardless of the weather. Other agencies, with local surface reservoirs or aqueducts that capture rain or snowfall, rely on Metropolitan more in dry years than in years with heavy rainfall, while others, with ample groundwater supplies, purchase Metropolitan water only to supplement local supplies and to recharge groundwater basins. Consumer demand and locally supplied water vary from year to year, resulting in variability in the volume of Metropolitan's water transactions.

In recent years, supplies and demands have been affected by drought, water use restrictions, economic conditions, weather conditions and environmental laws, regulations and judicial decisions, as described in this Appendix A under "METROPOLITAN'S WATER SUPPLY." The demand for supplemental supplies provided by Metropolitan is dependent on water use at the retail consumer level and the amount of locally supplied and conserved water. See "CONSERVATION AND WATER SHORTAGE MEASURES" in this Appendix A and "–Local Water Supplies" below.

Future reliance on Metropolitan supplies will depend on, among other things, current and future local projects that may be developed and the amount of water that may be derived from sources other than Metropolitan. For information on Metropolitan's water revenues, see "METROPOLITAN REVENUES" and "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

The following graph shows a summary of the regional sources of water supply for the years 1976 to 2020. In the graph below, LAA refers to the Los Angeles Aqueduct. See "–Los Angeles Aqueduct." The graph below includes updated local supply numbers that include Santa Ana River baseflow below Prado Dam, which was previously not included from 1980 through 2009. Additional local supply updates from 2010 through 2018 include changes due to reconciliation from 2020 local supply survey. These values reflect the 2020 Urban Water Management Plan.

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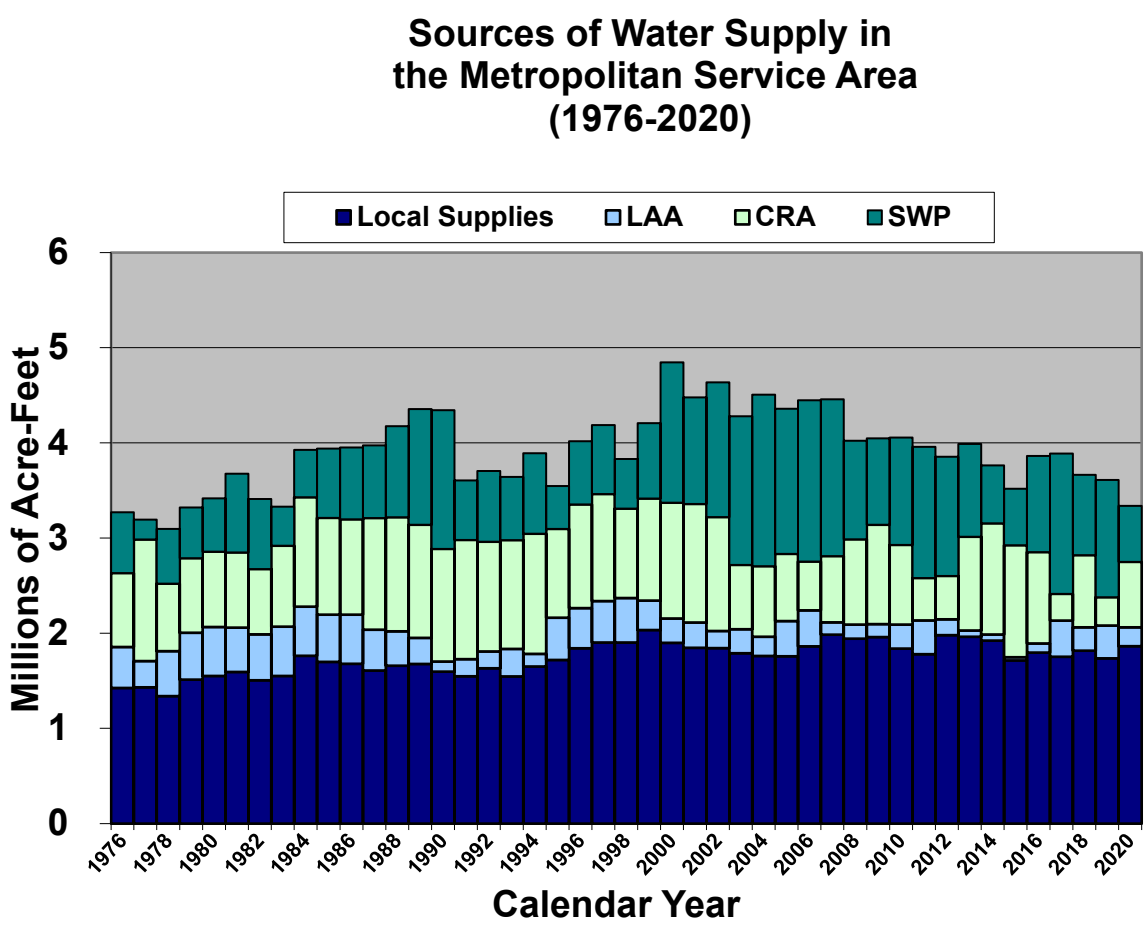

Source: Metropolitan.

The major sources of water available to some or all of Metropolitan's member agencies in addition to supplies provided by Metropolitan are described below.

Los Angeles Aqueduct

The City of Los Angeles (the "City"), through its Department of Water and Power ("LADWP"), operates its Los Angeles Aqueduct system to import water from the Owens Valley and the Mono Basin on the eastern slopes of the Sierra Nevada in eastern California. Water imported by the City on the Los Angeles Aqueduct system comes primarily from surface water rights of the City in eastern Sierra Nevada watersheds along various streams, creeks and rivers in the Mono Basin, Long Valley and Owens Valley, and groundwater resources in the Owens Valley from the City's ownership of approximately 330,000 acres of land and associated water rights. This water supply of the City, which serves LADWP's customers, currently meets about 5 percent of the region's water needs based on a ten-year average from 2011 through 2020.

Surface runoff (snowmelt) is subject to substantial annual variability, which influences the amount of water delivered by the Los Angeles Aqueduct. In addition, the City is subject to several environmental commitments in the Mono Basin and Owens Valley which impact the availability of water to the City for import on the Los Angeles Aqueduct. These include: (i) the SWRCB's Mono Lake Basin Water Rights Decision 1631, which limits the City's water exports from the Mono Basin based on Mono Lake's surface elevation; and (ii) the City's legal obligations under a long-term groundwater management plan relating to the City's groundwater resources in the Owens Valley.

Los Angeles Aqueduct water deliveries to the City vary from one year to the next. Since 2010, Los Angeles Aqueduct water deliveries to the City have varied from as little as 58,000 acre-feet in fiscal year 2014-15 to as much as 313,000 acre-feet of water in fiscal year 2018-19. Average water deliveries to the City from the Los Angeles Aqueduct were approximately 253,000 acre-feet per fiscal year between fiscal years 2016-17 and 2020-21 (approximately 50 percent of the City's annual water supply). However, during fiscal year 2020-21, water deliveries to the City from the Los Angeles Aqueduct were 139,000 acre-feet (approximately 27 percent of the City's water supply for fiscal year 2020-21). Consequently, the amount of water purchased by the City from Metropolitan also varies with the fluctuations of Los Angeles Aqueduct supply. During the past five fiscal years 2016-17 through 2020-21, the City's water purchases from Metropolitan (billed water transactions) ranged from a low of 143,000 in fiscal year 2018-19 to a high of 317,000 in fiscal year 2020-21.

Local Water Supplies

Local water supplies are made up of groundwater, groundwater recovery, surface runoff, recycled water, and seawater desalination. Metropolitan supports local resources development through its LRP, which provides financial incentives of up to $340 per acre-foot of water production (based on actual project unit costs that exceed Metropolitan's water rates) from local water recycling, groundwater recovery, and seawater desalination projects. LRP agreement terms are for 25 years and terminate automatically if construction does not commence within two full fiscal years of agreement execution or if water deliveries are not realized within four full fiscal years of agreement execution. Metropolitan utilizes conjunctive use of groundwater to encourage storage in groundwater basins. Member agencies and other local agencies have also independently funded and developed additional local supplies, including groundwater clean-up, recycled water and desalination of brackish or high salt content water. See also "METROPOLITAN'S WATER DELIVERY SYSTEM–Water Quality and Treatment" in this Appendix A for information regarding certain water quality regulations and developments that impact or may impact certain local groundwater supplies.

Metropolitan's water transaction projections are based in part on projections of locally-supplied water. Projections of future local supplies are based on estimated yields of projects that are currently producing water or are under construction at the time a water transaction projection is made. Estimated yields of projects currently producing water are calculated based on the projects' previous four-year production average. Estimated yields of projects that are under construction at the time a water transaction projection is made are based on data provided by the member agencies. See "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES–Water Transactions Projections" and "METROPOLITAN'S WATER SUPPLY–Integrated Water Resources Plan" in this Appendix A.

Groundwater. Demands for about 1.1 million acre-feet per year, about one-third of the annual water demands for approximately 19 million residents of Metropolitan's service area, are met from groundwater production. Local groundwater supplies are supported by recycled water, which is blended with imported water and recharged into groundwater basins, and also used for creating seawater barriers that protect coastal aquifers from seawater intrusion.

Member Agency Storage Programs. Metropolitan has developed a number of local programs to work with its member agencies to increase storage in groundwater basins. Metropolitan has encouraged storage through its cyclic and conjunctive use storage programs. These programs allow Metropolitan to deliver water into a groundwater basin in advance of agency demands. Metropolitan has drawn on dry-year supply from nine contractual conjunctive use storage programs to address shortages from the State Water Project and the CRA.

Cyclic storage agreements allow pre-delivery of imported water for recharge into groundwater basins in excess of an agency's planned and budgeted deliveries making best use of available capacity in conveyance pipelines, use of storm channels for delivery to spreading basins, and use of spreading basins. This water is then purchased at a later time when the agency has a need for groundwater replenishment deliveries.

Conjunctive use agreements provide for storage of imported water that can be called for use by Metropolitan during dry, drought, or emergency conditions. During a dry period, Metropolitan has the option to call water stored in the groundwater basins pursuant to its contractual conjunctive use agreements. At the time of the call, the member agency pays Metropolitan the prevailing rate for that water. Nine conjunctive use projects provide about 210,000 acre-feet of groundwater storage and have a combined extraction capacity of about 70,000 acre-feet per year. See the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "METROPOLITAN'S WATER SUPPLY–Storage Capacity and Water in Storage" in this Appendix A.

Reverse Cyclic Program. In 2022, Metropolitan's Board authorized the General Manager to enter into reverse-cyclic agreements with participating member agencies to preserve the availability of Metropolitan's State Water Project supplies. Metropolitan's General Manager initiates deferrals under the Reverse-Cyclic Program when the General Manager determines that the supply conditions warrant deferring the use of State Water Project supplies due to the risk of shortage of these supplies. Under these agreements and at Metropolitan's request, participating member agencies agree to defer Metropolitan deliveries of water purchased in calendar year 2022 to allow Metropolitan to preserve its State Water Project supplies. Metropolitan would bill participating member agencies the 2022 full-service rate and applicable treatment charge. In doing so, the participating member agencies avoid paying the projected higher service rate that would be in place when Metropolitan makes the deferred delivery. Metropolitan will deliver water to the participating member agencies no later than five full calendar years from the date of purchase. Metropolitan is currently drafting agreements with member agencies, with the first agreement expected to be executed in the near future.

Recovered Groundwater. Contamination of groundwater supplies is a growing threat to local groundwater production. Metropolitan has been supporting increased groundwater production and improved regional supply reliability by offering financial incentives to agencies for the production and treatment of degraded groundwater since 1991 through the LRP. Metropolitan has executed LRP agreements with local agencies to provide financial incentives to 29 projects that recover contaminated groundwater with total contract yields of about 127,000 acre-feet per year. Total groundwater recovery use under executed agreements with Metropolitan is estimated to be approximately 60,000 acre-feet in fiscal year 2020-21. Additionally, 65,000 acre-feet of recovered groundwater were produced by local agencies through other independently funded and developed sources.

Surface Runoff. Local surface water resources consist of runoff captured in storage reservoirs and diversions from streams. Since 1980, agencies have used an average of 110,000 acre-feet per calendar year of local surface water. Local surface water supplies are heavily influenced by year to year local weather conditions, varying from a high of 188,000 acre-feet in calendar year 1998 to a low of 37,000 acre-feet in calendar year 2016.

Stormwater is another local water supply and is surface runoff that is captured and contained on-site as opposed to captured in storage reservoirs or diverted from streams. In 2020, Metropolitan launched two pilot programs to better understand the costs and benefits of stormwater capture, yield, and use. One program examines opportunities to capture stormwater for direct use and the other explores stormwater capture for groundwater recharge. The programs accepted applications through December 31, 2021. Together, Metropolitan committed up to $12.5 million for these programs. These programs are in either the construction or monitoring phase. The pilot programs are expected to last at least five years, including the construction and monitoring phases. The data collected during the pilot programs will assist Metropolitan in evaluating the water supply benefits of stormwater capture and provide guidance for future funding strategies.

Recycled Water-Local Agency Projects. Metropolitan has supported recycled water use to offset water demands and improve regional supply reliability by offering financial incentives to agencies for production and sales of recycled water since 1982 through the LRP. Since the inception of the LRP, Metropolitan has

executed agreements with local agencies to provide financial incentives to 88 recycled water projects with total expected contract yields of about 360,000 acre-feet per year. During fiscal year 2020-21, Metropolitan provided incentives for approximately 57,900 acre-feet of recycled water under these agreements. Total recycled water use under executed agreements with Metropolitan currently in place is estimated to be approximately 118,000 acre-feet annually in fiscal year 2020-21. Additionally, 403,000 acre-feet of recycled water (including wastewater discharged to the Santa Ana River that percolates into downstream groundwater basins) was produced by local agencies through other independently funded and developed sources.

Metropolitan also supports recycled water conversions for property owners through the On-Site Retrofit Program. The On-Site Retrofit Program provides a financial incentive of $195 per acre-foot of offset water for five years to property owners who convert an imported water demand to a recycled water system. In January 2022, Metropolitan's Board authorized staff to increase the incentive term from five to ten years ($195/acre-foot for 10 years) in recognition of the long lifespan of recycled water infrastructure. To date, the On-Site Retrofit Program has provided $11.05 million to 445 projects that offset approximately 12,800 acre-feet per year of imported water supplies.

Recycled Water-Metropolitan Regional Recycled Water Program. Since 2010, Metropolitan has been evaluating the potential and feasibility of implementing a regional recycled water program (the "RRWP"). Chronic drought conditions have resulted in significant reductions in local surface supplies and groundwater production and have increased the need for recharge supplies to groundwater and surface water reservoirs to improve their sustainable yields and operating integrity. In 2015, Metropolitan executed an agreement with the Sanitation Districts of Los Angeles County ("LACSD") to implement a demonstration project and to establish a framework of terms and conditions of the RRWP. The objectives of the RRWP are to enable the potential reuse of up to 150 million gallons per day ("mgd") of treated effluent from LACSD's Joint Water Pollution Control Plant ("JWPCP"). Purified water from a new advanced treatment facility could be delivered through pipelines to the region's groundwater basins, industrial facilities, and two of Metropolitan's treatment plants. Construction of a 0.5-mgd advanced water treatment demonstration plant was approved in 2017 and was completed in September 2019. Testing and operation of the plant began in October 2019 to confirm treatment costs and provide the basis for regulatory approval of the proposed treatment process. The first testing phase was completed in 2021 with future testing phases planned that will form the basis for the design, operation, and optimization of, and will inform Metropolitan's Board decision whether to move forward with, a full-scale advanced water treatment facility. Finally, the RRWP, if constructed, will have the flexibility to be expanded in the future to implement Direct Potable Reuse ("DPR") through raw water augmentation at two of Metropolitan's treatment plants. The SWRCB Division of Drinking Water ("DDW") is in the process of developing regulations for DPR in California, with the current anticipated date for promulgation by the end of 2023. On November 10, 2020, Metropolitan's Board voted to begin environmental planning work on the RRWP. In December 2020, Metropolitan and SNWA executed a funding agreement under which SNWA will contribute up to $6 million for the environmental planning costs for the RRWP. In the event either SNWA or Metropolitan decides not to proceed or participate in the RRWP in the future, SNWA's financial contribution to the RRWP's environmental planning would be returned by Metropolitan. In 2021, Metropolitan signed an agreement with the Arizona Parties (Central Arizona Project and Arizona DWR) for a $6 million financial contribution similar to the SNWA agreement. Metropolitan also has a contribution agreement with LACSD for approximately $4.6 million. Environmental planning phase work for the RRWP began in fiscal year 2020-21 and is expected to continue through fiscal year 2023-24. The fiscal year 2022-23 and 2023-24 biennial budget includes $20 million for planning costs of the RRWP as part of the operations and maintenance budget. Metropolitan's financial projections for the fiscal years ending June 30, 2023 through 2027 include approximately $273 million in fiscal years 2025 through 2027 for estimated future capital costs associated with a potential full-scale RRWP. If approved, design and construction would be expected to take approximately eight years, with total construction costs estimated at approximately $3.7 billion.

Seawater Desalination. Metropolitan supports seawater desalination as a part of the region's supply portfolio as well as a mechanism to increase regional supply resiliency under different climate change and population growth scenarios.

In 2007, the Board approved Metropolitan's role as a regional facilitator for seawater desalination. This includes supporting local projects during permitting and providing technical assistance when requested. Metropolitan's regional facilitation includes active participation in organizations advocating for desalination and salinity management, including CalDesal within California and the Multi-State Salinity Coalition nationally. Metropolitan also participates in the National Alliance for Water Innovation ("NAWI"). NAWI is a Department of Energy-led, $100 million research effort focused on accelerating the commercialization of early-stage desalination technologies. New technologies developed by NAWI could reduce cost and environmental barriers to seawater desalination in California.

In October 2014, seawater desalination projects became eligible for funding under Metropolitan's LRP. There are currently two local seawater desalination projects in the permitting stages that could receive LRP incentives. These include South Coast Water District's proposed 2,000 to 15,000 acre-feet per year Doheny Ocean Desalination project in south Orange County and Orange County Water District's proposed 56,000 acre-feet per year Huntington Beach Seawater Desalination project in north Orange County. LRP applications for potential projects would be considered by Metropolitan's Board after they are permitted, free of litigation, and authorized to proceed by their developing agencies.

In 2015, Poseidon Resources LLC ("Poseidon") began operating the 56,000 acre-foot per year Carlsbad Desalination Project and associated pipeline. SDCWA has a purchase agreement with Poseidon for a minimum of 48,000 acre-feet per year with an option to purchase an additional 8,000 acre-feet per year.

METROPOLITAN'S WATER DELIVERY SYSTEM

Primary Facilities and Method of Delivery

Metropolitan's water delivery system is made up of three basic components: the Colorado River Aqueduct (CRA), the California Aqueduct of the State Water Project and Metropolitan's water distribution system. Metropolitan's delivery system is integrated and designed to meet the differing needs of its member agencies. Metropolitan seeks redundancy in its delivery system to assure reliability in the event of an outage. Improvements are designed to increase the flexibility of the system. Since local sources of water are generally used to their maximum each year, growth in the demand for water is partially met by Metropolitan. The operation of Metropolitan's water system is being made more reliable through the rehabilitation of key facilities as needed, improved preventive maintenance programs and the upgrading of Metropolitan's operational control systems. See "CAPITAL INVESTMENT PLAN" in this Appendix A.

The graphic on the following page depicts Metropolitan's water delivery system, which is further described below.

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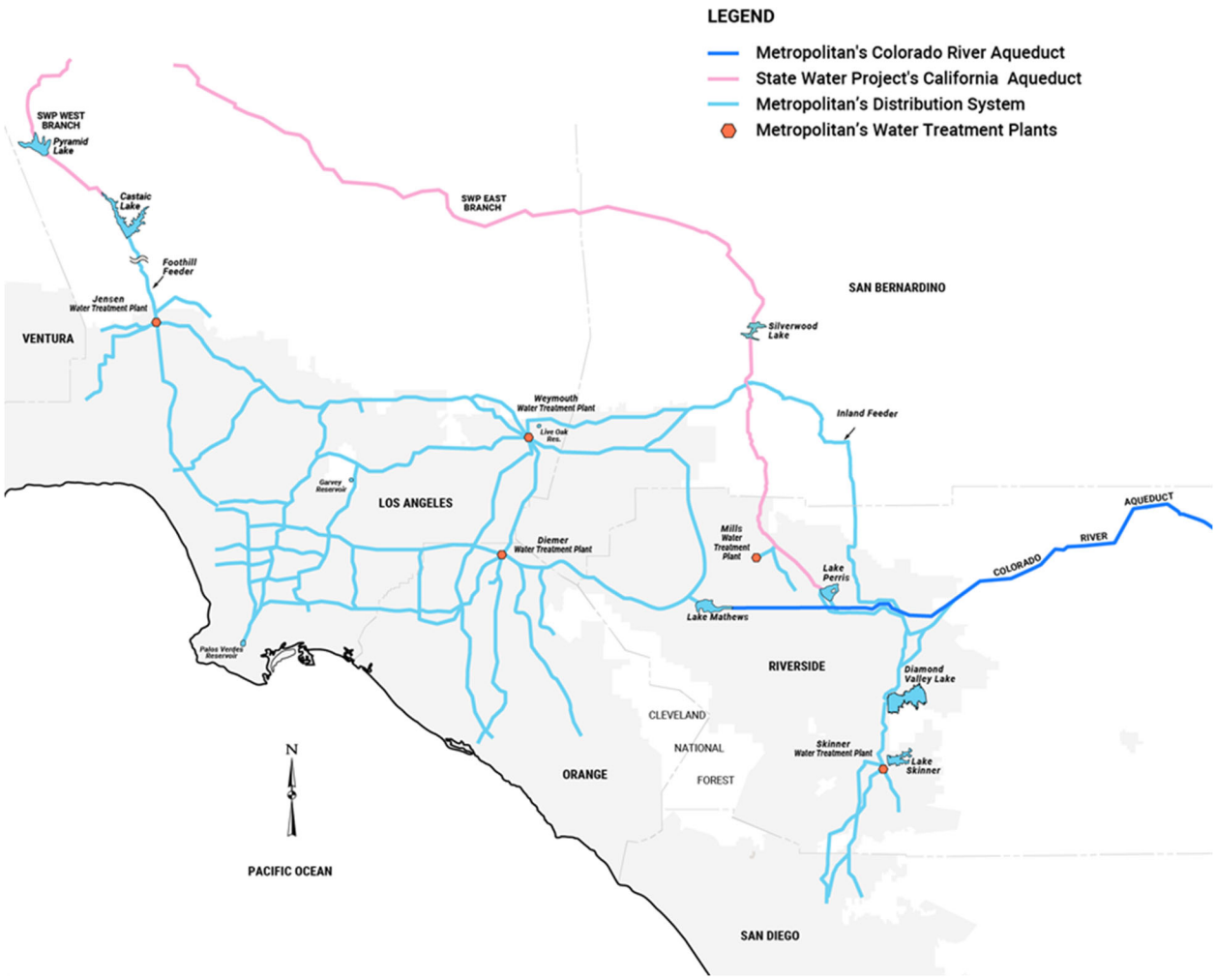
METROPOLITAN'S WATER DELIVERY SYSTEM



Colorado River Aqueduct. Work on the CRA commenced in 1933 and water deliveries started in 1941. Additional facilities were completed by 1961 to meet additional requirements of Metropolitan's member agencies. The CRA is 242 miles long, starting at the Lake Havasu intake and ending at the Lake Mathews terminal reservoir. Metropolitan owns all the components of the CRA, which include five pumping plants, 64 miles of canal, 92 miles of tunnels, 55 miles of concrete conduits, four reservoirs, and 144 underground siphons totaling 29 miles in length. The pumping plants lift the water approximately 1,617 feet over several mountain ranges to Metropolitan's service area. See "METROPOLITAN'S WATER SUPPLY–Colorado River Aqueduct" in this Appendix A.

State Water Project. The initial portions of the State Water Project serving Metropolitan were completed in 1973. The State Water Project, managed and operated by DWR, is one of the largest water supply projects undertaken in the history of water development. The State Water Project facilities dedicated to water delivery consist of a complex system of dams, reservoirs, power plants, pumping plants, canals and aqueducts to deliver water. Water from rainfall and snowmelt runoff is captured and stored in State Water Project conservation facilities and then delivered through State Water Project transportation facilities to water agencies and districts located throughout the Upper Feather River, Bay Area, Central Valley, Central Coast, and Southern California. Metropolitan receives water from the State Water Project through the main stem of the aqueduct system, the California Aqueduct, which is 444 miles long and includes 381 miles of canals and siphons, 49 miles of pipelines or tunnels and 13 miles of channels and reservoirs.

As described herein, Metropolitan is the largest (in terms of number of people it serves, share of State Water Project water it has contracted to receive, and percentage of total annual payments made to DWR therefor) of 29 agencies and districts that have entered into contracts with DWR to receive water from the State Water Project. Contractors pay all costs of the facilities in exchange for participation rights in the system. Thus, Contractors also have the right to use the portion of the State Water Project conveyance system necessary to deliver water to them at no additional cost as long as capacity exists. See "METROPOLITAN'S WATER SUPPLY–State Water Project" in this Appendix A.

Distribution System. Metropolitan's distribution system is a complex network of facilities which routes water from the CRA and State Water Project to Metropolitan's member agencies. The water distribution system includes components that were built beginning in the 1930s and through the present. Metropolitan owns all of these components, including nine reservoirs, five regional treatment plants, over 800 miles of transmission pipelines, feeders and canals, and 15 hydroelectric plants with an aggregate capacity of 130 megawatts.

Diamond Valley Lake. Diamond Valley Lake, a man-made reservoir, built, owned and operated by Metropolitan, is located southwest of the city of Hemet, California. It covers approximately 4,410 acres and has capacity to hold approximately 810,000 acre-feet or 265 billion gallons of water. Imported water is delivered to Diamond Valley Lake during surplus periods. The reservoir provides more reliable delivery of imported water from the State Water Project during summer months, droughts and emergencies. In addition, Diamond Valley Lake can provide more than one-third of Southern California's water needs from storage for approximately six months after a major emergency (assuming that there has been no impairment of Metropolitan's internal distribution network). See the table entitled "Metropolitan's Water Storage Capacity and Water in Storage" under "METROPOLITAN'S WATER SUPPLY–Storage Capacity and Water in Storage" in this Appendix A for the amount of water in storage at Diamond Valley Lake. Excavation at the project site began in May 1995. Diamond Valley Lake was completed in March 2000, at a total cost of $2 billion, and was in full operation in December 2001.

Inland Feeder. Metropolitan's Inland Feeder is a 44-mile-long conveyance system that connects the State Water Project to Diamond Valley Lake and the CRA. The Inland Feeder provides greater flexibility in managing Metropolitan's major water supplies and allows greater amounts of State Water Project water to be accepted during wet seasons for storage in Diamond Valley Lake. In addition, the Inland Feeder increases the

conveyance capacity from the East Branch of the State Water Project by 1,000 cfs, allowing the East Branch to operate up to its full capacity. Construction of the Inland Feeder was completed in September 2009 at a total cost of $1.14 billion.

Operations Control Center. Metropolitan's water conveyance and distribution system operations are coordinated from the Operations Control Center (the "OCC") centrally located in Los Angeles County. The OCC plans, balances and schedules daily water and power operations to meet member agencies' demands, taking into consideration the operational limits of the entire system.

Water Quality and Treatment

General. Metropolitan filters and disinfects water at five water treatment plants: the F.E. Weymouth Treatment Plant, the Joseph Jensen Treatment Plant, the Henry J. Mills Treatment Plant, the Robert B. Diemer Treatment Plant, and the Robert A. Skinner Treatment Plant. In recent years, the plants typically treat between 0.8 billion and 1.0 billion gallons of water per day and have a maximum capacity of approximately 2.4 billion gallons per day. Approximately 50 percent of Metropolitan's water deliveries are treated water.

During 2021, due to the ongoing COVID-19 pandemic, Metropolitan received force majeure notices from certain of its chemical vendors regarding their inability to fulfill orders as a result of competing demand and supply chain issues. Metropolitan's chemical supplies, however, were not impacted. In addition, the COVID-19 pandemic caused labor shortages, resulting in periodic delays in chemical deliveries. This issue has continued in 2022. Metropolitan monitors its chemical inventories closely and did not experience interruptions in its supplies. However, limited supplies and inflationary pressures have resulted in cost increases.

Metropolitan is operating in compliance with current State and federal drinking water regulations and permit requirements.

Federal and state regulatory agencies routinely identify potential contaminants and establish new water quality standards. Metropolitan continually monitors new water quality laws and regulations and frequently comments on new legislative proposals and regulatory rules. New water quality standards could affect the availability of water and impose significant compliance costs on Metropolitan. The federal Safe Drinking Water Act ("SDWA") establishes drinking water quality standards, monitoring, and public notification and enforcement requirements for public water systems. To achieve these objectives, the U.S. Environmental Protection Agency (the "USEPA"), as the lead regulatory authority, promulgates national drinking water regulations and develops the mechanism for individual states to assume primary enforcement responsibilities. The SWRCB DDW, formerly the Drinking Water Program under the California Department of Public Health, has primary responsibility for the regulation of public water systems in the State. Drinking water delivered to customers must comply with statutory and regulatory water quality standards designed to protect public health and safety. Metropolitan operates its five water treatment plants under a domestic water supply permit issued by DDW, which is amended, as necessary, such as when significant facility modifications occur. Metropolitan operates and maintains water storage, treatment and conveyance facilities, implements watershed management and protection activities, performs inspections, monitors drinking water quality, and submits monthly and annual compliance reports. In addition, public water system discharges to state and federal waters are regulated under general National Pollutant Discharge Elimination System ("NPDES") permits. These NPDES permits, which the SWRCB issued to Metropolitan, contain numerical effluent limitations, monitoring, reporting, and notification requirements for water discharges from the facilities and pipelines of Metropolitan's water supply and distribution system.

Groundwater. As described herein, Metropolitan has established five groundwater storage programs with other water agencies that allow Metropolitan to store available supplies in the Central Valley for return later. These programs help manage supplies by putting into storage surplus water in years when it is available and converting that to dry year supplies to be returned when needed. These programs can also provide

emergency supplies. See "METROPOLITAN'S WATER SUPPLY–Water Transfer, Storage and Exchange Programs –State Water Project Agreements and Programs" and "–Storage Capacity and Water in Storage" in this Appendix A. Generally, water returned to Metropolitan under these groundwater storage programs ("return water") may be made available in one of two ways: by direct pump back from a groundwater well to the California Aqueduct or, when available, by an exchange with a supply already in the aqueduct. Water quality issues can arise in water returned by direct pumping as a result of the presence of a water quality contaminant in the groundwater storage basin and due to the imposition of stricter water quality standards by federal or State regulation.

In 2017, the SWRCB adopted a regulation setting a Maximum Contaminant Level ("MCL") for TCP of 5 parts per trillion ("ppt") based upon a running annual average. TCP is a manufactured chemical used as a cleaning and degreasing solvent and has been found at industrial and hazardous waste sites. It is also associated with pesticide products used in agricultural practices. In January 2018, the new regulation went into effect. Under the new regulation, drinking water agencies are required to perform quarterly monitoring of TCP. There have been no detections of this chemical in Metropolitan's system. However, TCP has been detected above the MCL in groundwater wells of three of Metropolitan's groundwater storage program partners through monitoring performed by these agencies. Levels detected in groundwater wells of the Arvin-Edison Water Storage District are the highest and impact Metropolitan's ability to put water into storage and take return water under that program. As noted under "METROPOLITAN'S WATER SUPPLY–Water Transfer, Storage and Exchange Programs –State Water Project Agreements and Programs – *Arvin-Edison/Metropolitan Water Management Program*" in this Appendix A, Metropolitan has suspended the return of groundwater from the program until the water quality concerns can be further evaluated and managed. The levels of TCP detected at Metropolitan's other groundwater storage programs are much lower and impact fewer groundwater wells. Metropolitan is evaluating the effects of TCP on the return capability of those programs.

Possible remediation measures include, for example, return water with other surface water supplies, removal of wells from service, return water by exchange, or treatment. Additional capital and/or operation and maintenance costs could be incurred by Metropolitan in connection with remediation options, but the magnitude of such costs is not known at this time. To the extent return water under one or more groundwater storage programs could not be utilized due to groundwater quality, the available supply of stored water during extended drought or emergency periods would be reduced.

Perchlorate. Perchlorate is both a naturally occurring and man-made chemical used in the production of rocket fuel, missiles, fireworks, flares and explosives. It is also sometimes present in bleach and in some fertilizers. Groundwater in the Henderson, Nevada area has been contaminated with perchlorate as a result of two former chemical manufacturing facilities, and there are ongoing remediation programs to mitigate its release into the Las Vegas Wash and the downstream Colorado River. On July 21, 2020, the USEPA withdrew its 2011 determination to regulate perchlorate under the SDWA and issued a new determination that perchlorate does not meet the statutory criteria for regulation. Thus, there is currently no federal drinking water standard for perchlorate, which could potentially affect remediation efforts in the Henderson area. Whether the USEPA should issue a national drinking water standard for perchlorate is the subject of ongoing litigation by the Natural Resources Defense Council, Inc. The case was on hold while the USEPA was reviewing its prior decision not to set a federal MCL for perchlorate. On March 31, 2022, the USEPA concluded that its prior determination not to regulate perchlorate in drinking water is supported by the best available peer reviewed science. The agency will continue to consider: (1) new information on the health effects and occurrence of perchlorate; and (2) if perchlorate should be added to future Contaminant Candidate Lists for possible regulation under the Safe Drinking Water Act. Now that the USEPA has concluded its review, the Natural Resources Defense Council, Inc. is proceeding with its appeal.

California is reviewing its MCL for perchlorate considering a revised Public Health Goal ("PHG") of 1 µg/L adopted in February 2015. PHGs are established by the California Office of Environmental Health Hazard Assessment ("OEHHA") and used as the basis for the development of a State regulation setting an

MCL. The SWRCB is required to set an MCL for a chemical as close to the PHG as is technologically and economically feasible, placing primary emphasis on the protection of public health. DDW is conducting an in-depth risk management analysis to determine whether to revise the perchlorate MCL of 6 µg/L. The detection limit for purposes of reporting (DLR) for perchlorate was lowered to 2 µg/L in July 2021, and it will further be reduced to 1 µg/L in January 2024. If California's MCL for perchlorate is revised to a level less than 6 µg/L, it will be important for the oversight agencies, USEPA and the Nevada Division of Environmental Protection, to ensure that the perchlorate contamination originating at the two former chemical manufacturing facilities in Henderson, Nevada is remediated to a level that minimizes impacts to the Colorado River and that perchlorate concentrations at Metropolitan's Whitsett Intake at Lake Havasu stay at levels below California's MCL. Metropolitan will continue to participate in federal and state rulemaking proceedings.

PFAS. Per- and poly-fluoroalkyl substances ("PFAS") are substances widely used in consumer and industrial products such as fabrics, carpets, firefighting foams, food packaging, and nonstick cookware and are known for their nonstick, waterproof, and heat and stain resistant properties. Perfluorooctane sulfonate ("PFOS") and perfluorooctanoic acid ("PFOA") are the two most common synthetic organic chemicals in the group of compounds referred to as PFAS. In August 2019, DDW lowered the notification levels ("NLs") for PFOS from 13 ppt to 6.5 ppt and for PFOA from 14 ppt to 5.1 ppt. NLs are non-regulatory, precautionary health-based measures for concentrations of chemicals in drinking water that warrant notification and further monitoring and assessment. If a chemical concentration is greater than its NL in drinking water that is provided to consumers, DDW recommends that the utility inform its customers and consumers about the presence of the chemical, and about health concerns associated with exposure to it. In February 2020, DDW lowered the response levels ("RLs") for PFOA and PFOS from 70 ppt for individual or combined concentrations to 10 ppt for PFOA and 40 ppt for PFOS. An RL is set higher than an NL and represents a chemical concentration level at which DDW recommends a water system consider taking a water source out of service or providing treatment if that option is available to them. Legislation which took effect on January 1, 2020 (California Assembly Bill 756) requires that water systems that receive a monitoring order from the SWRCB and detect levels of PFAS that exceed their respective RL must either take a drinking water source out of use or provide specified public notification if they continue to supply water above the RL. In March 2021, DDW issued an NL of 0.5 parts per billion ("ppb") and an RL of 5 ppb for perfluorobutane sulfonic acid ("PFBS"), another PFAS chemical.

In July 2021, OEHHA proposed PHGs for PFOA at 0.007 ppt and PFOS at 1 ppt, the next step in the process of establishing MCLs in drinking water. There are currently no federal regulations on the level of PFAS allowed in treated drinking water. The USEPA established non-enforceable and non-regulatory health advisories in 2016 for PFOA and PFOS at single or combined concentrations of 70 ppt in treated drinking water. On January 19, 2021, the USEPA announced that it is considering whether to designate PFOA and PFOS as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA") and/or hazardous waste under the Resource Conservation and Recovery Act ("RCRA"). On February 22, 2021, the USEPA announced its proposed revisions to the Fifth Unregulated Contaminant Monitoring Rule ("UCMR 5") for public water systems which includes monitoring for 29 PFAS in drinking water. The proposal would require pre-sampling preparations in 2022, sample collection from 2023-2025, and reporting of final results through 2026. On March 3, 2021, the USEPA published its final regulatory determination to regulate PFOA and PFOS in drinking water. The USEPA has 24 months to propose maximum contaminant level goals ("MCLGs") and MCLs for PFOA and PFOS. Following that deadline, the USEPA has 18 months to publish final MCLGs and MCLs for PFOA and PFOS. On October 18, 2021, the USEPA published a "PFAS Strategic Roadmap: EPA's Commitments to Action, 2021-2024" (PFAS Roadmap). The document outlines four main drinking water actions that the USEPA intends to complete from 2021 to 2024: (1) conduct nationwide monitoring for PFAS in drinking water as part of the UCMR 5 process; (2) establish national primary drinking water regulations for PFOA and PFOS by Fall 2023; (3) publish health advisories for GenX chemicals (hexafluoropropylene oxide dimer acid and its ammonium salt) ("GenX") and PFBS by Spring 2022; and (4) publish updates to PFAS analytical methods to monitor drinking water by Fall 2024. On December 27, 2021, the USEPA published the final UCMR 5. On January 10, 2022, the USEPA

submitted a proposed rule for review to the White House Office of Management and Budget to designate PFOA and PFOS as hazardous substances under CERCLA. On June 15, 2022, the USEPA established new interim, updated health advisories for PFOA and PFOS to replace the health advisories established in 2016 until the national primary drinking water regulations for PFOA and PFOS are developed and implemented. The non-enforceable and non-regulatory interim, updated lifetime health advisories for PFOA and PFOS in drinking water are established at concentrations of 0.004 ppt and 0.02 ppt, respectively. In its announcement, the USEPA noted that such concentrations are below the ability to detect under current detection methods. On June 15, 2022, the USEPA also established final health advisories for GenX and PFBs. Metropolitan will continue to monitor and participate in federal and state rulemaking proceedings.

PFOA and PFBS have not been detected in Metropolitan's imported or treated water supplies. In 2019, 2020, and 2021, Metropolitan detected in its supplies low levels of PFHxA, which is not acutely toxic or carcinogenic and is not currently regulated in California or at the federal level. In 2021, Metropolitan detected for the first time in its supplies low levels of perfluorobutanoic acid ("PFBA"), perfluoropentanoic acid ("PFPeA"), and PFOS. The concentrations detected to date are below the State's reporting values, which means they are considered "not-detected."

Metropolitan has not identified any specific sources of these PFAS in its supplies, but PFHxA is a common PFAS believed to be an impurity that is inadvertently produced during the manufacture of other PFAS. It is also a breakdown product from lubricants, coatings on food packaging, and household products. PFOS is widely used in surface treatments of carpets, textiles, leather, paper, and cardboard, as a surfactant in extinguishing foams, as a mist suppressant in chrome plating, and as a surfactant in the mining and oil industries. PFBA is a breakdown product of other PFAS that are used in stain-resistant fabrics, paper food packaging, and carpets; it is also used for manufacturing photographic film. It has been used as a substitute for longer chain perfluoroalkyl carboxylic acids in consumer products. PFPeA is a breakdown product of stain- and grease-proof coatings on food packaging, couches, and carpets. Metropolitan has not identified any specific sources of PFAS that have reached its water supplies and the concentrations detected to date are well below the State's required reporting values. PFOA and PFOS have also been detected in groundwater wells in the region, including those of certain member agencies. Metropolitan may experience increased demands for its imported water to help offset the potential loss of any affected local supplies.

Seismic Considerations and Emergency Response Measures

General. Metropolitan's system overlays a region of high seismicity. The conveyance and distribution systems traverse numerous faults capable of generating large magnitude earthquakes and some of Metropolitan's treatment plants, pressure control facilities, and other structures have the potential of experiencing high levels of earthquake-induced shaking. To mitigate this risk, Metropolitan routinely assesses the seismic hazards and potential risks to its facilities. It makes strategic investments through projects to limit overall system damage, improve post-earthquake recovery time, and reduce the impacts felt by the population and businesses. Metropolitan's strategy utilizes a defense-in-depth approach to prepare for and respond to the event adequately. Metropolitan's defense-in-depth approach includes the following priorities: (1) provide a diversified water supply portfolio, increase system flexibility, and maintain adequate levels of emergency storage to be able to withstand the potential disruption of imported supplies (2) prevent damage to water delivery infrastructure in probable seismic events and limit damage in extreme events through the systematic review and upgrade of facilities for which deficiencies are identified and (3) minimize the duration of water delivery interruptions through a dedicated emergency response and recovery organization, including in-house design, construction, and fabrication capability.

As part of its goal to increase the diversification of the local water portfolio, Metropolitan has provided monetary assistance to member agencies to develop new local water supplies. Increased and improved diversification of local supplies also improves the region's reliability in the event of a significant seismic event. In addition, Metropolitan is evaluating the feasibility of implementing a RRWP. See "REGIONAL WATER RESOURCES–Local Water Supplies –*Recycled Water-Metropolitan Regional Recycled Water Program*" in

this Appendix A. If completed, it is expected that the RRWP would provide up to 150 million gallons per day of advanced treated recycled water for groundwater replenishment. The program, if completed, could provide an additional reliable water source within Metropolitan's service area in the event of an interruption of imported supplies.

In 2000, Metropolitan completed Diamond Valley Lake, an 810,000-acre-foot capacity reservoir located on the coastal side of the San Andreas Fault. With the completion of Diamond Valley Lake, Metropolitan nearly doubled its available in-region surface storage and improved its ability to capture water from Northern California in wet years. Water from Diamond Valley Lake can supply four of Metropolitan's five water treatment plants. Diamond Valley Lake, along with the other in-region reservoirs, are used to maintain a six-month emergency storage reserve outside of the operational storage in case of disruption of the imported water supplies. See "–Primary Facilities and Method of Delivery *–Diamond Valley Lake*."

Metropolitan has developed a Seismic Upgrade Program to systematically evaluate its above-ground facilities for seismic risk and prioritize its upgrade effort. Structures undergo an initial rapid evaluation and, if a potential deficiency is identified, will then undergo a detailed structural evaluation to assess the required upgrades. Deficient facilities are upgraded to meet current seismic standards based on criticality to the water delivery system. Previous projects include seismic upgrades to the pump plant buildings for the CRA and upgrades to various facilities at Metropolitan's treatment plants, such as wash water tanks, filter basins, and administration buildings. For existing pipelines, seismic resilience will be incorporated as a component of pipeline rehabilitation projects. Metropolitan will evaluate each upgrade individually to balance risk, performance, and cost. Metropolitan is currently implementing a 20-year program to replace or reline its prestressed concrete cylinder pipe with a welded steel pipe. Providing a steel liner insert will improve the seismic performance of these pipelines. In addition, Metropolitan is currently installing earthquake-resistant ductile iron pipe at a location where the CRA crosses the Casa Loma Fault.

Metropolitan has an ongoing surveillance program that monitors the safety and structural performance of its dams and reservoirs permitted by DWR's Division of Safety of Dams. Operating personnel perform regular inspections that include monitoring and analyzing seepage flows and pressures. Engineers responsible for dam safety review the inspection data and monitor each dam's horizontal and vertical movements. Major on-site inspections are performed at least twice each year. Instruments that transmit seismic acceleration time histories for analysis are installed at critical sites when a dam is subjected to strong motion during an earthquake.

Metropolitan has developed an emergency plan that calls for specific response levels appropriate to an earthquake's magnitude and location. Included in this plan are various communication tools, as well as a structured plan of management that varies with the severity of the event. Pre-designated personnel follow detailed steps for field facility inspection and distribution system patrol. Approximately 200 employees are designated to respond immediately if seismic events exceed a certain magnitude. An Emergency Operations Center ("EOC") is maintained at the OCC. The OCC/EOC, specifically designed to be earthquake resistant, contains communication equipment, including a radio transmitter, microwave capability, and a response line linking Metropolitan with its member agencies, and DWR. The OCC/EOC also has the capability of communicating with other utilities, County EOCs, and the State's Office of Emergency Services. Metropolitan also maintains in-house capability to address two major pipeline breaks simultaneously as part of its emergency response plan to restore operation shortly after a significant seismic event.

In conjunction with DWR and LADWP, Metropolitan has formed the Seismic Resilience Water Supply Task Force to collaborate on studies and mitigation measures aimed at improving the reliability of imported water supplies to Southern California. Specific task force goals include revisiting historical assumptions regarding potential aqueduct outages after a seismic event; establishing a common understanding about individual agency aqueduct vulnerability assessments, projected damage scenarios, and planning assumptions; and discussing ideas for improving the resiliency of Southern California's imported water

supplies through multi-agency cooperation. The task force has established multi-year goals and will continue to meet on these issues and develop firm plans for mitigating seismic vulnerabilities.

Metropolitan's resiliency efforts include manufacturing, pipe fabrication, and coating capabilities in La Verne, California. Over $47 million has been invested and an additional $25 million is planned over the next two years to enhance and expand Metropolitan's capacity to provide fabrication, manufacturing, and coating services for rehabilitation work, maintenance activities, and capital projects. Metropolitan can also provide manufacturing, coating, and fabrication services upon request through reimbursable agreements to member agencies and DWR. These agreements have enhanced timely and cost-effective emergency response capabilities. Materials to fabricate pipe and other appurtenant fittings are kept on site. In the event of earthquake damage, Metropolitan has taken measures to provide the capacity to design and fabricate pipe and manufacture fittings. Metropolitan is also staffed to perform emergency repairs.

The Department of Water Resources has in place a seismic assessment program that evaluates the State Water Project's vulnerability to seismic events and makes recommendations for improvements. An example of a recently completed project under this program is the Perris Dam Retrofit. The assessment is important because the California Aqueduct crosses many major faults. The State Water Project delivers water supplies from Northern California that must traverse the Bay-Delta through hundreds of miles of varying levels of engineered levees that are potentially susceptible to significant damage due to flood and seismic risk. In the event of a failure of the Bay-Delta levees, the quality of the Bay-Delta's water could be severely compromised as saltwater comes in from the San Francisco Bay. Metropolitan's supply of State Water Project water would be adversely impacted if pumps that move Bay-Delta water southward to the Central Valley and Southern California are shut down to contain the saltwater intrusion. Metropolitan estimates that stored water supplies, CRA supplies and local water resources that would be available in case of a levee breach or other interruption in State Water Project supplies would meet demands in Metropolitan's service area for approximately six months. See "METROPOLITAN'S WATER SUPPLY–Storage Capacity and Water in Storage" in this Appendix A.

Metropolitan, in cooperation with the other State Water Contractors, developed recommendations to DWR for emergency preparedness measures to maintain continuity in export water supplies and water quality during seismic and other emergency events. These measures include improvements to emergency construction materials stockpiles in the Bay-Delta, improved emergency contracting capabilities, strategic levee improvements and other structural measures of importance to Bay-Delta water export interests, including development of an emergency freshwater pathway to export facilities in a severe earthquake.

Wildfires Risk Management Response

Wildfires are an ever-present reality in Southern California. Metropolitan continues to actively prepare for wildfires by collaborating with partner agencies such as the California Department of Forestry and Fire Protection (Cal Fire), DWR, and counties to implement preparedness measures to protect watersheds. Examples of these efforts include removing brush from fire prone areas, as well as removing by-products of large fires such as ash, fire retardant, and other debris that could negatively affect water quality. Metropolitan also collaborates frequently with its member agencies and first-responders from other public agencies. This collaboration includes coordination with local fire departments during and after nearby wildfire events, as well as participating in joint training and exercises throughout the year. Additionally, Metropolitan has a five-year exercise plan that provides member agencies the opportunity to exercise together before a disaster happens. Metropolitan tests its emergency communications processes through regular tests of emergency radio networks, satellite phones, mass-communication alerting systems, and online information sharing systems.

Metropolitan has also implemented measures to protect employees from the impacts of wildfires such as upgrading HVAC systems in control centers to improve the filtration of smoke and other pollutants; and sending emergency notifications to employees to warn them of unhealthy air quality due to nearby fires.

Security Measures

Metropolitan's water and energy facilities are federally-determined critical infrastructure. Metropolitan deploys multiple layers of physical security and collaborates with federal and state partners to mitigate malevolent threats. It manages a physical security system consisting of electronic access controls, a surveillance and intrusion warning system, and a round-the-clock security watch center. It maintains professional, in-house security specialists and retains a 200+ contract security guard force. It directs a capital improvement program to harden physical infrastructure. It collaborates with key federal and state security partners, which entails on-site consultations, inter-agency mock exercises, real-time monitoring, and first response coordination. It follows the chain-of-custody protocols of the FERC and the North American Electric Reliability Corporation. Finally, it complies with the Bioterrorism Response Act of 2002, the DHS Chemical Facility Anti-Terrorism Standards, and the America's Water Infrastructure Act of 2018.

CAPITAL INVESTMENT PLAN

General Description

Metropolitan's current Capital Investment Plan (the "Capital Investment Plan" or "CIP") describes Metropolitan's infrastructure and system reliability projects, either as upgrades to existing capital assets or replacements and refurbishments of existing facilities. The CIP is Metropolitan's planning document to ensure asset reliability, enhance operational efficiency and flexibility, and ensure compliance with water quality regulations.

Metropolitan's CIP is regularly reviewed and updated. Metropolitan's biennial budget process includes a review of the projected long-term capital needs and the development of a capital expenditure forecast for the ten-year financial forecast, as well as the identification of the capital priorities of Metropolitan over the biennial budget term. The award of major contracts and professional services agreements are subject to approval by Metropolitan's Board. Pursuant to the Administrative Code, following the adoption of the biennial budget, a Board action is presented to (1) appropriate the total amount of approved biennial CIP expenditures and (2) authorize the General Manager to initiate or proceed with work on capital projects identified in the CIP for such biennial period. The amount and timing of borrowings to fund capital expenditures will depend upon the status of construction activity and water demands within Metropolitan's service area, among other factors. From time to time, projects that have been undertaken are delayed, redesigned, or deferred by Metropolitan for various reasons, and no assurance can be given that a project in the CIP will be completed in accordance with its original schedule or that any project will be completed as currently planned. In addition, from time to time, when circumstances warrant, Metropolitan's Board may approve capital expenditures other than or in addition to those contemplated by the CIP at the time of the then current biennial budget.

Projection of Capital Investment Plan Expenditures

The table below sets forth the projected CIP expenditures by project type for the fiscal years ending June 30, 2022 through 2027, as currently projected for fiscal year 2021-22, and as reflected in the biennial budget for fiscal years 2022-23 and 2023-24 for fiscal years 2022-23 through 2026-27. The projection for the current biennium, which covers fiscal years 2020-21 and 2021-22, is updated every month to reflect the most current changes to planned expenditures. The biennial budget is updated every two years as a result of the periodic review and adoption of the capital budget by Metropolitan's Board. See "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

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CAPITAL INVESTMENT PLAN
PROJECTION OF EXPENDITURES[1]
(Fiscal Years Ended June 30 - Dollars in Thousands)

	2022	2023	2024	2025	2026	2027	Total
Infrastructure R&R	$ 97,004	$ 86,978	$ 69,899	$ 93,869	$ 90,736	$ 82,979	$ 521,465
Infrastructure Upgrade	78,557	161,080	162,713	158,939	166,068	181,000	908,357
Regulatory Compliance	481	561	0	0	0	0	1,042
Stewardship	3,753	11,907	6,830	8,568	12,514	21,230	64,802
Supply Reliability	0	4,967	2,697	68,945	63,402	147,995	288,006
System Flexibility	19,444	30,531	41,582	40,566	48,262	42,131	222,516
Water Quality	2,261	3,976	16,279	935	110	0	23,561
Total	$201,500[2]	$300,000	$300,000	$371,822	$381,092	$475,335	$2,029,749

Source: Metropolitan.

(1) Fiscal year 2021-22 is based on current projections. Fiscal years 2022-23 through 2026-27 are based on the ten-year financial forecast provided in the biennial budget for fiscal years 2022-23 and 2023-24.

(2) Planned capital expenditures of $250 million per year were appropriated for fiscal years 2020-21 and 2021-22. Projected capital expenditures for fiscal year 2021-22 in the table above reflect current projections as to the timing of expenditure of the appropriated funds.

In developing the CIP, projects are reviewed, scored, and prioritized towards the objectives of ensuring the sustainable delivery of reliable, high-quality water, while meeting all regulatory requirements and maintaining affordability. Additional capital costs may arise in the future as a result of, among other things, federal and State water quality regulations, project changes and mitigation measures necessary to satisfy environmental and regulatory requirements, and additional facilities' needs. See "METROPOLITAN'S WATER DELIVERY SYSTEM–Water Quality and Treatment" in this Appendix A.

Construction projects included in the CIP are subject to ordinary construction risks and delays, including but not limited to: inclement weather or natural hazards affecting work and timeliness of completion; contractor claims or nonperformance; work stoppages or slowdowns; unanticipated project site conditions encountered during construction; errors or omissions in contract documents requiring change orders; and/or higher than anticipated construction bids or costs (including as a result of steeper inflationary increases), any of which could affect the costs and availability of, or delivery schedule for, equipment, components, materials, labor or subcontractors, and result in increased CIP costs. The construction schedules for certain Metropolitan projects were initially delayed as a result of the COVID-19 outbreak and some projects continue to be delayed due to supply chain issues and other geopolitical conditions. Although not currently anticipated, additional delays in the future are possible. See "GOVERNANCE AND MANAGEMENT–COVID-19 Pandemic" in this Appendix A.

Capital Investment Plan Financing

The CIP requires debt financing (see "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A) as well as pay-as-you-go funding. In connection with the biennial budget process and the development of the ten-year financial forecast provided therein, an internal funding objective is established for the funding of capital program expenditures from current revenues. An internal funding objective to fund 45 percent of capital program expenditures from current revenues was established in connection with the adoption of the biennial budget for fiscal years 2022-23 and 2023-24. This objective is updated every two years as a result of the periodic review and adoption of the capital budget by Metropolitan's Board. The remainder of capital program expenditures are expected to be funded through the issuance from time to time of water revenue bonds, which are payable from Net Operating Revenues. However, as in prior years, pay-as-you-go funding or debt financing may be reduced or increased by the Board at any time.

Projections for fiscal years 2022-23 through 2026-27 assume the issuance of approximately $1,040 million of additional water revenue bonds over such period to finance the CIP. These revenue bonds may be issued either as Senior Revenue Bonds under the Senior Debt Resolutions or as Subordinate Revenue Bonds under the Subordinate Debt Resolutions (each as defined under "METROPOLITAN EXPENSES– Limitations on Additional Revenue Bonds" in this Appendix A). The cost of these projected bond issues is reflected in the financial projections under "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

Major Projects of Metropolitan's Capital Investment Plan

Colorado River Aqueduct Facilities. As previously noted, deliveries through the CRA began in 1941. Through annual inspections and maintenance activities, the performance and reliability of the various components of the CRA are regularly evaluated. Projects under the CRA facilities program are designed to replace or refurbish facilities and components on the CRA system in order to reliably convey water from the Colorado River to Southern California. The current projected cost estimate for all prior and planned refurbishment or replacement projects under the CRA facilities program from fiscal year 1998-99 through fiscal year 2031-32 is $807.2 million. Costs through February 2022 were $406.8 million. Budgeted aggregate capital expenditures for improvements on the CRA for fiscal years 2022-23 and 2023-24 are $76.2 million.

Distribution System – Prestressed Concrete Cylinder Pipe. Metropolitan's distribution system is comprised of approximately 830 miles of pipelines ranging in diameter from 30 inches to over 200 inches. (See "METROPOLITAN'S WATER DELIVERY SYSTEM" in this Appendix A.) There are 163 miles of the distribution system that is made up of prestressed concrete cylinder pipe ("PCCP"). In response to PCCP failures experienced by several water agencies, Metropolitan initiated the PCCP Assessment Program in December 1996 to evaluate the condition of Metropolitan's PCCP lines and investigate inspection and refurbishment methods. As part of this program, Metropolitan made improvements to several sections of PCCP. Rather than continue to make spot repairs to the pipe segments, Metropolitan initiated a long-term capital program to rehabilitate approximately 100 miles of PCCP in five pipelines by relining with a welded steel liner. Significant projects over the next several years include relining of portions of Second Lower and Sepulveda Feeders. The estimated cost to reline all 100 miles of PCCP is approximately $4.3 billion. Through February 2022, approximately 11.5 miles have been re-lined and it is expected to take approximately 30 years to complete the remainder of the pipelines. Costs through February 2022 for all PCCP work (including the prior repairs) were $301.0 million. Budgeted aggregate capital expenditures for PCCP rehabilitation for fiscal years 2022-23 and 2023-24 are $104.4 million.

Distribution System – Refurbishments and Improvements. In addition to the long-term program to rehabilitate Metropolitan's PCCP lines, several other components of the distribution system, including dams and reservoirs, are being refurbished and/or improved. Significant projects over the next several years include retrofitting of the distribution system to improve resiliency against earthquake; rehabilitation of reservoirs, relining of pipelines; and refurbishment of pump stations, pressure control structures, hydroelectric plants, and service connections. The projected cost estimate for refurbishment or replacement projects, other than the PCCP relining, from fiscal year 2004-05 through fiscal year 2031-32 is $1.0 billion. Costs through February 2022 totaled approximately $452.7 million. For fiscal years 2022-23 and 2023-24, budgeted aggregate capital expenditures for refurbishing and improvements on the distribution system, other than PCCP rehabilitation, are $114.0 million.

Drought Response and System Flexibility. In response to the ongoing historic statewide drought, several drought response projects that address decreasing water supplies both in specific parts of Metropolitan's service area and across the entire District have been added to the CIP. This is in addition to the ongoing projects to increase the system flexibility of Metropolitan's water supply and delivery infrastructure to meet service demands. Metropolitan continues investigating capital improvements that mitigate drought impacts and more projects are expected to be developed in the coming years. Some of the projects commenced in fiscal year 2021-22. Significant projects in this category include Inland Feeder-Rialto Pipeline Intertie,

Wadsworth Pump Discharge to Eastside Pipeline Bypass, West Area Water Supply Reliability Improvements, and Perris Valley Pipeline Tunnels. The current projected cost estimate for the prior and planned drought response and system flexibility projects from fiscal year 2004-05 through fiscal year 2031-32 is $631.3 million, with $197.6 million spent through February 2022 for improving system flexibility. Budgeted aggregate capital expenditures for drought response and system flexibility projects for fiscal years 2022-23 and 2023-24 are $75.0 million.

System Reliability. System Reliability projects are implemented at facilities throughout Metropolitan's system to utilize new processes or technologies, to improve safety, or to increase overall reliability. Significant projects in this category include seismic strengthening of Metropolitan's headquarters building, construction or improvement of operations support facilities, security system enhancements, control system upgrades, and information technology infrastructure projects. The total estimated cost for all prior and projected system reliability improvements under this program from fiscal year 2004-05 to fiscal year 2031-32 is approximately $771.0 million, with $295.2 million spent through February 2022. Budgeted aggregate capital expenditures for improvements on system reliability projects for fiscal years 2022-23 and 2023-24 are $86.2 million.

Water Treatment Plant Improvements. The F. E. Weymouth Water Treatment Plant, which was placed into service in 1941, is Metropolitan's oldest water treatment facility. Four more water treatment plants were constructed throughout Metropolitan's service area with the Henry J. Mills Water Treatment Plant being the newest water treatment facility, which was placed into service in 1978. These plants treat water from the Colorado River Aqueduct and/or the State Water Project. These plants have been subsequently expanded since their original construction. Metropolitan has completed numerous upgrades and refurbishment/replacement projects to maintain the plants' reliability and improve efficiency. Significant projects over the next several years include refurbishment of settling basins and strengthening of inlet channels at the Weymouth plant, rehabilitation of filtration system at the Robert B. Diemer Water Treatment Plant, second stage of electrical upgrades at the Mills plant, ozonation system upgrade at the Joseph Jensen Water Treatment Plant, and chemical system rehabilitation at the Robert A. Skinner Plant. The cost estimate for all prior and projected improvements at all five plants, not including the ozone facilities and water treatment capacity expansions, from fiscal year 2004-05 through fiscal year 2031-32 is approximately $1.3 billion, with $1.1 billion spent through February 2022. Budgeted aggregate capital expenditures for improvements at all five plants for fiscal years 2022-23 and 2023-24 are $42.1 million.

METROPOLITAN REVENUES

General

Until water deliveries began in 1941, Metropolitan's activities were, by necessity, supported entirely through the collection of *ad valorem* property taxes. Since the mid-1980s, water revenues, which includes revenues from water sales, wheeling and exchanges, have provided approximately 80 percent of total revenues annually. Over that period, *ad valorem* property taxes have accounted for about 9 percent of total revenues, and in the fiscal year 2020-21, *ad valorem* property taxes accounted for approximately 9 percent of total revenues. See "–Revenue Allocation Policy and Tax Revenues." The remaining revenues have been derived principally from the sale of hydroelectric power, interest on investments, and additional revenue sources (water standby charges and availability of service charges) beginning in 1992. *Ad valorem* taxes do not constitute a part of Operating Revenues and are not available to make payments with respect to the water revenue bonds issued by Metropolitan.

The basic rate for untreated water service for domestic and municipal uses is $799 per acre-foot at the Tier 1 level, which became effective January 1, 2022. See "–Rate Structure" and "–Water Rates." The *ad valorem* tax rate for Metropolitan purposes has gradually been reduced from a peak equivalent rate of 0.1250 percent of full assessed valuation in fiscal year 1945-46 to 0.0035 percent of full assessed valuation for fiscal year 2021-22. The rates charged by Metropolitan represent the cost of Metropolitan's wholesale water

service to its member agencies, and not the cost of water to the ultimate consumer. Metropolitan does not exercise control over the rates charged by its member agencies or their subagencies to their customers.

Summary of Revenues by Source

The following table sets forth Metropolitan's sources of revenues for the five fiscal years ended June 30, 2021, on a modified accrual basis. All information is unaudited. Audited financial statements for the fiscal years ended June 30, 2021, and June 30, 2020, are included in APPENDIX B–"THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA INDEPENDENT AUDITORS' REPORT AND BASIC FINANCIAL STATEMENTS FOR FISCAL YEARS ENDED JUNE 30, 2021 AND JUNE 30, 2020 AND BASIC FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED MARCH 31, 2022 AND 2021 (UNAUDITED)."

SUMMARY OF REVENUES BY SOURCE[1]
Fiscal Years Ended June 30
(Dollars in Millions)

	2017	2018	2019	2020	2021
Water Revenues[2]	$1,151	$1,285	$1,149	$1,188	$1,405
Taxes, Net[3]	116	131	145	147	161
Additional Revenue Sources[4]	184	172	170	165	165
Interest on Investments	4	8	34	20	10
Hydroelectric Power Sales	21	24	18	16	19
Other Revenues[5]	51	28	22	14	14
Total Revenues	$1,527	$1,648	$1,538	$1,550	$1,774

Source: Metropolitan.

(1) Does not include any proceeds from the sale of bonded indebtedness.
(2) Water revenues include revenues from water sales, exchanges, and wheeling.
(3) *Ad valorem* taxes levied by Metropolitan are applied solely to the payment of outstanding general obligation bonds of Metropolitan and to State Water Contract obligations.
(4) Includes revenues derived from water standby charges, readiness-to-serve, and capacity charges.
(5) Includes miscellaneous revenues and Build America Bonds (BABs) subsidy payments of $9.8 million, $15.0 million, $12.5 million, $2.9 million and $2.9 million in fiscal years 2016-17 through 2020-21, respectively. All of Metropolitan's BABs were retired as of July 1, 2020. Fiscal years 2016-17 and 2017-18 include $33 million, and $1 million, respectively, of water conservation and supply program expenses, funded from a like amount of funds transferred from the Water Management Fund.

Revenue Allocation Policy and Tax Revenues

The Board determines the water revenue requirement for each fiscal year after first projecting the *ad valorem* tax levy for that year. The tax levy for any year is subject to limits imposed by the State Constitution, the Act and Board policy and to the requirement under the State Water Contract that in the event that Metropolitan fails or is unable to raise sufficient funds by other means, Metropolitan must levy upon all property within its boundaries not exempt from taxation a tax or assessment sufficient to provide for all payments under the State Water Contract. See "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A. Beginning with fiscal year 1990-91, the Act limits Metropolitan's tax levy to the amount needed to pay debt service on Metropolitan's general obligation bonds and to satisfy a portion of Metropolitan's State Water Contract obligation. However, Metropolitan has the authority to impose a greater tax levy if, following a public hearing, the Board finds that such revenue is essential to Metropolitan's fiscal integrity. For each fiscal year since 2013-14, the Board has exercised that authority and voted to suspend the tax limit clause in the Act, maintaining the fiscal year 2012-13 *ad valorem* tax rate to pay for a greater portion of Metropolitan's State Water Contract obligations. Any deficiency between tax levy receipts and Metropolitan's State Water Contract obligations is expected to be paid from Operating Revenues, as defined in the Senior Debt Resolutions (defined in this Appendix A under "METROPOLITAN EXPENSES–Limitations on Additional Revenue Bonds").

Water Revenues

General; Authority. Water rates are established by the Board and are not subject to regulation or approval by the California Public Utilities Commission or by any other local, State, or federal agency. In accordance with the Act, water rates must be uniform for like classes of service. Metropolitan, a wholesaler, provides two types of services: full-service water service (treated or untreated) and wheeling service. See "–Classes of Water Service."

No member agency of Metropolitan is obligated to purchase water from Metropolitan. However, 21 of Metropolitan's 26 member agencies have entered into 10-year voluntary water supply purchase orders ("Purchase Orders") effective through December 31, 2024. See "–Member Agency Purchase Orders." Consumer demand and locally supplied water vary from year to year, resulting in variability in water revenues. See "REGIONAL WATER RESOURCES" in this Appendix A. Metropolitan uses its financial reserves and budgetary tools to manage the financial impact of the variability in revenues due to fluctuations in annual water transactions. See "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

Payment Procedure. Water is delivered to the member agencies on demand and is metered at the point of delivery. Member agencies are billed monthly and a late charge of one percent of the delinquent payment is assessed for a payment that is delinquent for no more than five business days. A late charge of two percent of the amount of the delinquent payment is charged for a payment that is delinquent for more than five business days for each month or portion of a month that the payment remains delinquent. Metropolitan has the authority to suspend service to any member agency delinquent for more than 30 days. Delinquencies have been rare; in such instances late charges have been collected. No service has been suspended because of delinquencies.

Water Revenues. The following table sets forth water transactions (which includes water sales, exchanges, and wheeling) in acre-feet and water revenues (which includes revenues from water sales, exchanges, and wheeling) for the five fiscal years ended June 30, 2021, on a modified accrual basis. As reflected in the table below, water revenues for the fiscal year ended June 30, 2021, aggregated $1,404.7 million, of which $1,237.7 million was generated from water sales and $167.0 million was generated from exchanges and wheeling. Water revenues of Metropolitan for the fiscal years ended June 30, 2021, and June 30, 2020, on an accrual basis, are shown in Metropolitan's audited financial statements included in Appendix B.

SUMMARY OF WATER TRANSACTIONS AND REVENUES
Fiscal Years Ended June 30

Fiscal Year	Water Transactions in Acre-Feet[1]	Water Revenues[2] (in millions)	Dollars Per Acre-Foot	Average Dollars Per 1,000 Gallons
2017	1,540,915	$1,150.5	$747	$2.29
2018	1,610,969	1,285.2	798	2.45
2019	1,418,324	1,148.7	810	2.49
2020	1,419,156	1,188.0	837	2.57
2021	1,573,965	1,404.7	892	2.74

Source: Metropolitan.

(1) Water Transactions include water sales, exchanges, and wheeling with member agencies and third parties. Starting in fiscal year ended June 30, 2021, Water Transactions do not include third parties.

(2) Water Revenues include revenues from water sales, exchanges, and wheeling. Water Revenues from wheeling and exchange transactions were $87.4 million, $96.1 million, $102.2 million, $140.1 million, and $167.0 million in the fiscal years ended June 30, 2017 through 2021, respectively.

Principal Customers

Total water transactions accrued for the fiscal year ended June 30, 2021, were 1.57 million acre-feet, generating $1.40 billion in water revenues for such period. Metropolitan's ten largest water customers for the year ended June 30, 2021 are shown in the following table, on an accrual basis. SDCWA has filed litigation challenging Metropolitan's rates. See "–Litigation Challenging Rate Structure."

TEN LARGEST WATER CUSTOMERS
Year Ended June 30, 2021
Accrual Basis

Agency	Water Revenues [1] (in Millions)	Percent of Total	Water Transactions in Acre Feet[2]	Percent of Total
City of Los Angeles [3]	$ 268.2	19.1%	316,537	20.1%
San Diego CWA	201.3	14.3	335,760	21.3
MWD of Orange County	142.7	10.2	140,558	8.9
West Basin MWD	118.1	8.4	108,250	6.9
Calleguas MWD	104.0	7.4	95,365	6.1
Eastern MWD	90.9	6.5	91,462	5.8
Western MWD of Riverside County	72.4	5.2	74,783	4.8
Three Valleys MWD	62.5	4.4	66,540	4.2
Inland Empire Utilities Agency	54.5	3.9	71,347	4.5
Upper San Gabriel Valley MWD	47.1	3.4	60,036	3.8
Total	$ 1,161.7	82.7%	1,360,638	86.4%
Total Water Revenues [1]	$1,404.7	**Total Acre-Feet [2]**	1,573,965	

Source: Metropolitan.

(1) Water Revenues include revenues from water sales, exchanges, and wheeling.
(2) Water Transactions include water sales, exchanges, and wheeling with member agencies.
(3) Water sales to the City of Los Angeles from Metropolitan can vary substantially from year-to-year. See "REGIONAL WATER RESOURCES – Los Angeles Aqueduct" in this Appendix A.

Rate Structure

The following rates and charges are elements of Metropolitan's unbundled rate structure. See also "–Water Rates."

Tier 1 and Tier 2 Water Supply Rates. The rate structure recovers supply costs through a two-tiered price structure. The Tier 1 Supply Rate supports a regional approach through the uniform, postage stamp rate. The Tier 1 Supply Rate is calculated as the amount of the total supply revenue requirement that is not covered by the Tier 2 Supply Rate divided by the estimated amount of Tier 1 water sales. The Tier 2 Supply Rate is a volumetric rate that reflects Metropolitan's cost of purchasing water transfers north of the Delta. The Tier 2 Supply Rate encourages the member agencies and their customers to maintain existing local supplies and develop cost-effective local supply resources and conservation. Pursuant to Board direction in November 2021, all demand management costs comprise a portion of the costs of supply and are collected on the Tier 1 and Tier 2 supply rates. Member agencies are charged the Tier 1 or Tier 2 Water Supply Rate for water purchases, as described under "–Member Agency Purchase Orders" below.

System Access Rate. The System Access Rate recovers the cost of the conveyance, distribution, and storage of water on an average annual basis through a uniform, volumetric rate. The System Access Rate is charged for each acre-foot of water transported by Metropolitan, regardless of the ownership of the water being

transported. All users (including member agencies and third-party wheelers) using Metropolitan's water system to transport water pay the same System Access Rate for the use of the system conveyance and distribution capacity to meet average annual demands.

Water Stewardship Rate. The Water Stewardship Rate was designed to provide a dedicated source of funding for conservation and local resources development through a uniform, volumetric rate. The Water Stewardship Rate was charged on each acre-foot of water delivered by Metropolitan through December 31, 2020, except on SDCWA Exchange Agreement deliveries as explained below, and allocated to Metropolitan's transportation rates. All users (including member agencies and third-party wheelers) benefitted from avoided system infrastructure costs through conservation and local resources development, and from the system capacity made available by investments in demand management programs like Metropolitan's Conservation Credits Program and LRP. Therefore, all users paid the Water Stewardship Rate, except on water delivered to SDCWA pursuant to the Exchange Agreement (see "–Water Rates" and "–Litigation Challenging Rate Structure" below) in calendar years 2018, 2019, and 2020. The Water Stewardship Rate was not incorporated into Metropolitan's rates and charges for calendar years 2021 and 2022 and therefore has not been collected on any water transactions after December 31, 2020. In November 2021, the Board directed staff to allocate all demand management costs as an element of Metropolitan's supply costs. See also "CONSERVATION AND WATER SHORTAGE MEASURES–General" in this Appendix A.

In 2017, in *San Diego County Water Authority v. Metropolitan Water District of Southern California, et al.* (see "–Litigation Challenging Rate Structure" below), the Court of Appeal held that the administrative record before it for the rates in calendar years 2011 through 2014 did not support Metropolitan's Water Stewardship Rate full allocation to transportation rates, but the court did not address the allocation in subsequent years based on a different record. On April 10, 2018, the Board suspended the billing and collection of the Water Stewardship Rate on Exchange Agreement deliveries to SDCWA in calendar years 2018, 2019, and 2020, pending Metropolitan's completion of a cost allocation study of its demand management costs recovered through the Water Stewardship Rate. For calendar year 2018, the suspension was retroactive to January 1, 2018.

Having completed a demand management cost allocation process, on December 10, 2019, Metropolitan's Board directed staff to incorporate the use of the 2019-20 fiscal year-end balance of the Water Stewardship Fund to fund demand management costs in the proposed biennial budget for fiscal years 2020-21 and 2021-22 and to not incorporate the Water Stewardship Rate (or any other rates or charges to recover demand management costs), with the proposed rates and charges for calendar years 2021 and 2022, to allow the Board to consider demand management funding in relation to the 2020 IRP and to undergo a rate structure refinement process.

In 2021, in *San Diego County Water Authority v. Metropolitan Water District of Southern California*, *et al.*, the Court of Appeal clarified that its Water Stewardship Rate ruling applied to years after 2014 as well. In November 2021, the Board voted to allocate demand management costs to supply rate elements in 2023 forward. The balance of the Water Stewardship Fund is projected to be $56 million as of June 30, 2022, which will be used to partially offset demand management expenditures in the fiscal year 2022-23 and 2023-24 budget.

System Power Rate. The System Power Rate recovers the cost of energy required to pump water to Southern California through the State Water Project and CRA. The cost of power is recovered through a uniform, volumetric rate. The System Power Rate is applied to all deliveries of Metropolitan water to member agencies. All wheeling transactions are pursuant to individual contracts, which may typically provide for wheeling parties to pay for the actual cost (not system average) of power needed to move the water. For example, a party wheeling water through the California Aqueduct would pay the variable power cost associated with using the State Water Project transportation facilities.

Treatment Surcharge. The Treatment Surcharge recovers all of the costs of providing treatment capacity and operations through a uniform, volumetric rate per acre-foot of treated water transactions. The Treatment Surcharge is charged for all treated water transactions.

The amount of each of these rates since January 1, 2018, is shown in the table entitled "SUMMARY OF WATER RATES" under "–Water Rates" below.

Member Agency Purchase Orders

The current rate structure allows member agencies to choose to purchase water from Metropolitan by means of a Purchase Order. Purchase Orders are voluntary agreements that determine the amount of water that a member agency can purchase at the Tier 1 Supply Rate. Under the Purchase Orders, member agencies have the option to purchase a greater amount of water (based on past purchase levels) over the term of the Purchase Order. Such agreements allow member agencies to manage costs and provide Metropolitan with a measure of secure revenue.

In November 2014, the Metropolitan Board approved new Purchase Orders effective January 1, 2015 through December 31, 2024 (the "Purchase Order Term"). Twenty-one of Metropolitan's 26 member agencies have Purchase Orders, which commit the member agencies to purchase a minimum amount of supply from Metropolitan (the "Purchase Order Commitment").

The key terms of the Purchase Orders include:

- A ten-year term, effective January 1, 2015 through December 31, 2024;
- A higher Tier 1 limit based on the Base Period Demand, determined by the member agency's choice between (1) the Revised Base Firm Demand, which is the highest fiscal year purchases during the 13-year period of fiscal year 1989-90 through fiscal year 2001-02, or (2) the highest year purchases in the most recent 12-year period of fiscal year 2002-03 through 2013-14. The demand base is unique for each member agency, reflecting the use of Metropolitan's system water over time;
- An overall purchase commitment by the member agency based on the Demand Base period chosen, times ten to reflect the ten-year Purchase Order term. Those agencies choosing the more recent 12-year period may have a higher Tier 1 Maximum and commitment. The commitment is also unique for each member agency;
- The opportunity to reset the Base Period Demand using a five-year rolling average;
- Any obligation to pay the Tier 2 Supply Rate will be calculated over the ten-year period, consistent with the calculation of any Purchase Order commitment obligation; and
- An appeal process for agencies with unmet purchase commitments that will allow each acre-foot of unmet commitment to be reduced by the amount of production from a local resource project that commences operation on or after January 1, 2014.

Member agencies that do not have Purchase Orders in effect are subject to Tier 2 Supply Rates for amounts exceeding 60 percent of their base amount (equal to the member agency's highest fiscal year demand between 1989-90 and 2001-02) annually.

Other Charges

The following paragraphs summarize the additional charges for the use of Metropolitan's distribution system:

Readiness-to-Serve Charge. The Readiness-to-Serve Charge ("RTS") recovers the cost of the portion of the system that is available to provide emergency service and available capacity during outages and hydrologic variability. The RTS is a fixed charge that is allocated among the member agencies based on a ten-fiscal year rolling average of firm demands. Water transfers and exchanges, except SDCWA Exchange Agreement transactions, are included for purposes of calculating the ten-fiscal year rolling average. The Standby Charge, described below, will continue to be collected at the request of a member agency and applied as a direct offset to the member agency's RTS obligation. The RTS (including RTS charge amounts collected through the Standby Charge described below) generated $136.5 million in fiscal year 2018-19, $134.5 million in fiscal year 2019-20, and $133.0 million in fiscal year 2020-21. Based on the adopted rates and charges, the RTS (including RTS charge amounts expected to be collected through the Standby Charge described below) is projected to generate $135.0 million in fiscal year 2021-22.

Water Standby Charges. The Standby Charge is authorized by the State Legislature and has been levied by Metropolitan since fiscal year 1992-93. Metropolitan will continue to levy the Standby Charge only within the service areas of the member agencies that request that the Standby Charge be utilized to help fund a member agency's RTS obligation. See "– Readiness-to-Serve Charge" above. The Standby Charge for each acre or parcel of less than an acre will vary from member agency to member agency, reflecting current rates, which have not exceeded the rates set in fiscal year 1993-94, and range from $5 to $15 for each acre or parcel less than an acre within Metropolitan's service area, subject to specified exempt categories. Standby charges are assessments under the terms of Proposition 218, a State constitutional ballot initiative approved by the voters on November 5, 1996, but Metropolitan's current standby charges are exempt from Proposition 218's procedural requirements. See "–California Ballot Initiatives."

Twenty-two of Metropolitan's member agencies collect their RTS charges through Standby Charges. RTS charges collected by means of such Standby Charges were $41.7 million in fiscal year 2018-19, $41.7 million in fiscal year 2019-20, and $41.9 million in fiscal year 2020-21.

Capacity Charge. The Capacity Charge recovers costs incurred to provide peak capacity within Metropolitan's distribution system. The Capacity Charge provides a price signal to encourage agencies to reduce peak demands on the distribution system and to shift demands that occur during the May 1 through September 30 period into the October 1 through April 30 period. This results in more efficient utilization of Metropolitan's existing infrastructure and deferring capacity expansion costs. Each member agency will pay the Capacity Charge per cfs based on a three-year trailing peak (maximum) day demand, measured in cfs. Each member agency's peak day is likely to occur on different days; therefore, this measure approximates peak week demands on Metropolitan. The Capacity Charge was $8,800 per cfs effective as of January 1, 2020 and was $10,700 per cfs effective as of January 1, 2021. The Capacity Charge was $12,200 per cfs effective as of January 1, 2022. The Capacity Charge will be $10,600 per cfs effective as of January 1, 2023. The Capacity Charge generated $33.0 million in fiscal year 2018-19, $30.5 million in fiscal year 2019-20, and $31.7 million in fiscal year 2020-21. Based on the adopted rates and charges, the Capacity Charge is projected to generate $40.5 million in fiscal year 2021-22.

Classes of Water Service

Metropolitan, a wholesaler, provides two types of services: full-service water service (treated or untreated) and wheeling service. Metropolitan has one class of customers: its member agencies. The level of rate unbundling in Metropolitan's rate structure provides transparency to show that rates and charges recover only those functions involved in the applicable service, and that no cross-subsidy of costs exists. Metropolitan's

cost of service process and resulting unbundled rate structure ensures that its wholesale customers pay for only those services they elect to receive.

The applicable rate components and fixed charges for each class of water service are shown in the chart below.

Current Services and Rate Components

	Rates & Charges That Apply						
Service	**System Access**	**Water Stewardship[1]**	**System Power**	**Tier 1/ Tier 2**	**Readiness to Serve**	**Capacity Charge**	**Treatment Surcharge**
Full Service Untreated	Yes	No	Yes	Yes	Yes	Yes	No
Full Service Treated	Yes	No	Yes	Yes	Yes	Yes	Yes
Wheeling Service[2]	No[2]	No[2]	No[2][3]	No[2]	No[2]	No[2]	No[2]

[1] As described under "–Rate Structure –Water Stewardship Rate," the Water Stewardship Rate has not been incorporated into Metropolitan's rates and charges for calendar years 2021 and 2022 and therefore has not been collected on water transactions after December 31, 2020. In November 2021, the Board directed staff to allocate all demand management costs as an element of Metropolitan's supply costs.

[2] In August 2020, the Board terminated the pre-set wheeling rate for transactions for a period of up to one year with member agencies, pursuant to Sections 4119 and 4405 of the Metropolitan Administrative Code. This change became effective on January 1, 2021. The price for wheeling to member agencies for transactions of up to one year will be established by contract on a case-by-case basis, as is currently the case for wheeling to member agencies for more than one year and wheeling to third parties.

[3] Under Metropolitan's prior pre-set wheeling rate for wheeling service under Sections 4119 and 4405 of the Metropolitan Administrative Code, wheeling parties were required to pay for their own cost for power (if such power could be scheduled by Metropolitan) or were required to pay Metropolitan for the actual cost (not system average) of power service utilized for delivery of the wheeled water. In addition, wheeling parties were assessed an administration fee of not less than $5,000 per transaction.

Metropolitan offers three programs that encourage the member agencies to increase groundwater and emergency storage and for which certain Metropolitan charges are inapplicable.

(1) Conjunctive Use Program. The Conjunctive Use Program is operated through individual agreements with member and retail agencies for groundwater storage within Metropolitan's service area. Wet year imported supplies are stored to enhance reliability during dry, drought, and emergency conditions. Metropolitan has the option to call water stored in the groundwater basins for the participating member agency pursuant to its contractual conjunctive use agreement. At the time of the call, the member agency pays the prevailing rate for that water, but the deliveries are excluded from the calculation of the Capacity Charge because Conjunctive Use Program deliveries are made at Metropolitan's discretion. Conjunctive use programs may also contain cost-sharing terms related to operational costs. See "REGIONAL WATER RESOURCES–Local Water Supplies" in this Appendix A.

(2) Cyclic Storage Program. The Cyclic Storage Program refers collectively to the existing Cyclic Storage Program agreements and the Pre-Deliveries Program approved in 2019. The Program is operated through individual agreements with member agencies for groundwater or surface water storage or pre-deliveries within Metropolitan's service area. Wet-year imported supplies are stored to enhance reliability during dry, drought, and emergency conditions. Deliveries to the cyclic storage accounts are at Metropolitan's discretion while member agencies have discretion on whether they want to accept the water. At the time the water is delivered from the cyclic storage account, the prevailing full-service rate applies, but deliveries are excluded from the calculation of the Capacity Charge because Cyclic Storage Program deliveries are made at Metropolitan's discretion. Cyclic agreements may also contain a credit payable to the member agencies under terms approved by the Board in April 2019. See "REGIONAL WATER RESOURCES–Local Water Supplies" in this Appendix A.

(3) Emergency Storage Program. The Emergency Storage Program is used for delivering water for emergency storage in surface water reservoirs and storage tanks. Emergency Storage Program purposes include initially filling a newly constructed reservoir or storage tank and replacing water used during an emergency. Because Metropolitan could interrupt delivery of this water, Emergency Storage Program Deliveries are excluded from the calculation of the RTS Charge, the Capacity Charge, and the Tier 1 maximum.

The applicable rate components and fixed charges applicable for each such program are shown in the following chart.

Current Programs and Rate Components

	Rates & Charges That Apply						
Program	**Supply**	**System Access**	**Water Stewardship[(1)]**	**System Power**	**Readiness to Serve**	**Capacity Charge**	**Tier 1 Maximum**
Full Service	Yes	Yes	No	Yes	Yes	Yes	Yes
Conjunctive Use	Yes	Yes	No	Yes	Yes	No	Yes
Cyclic	Yes	Yes	No	Yes	Yes	No	Yes
Emergency Storage	Yes	Yes	No	Yes	No	No	No[(2)]

(1) As described under "–Rate Structure –Water Stewardship Rate," the Water Stewardship Rate has not been incorporated into Metropolitan's rates and charges for calendar years 2021 and 2022 and therefore has not been collected on water transactions after December 31, 2020.

(2) Emergency Storage Program pays the Tier 1 Supply Rate; purchases under Emergency Storage program do not count towards a member agency's Tier 1 Maximum.

Water Rates

The following table sets forth Metropolitan's water rates by category beginning January 1, 2018. See also "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES–Water Revenues" in this Appendix A. In addition to the base rates for untreated water sold in the different classes of service, the columns labeled "Treated" include the surcharge that Metropolitan charges for water treated at its water treatment plants. See "–Rate Structure" and "–Classes of Water Service" for descriptions of current rates. See also "–Litigation Challenging Rate Structure" for a description of litigation challenging Metropolitan's water rates.

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SUMMARY OF WATER RATES
(Dollars Per Acre-Foot)

	SUPPLY RATE		SYSTEM ACCESS RATE	WATER STEWARDSHIP RATE[1]	SYSTEM POWER RATE	TREATMENT SURCHARGE
	Tier 1	Tier 2				
January 1, 2018	$209	$295	$299	$55	$132	$320
January 1, 2019	$209	$295	$326	$69	$127	$319
January 1, 2020	$208	$295	$346	$65	$136	$323
January 1, 2021	$243	$285	$373	$--	$161	$327
January 1, 2022	$243	$285	$389	$--	$167	$344
January 1, 2023*	$321	$530	$368	$--	$166	$354
January 1, 2024*	$332	$531	$389	$--	$182	$353

	FULL SERVICE TREATED[2]		FULL SERVICE UNTREATED[3]	
	Tier 1	Tier 2	Tier 1	Tier 2
January 1, 2018	$1,015	$1,101	$695	$781
January 1, 2019	$1,050	$1,136	$731	$817
January 1, 2020	$1,078	$1,165	$755	$842
January 1, 2021	$1,104	$1,146	$777	$819
January 1, 2022	$1,143	$1,185	$799	$841
January 1, 2023*	$1,209	$1,418	$855	$1,064
January 1, 2024*	$1,256	$1,455	$903	$1,102

Source: Metropolitan.

* Rates effective January 1, 2023 and January 1, 2024 were adopted by Metropolitan's Board on April 12, 2022.

(1) As described under "–Rate Structure –*Water Stewardship Rate*," the Water Stewardship Rate has not been incorporated into Metropolitan's rates and charges for calendar years 2021 and 2022 and therefore has not been collected on water transactions after December 31, 2020. In November 2021, the Board directed staff to allocate all demand management costs to Metropolitan's supply elements.

(2) Full service treated water rates are the sum of the applicable Supply Rate, System Access Rate, Water Stewardship Rate, System Power Rate and Treatment Surcharge.

(3) Full service untreated water rates are the sum of the applicable Supply Rate, System Access Rate, Water Stewardship Rate and System Power Rate.

Financial Reserve Policy

Metropolitan's reserve policy provides for a minimum reserve requirement and target amount of unrestricted reserves at June 30 of each year. The minimum reserve requirement at June 30 of each year is equal to the portion of fixed costs estimated to be recovered by water revenues for the 18 months beginning with the immediately succeeding July. Funds representing the minimum reserve requirement are held in the Revenue Remainder Fund. Any funds in excess of the minimum reserve requirement are held in the Water Rate Stabilization Fund. The target amount of unrestricted reserves is equal to the portion of the fixed costs estimated to be recovered by water revenues during the two years immediately following the 18-month period used to calculate the minimum reserve requirement. Funds in excess of the target amount are to be utilized for capital expenditures in lieu of the issuance of additional debt, or for the redemption, defeasance or purchase of outstanding bonds or commercial paper as determined by the Board. Provided that the fixed charge coverage ratio is at or above 1.2, amounts in the Water Rate Stabilization Fund may be expended for any lawful purpose

of Metropolitan, as determined by the Board. See "CAPITAL INVESTMENT PLAN–Capital Investment Plan Financing" in this Appendix A.

At June 30, 2021, unrestricted reserves, which consist of the Water Rate Stabilization Fund and the Revenue Remainder Fund, totaled $589.6 million on a modified accrual basis or $463.0 on a cash basis. As of June 30, 2021, the minimum reserve requirement was $263.1 million, and the target reserve level was $641.7 million.

Due to SDCWA's litigation challenging Metropolitan's rates and pursuant to the Exchange Agreement between Metropolitan and SDCWA, Metropolitan is required to set aside funds based on the quantities of exchange water that Metropolitan provides to SDCWA and the amount of charges disputed by SDCWA. In April 2016, Metropolitan transferred these funds from unrestricted financial reserves to a new designated fund, the Exchange Agreement Set-Aside Fund. In 2021, Metropolitan paid to SDCWA the final judgment contract damages amount in the 2010 and 2012 SDCWA v. Metropolitan cases for Water Stewardship Rate payments under the Exchange Agreement in 2011 through 2014, plus interest. Following the 2021 Court of Appeal opinion clarifying its Water Stewardship Rate ruling applies to later years, Metropolitan paid to SDCWA Water Stewardship Rate payments from 2015 to 2017, plus pre-judgment interest. These payments include all amounts sought related to breach of the Exchange Agreement resulting from the inclusion of the Water Stewardship Rate in the contract price for Exchange Agreement transactions occurring from 2010 until the Water Stewardship Rate was no longer charged in the contract price for Exchange Agreement transactions, beginning in 2018. Accordingly, there are no amounts held in the Exchange Agreement Set-Aside fund. See "–Litigation Challenging Rate Structure."

Metropolitan projects that its unrestricted reserves as of June 30, 2022 will be approximately $701 million on a modified accrual basis or $597 million on a cash basis. This projection is based on the assumptions set forth in the table entitled "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" under "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A. In addition, this projection assumes that Metropolitan's Board will not authorize the use of any additional amounts in the unrestricted reserves.

California Ballot Initiatives

Proposition 218, a State ballot initiative known as the "Right to Vote on Taxes Act," was approved by the voters on November 5, 1996 adding Articles XIIIC and XIIID to the California Constitution. Article XIIID provides substantive and procedural requirements on the imposition, extension or increase of any "fee" or "charge" levied by a local government upon a parcel of real property or upon a person as an incident of property ownership. As a wholesaler, Metropolitan serves water to its member agencies, not to persons or properties as an incident of property ownership. Thus, water rates charged by Metropolitan to its member agencies are not property related fees and charges and therefore are exempt from the requirements of Article XIIID. Fees for retail water service by Metropolitan's member agencies or their agencies are subject to the requirements of Article XIIID.

Article XIIID also imposes certain procedures with respect to assessments. Under Article XIIID, "standby charges" are considered "assessments" and must follow the procedures required for "assessments," unless they were in existence on the effective date of Article XIIID. Metropolitan has imposed its water standby charges since 1992 and therefore its current standby charges are exempt from the Article XIIID procedures. Changes to Metropolitan's current standby charges could require notice to property owners and approval by a majority of such owners returning mail-in ballots approving or rejecting any imposition or increase of such standby charge. Twenty-two of Metropolitan's member agencies have elected to collect all or a portion of their readiness-to-serve charges through standby charges. See "–Other Charges – *Readiness-to-Serve Charge*" and "– *Water Standby Charges*" above. Even if Article XIIID is construed to limit the ability of Metropolitan and its member agencies to impose or collect standby charges, the member agencies will continue to be obligated to pay the readiness-to-serve charges.

Article XIIIC makes all taxes either general or special taxes and imposes voting requirements for each kind of tax. It also extends the people's initiative power to reduce or repeal previously authorized local taxes, assessments, fees and charges. This extension of the initiative power is not limited by the terms of Article XIIIC to fees imposed after November 6, 1996 or to property-related fees and charges and absent other authority could result in retroactive reduction in existing taxes, assessments or fees and charges.

Proposition 26, a State ballot initiative aimed at restricting regulatory fees and charges, was approved by a majority of California voters on November 2, 2010. Proposition 26 broadens the definition of "tax" in Article XIIIC of the California Constitution to include: levies, charges and exactions imposed by local governments, except for charges imposed for benefits or privileges or for services or products granted to the payor (and not provided to those not charged) that do not exceed their reasonable cost; regulatory fees that do not exceed the cost of regulation and are allocated in a fair or reasonable manner; fees for the use of local governmental property; fines and penalties imposed for violations of law; real property development fees; and assessments and property-related fees imposed under Article XIIID of the California Constitution. Special taxes imposed by local governments including special districts are subject to approval by two-thirds of the electorate. Proposition 26 applies to charges imposed or increased by local governments after the date of its approval. Metropolitan believes its water rates and charges are not taxes under Proposition 26. SDCWA's lawsuit challenging the rates adopted by Metropolitan in April 2012 (part of which became effective January 1, 2013 and part of which became effective January 1, 2014) alleged that such rates violate Proposition 26. On June 21, 2017, the California Court of Appeal ruled that whether or not Proposition 26 applies to Metropolitan's rates, the System Access Rate and System Power Rate challenged by SDCWA in such lawsuit comply with Proposition 26. SDCWA's lawsuits challenging the rates adopted by Metropolitan in April 2014, April 2016, and April 2018 also alleged that such rates violate Proposition 26. On May 11, 2022, the San Francisco Superior Court ruled that Proposition 26 applies to Metropolitan's rates and charges. See "–Litigation Challenging Rate Structure." The trial court decision is subject to appeal. Under Proposition 26, the agency holds the burden of proof in a rate or charge challenge. Otherwise, due to the uncertainties of evolving case law and potential future judicial interpretations of Proposition 26, Metropolitan is unable to predict at this time the extent to which Proposition 26, if ultimately determined to apply to Metropolitan's rates and charges, would impose stricter standards on Metropolitan's setting of rates and charges.

Propositions 218 and 26 were adopted as measures that qualified for the ballot pursuant to the State's initiative process. Other initiative measures have been proposed from time to time, or could be proposed in the future, which if qualified for the ballot, could be adopted, or legislative measures could be approved by the Legislature, which may place limitations on the ability of Metropolitan or its member agencies to increase revenues or to increase appropriations. Such measures may further affect Metropolitan's ability to collect taxes, assessments or fees and charges, which could have an adverse effect on Metropolitan's revenues.

Preferential Rights

Section 135 of the Act gives each of Metropolitan's member agencies a preferential right to purchase for domestic and municipal uses within the agency a portion of the water served by Metropolitan, based upon a ratio of all payments on tax assessments and otherwise, except purchases of water, made to Metropolitan by the member agency compared to total payments made by all member agencies on tax assessments and otherwise since Metropolitan was formed, except purchases of water. Historically, these rights have not been used in allocating Metropolitan's water. In 2004, the California Court of Appeal upheld Metropolitan's methodology for calculation of the respective member agencies' preferential rights under Section 135 of the Act. SDCWA's litigation challenging Metropolitan's rate structure also challenged Metropolitan's exclusion of payments for Exchange Agreement deliveries from the calculation of SDCWA's preferential right. On June 21, 2017, the California Court of Appeal held that SDCWA's payments under the Exchange Agreement must be included in the preferential rights calculation. See "–Litigation Challenging Rate Structure."

Litigation Challenging Rate Structure

Through several lawsuits filed by SDCWA since 2010, SDCWA has challenged the rates adopted by Metropolitan's Board in 2010, 2012, 2014, 2016 and 2018. Each of these lawsuits and the status thereof are briefly described below.

The 2010 and 2012 Cases. SDCWA filed *San Diego County Water Authority v. Metropolitan Water District of Southern California, et al.* on June 11, 2010 challenging the rates adopted by the Board on April 13, 2010, which became effective January 1, 2011 and January 1, 2012 (the "2010 Case"). The complaint requested a court order invalidating the rates adopted April 13, 2010, and that Metropolitan be mandated to allocate certain costs associated with the State Water Contract and the Water Stewardship Rate to water supply rates and not to transportation rates.

As described under "METROPOLITAN'S WATER SUPPLY–Colorado River Aqueduct – Metropolitan and San Diego County Water Authority Exchange Agreement" in this Appendix A, the contract price payable by SDCWA under the Exchange Agreement between Metropolitan and SDCWA is Metropolitan's transportation rates. Therefore, SDCWA also alleged that Metropolitan breached the Exchange Agreement by allocating certain costs related to the State Water Contract and the Water Stewardship Rate to its transportation rates because it resulted in an overcharge to SDCWA for water delivered pursuant to the Exchange Agreement.

On June 8, 2012, SDCWA filed a new lawsuit challenging the rates adopted by Metropolitan on April 10, 2012 and effective on January 1, 2013 and January 1, 2014 (the "2012 Case") based on similar claims, and further alleging that Metropolitan's rates adopted in 2012 violated Proposition 26.

Following a trial of both lawsuits in two phases and subsequent trial court ruling, the parties appealed. On June 21, 2017, the California Court of Appeal ruled that Metropolitan may lawfully include its State Water Project transportation costs in the System Access Rate and System Power Rate that are part of the Exchange Agreement's price term, and that Metropolitan may also lawfully include the System Access Rate in its wheeling rate, reversing the trial court decision on this issue. The court held Metropolitan's allocation of the State Water Project transportation costs as its own transportation costs is proper and does not violate the wheeling statutes (Water Code, §1810, *et seq.*), Proposition 26 (Cal. Const., Article XIIIC, §1, subd. (e)), whether or not that Proposition applies to Metropolitan's rates, California Government Code section 54999.7, the common law, or the terms of the parties' Exchange Agreement.

The Court of Appeal also ruled that the record did not support Metropolitan's inclusion of its Water Stewardship Rate as a transportation cost in the Exchange Agreement price or the wheeling rate, under the common law and the wheeling statutes. The court noted that its holding does not preclude Metropolitan from including the Water Stewardship Rate in Metropolitan's full-service rate. See also "–Rate Structure – *Water Stewardship Rate*" above.

The Court of Appeal held that because the Water Stewardship Rate was included in the Exchange Agreement price, there was a breach by Metropolitan of the Exchange Agreement in 2011 through 2014 and remanded the case to the trial court for a redetermination of damages in light of its ruling concerning the Water Stewardship Rate. The Court of Appeal also found that the Exchange Agreement may entitle the prevailing party to attorneys' fees for both phases of the case, and directed the trial court on remand to make a new determination of the prevailing party, if any.

On September 27, 2017, the California Supreme Court denied SDCWA's petition for review, declining to consider the Court of Appeal's decision. The Court of Appeal's decision is therefore final.

After tendering payment in 2019 which SDCWA rejected, in February 2021 Metropolitan paid to SDCWA the same amount previously tendered of $44.4 million for contract damages for SDCWA's Water

Stewardship Rate payments from 2011 to 2014 and pre-judgment and post-judgment interest. In September 2021, following a 2021 Court of Appeal opinion clarifying that its Water Stewardship Rate ruling applies to later years, Metropolitan paid to SDCWA the amount of $35.9 million for SDCWA's Water Stewardship Rate payments from 2015 to 2017 and pre-judgment interest. These payments include all amounts sought related to breach of the Exchange Agreement resulting from the inclusion of the Water Stewardship Rate in the contract price for Exchange Agreement transactions occurring from 2010 until the Water Stewardship Rate was no longer charged in the contract price for Exchange Agreement transactions, beginning in 2018 (See "–Rate Structure" above). The payment included $58.1 million withdrawn from the Exchange Agreement Set-Aside Fund (See "–Financial Reserve Policy" above) and $22.1 million withdrawn from reserves (the remainder of the statutory interest).

The Superior Court also issued an order finding SDCWA is the prevailing party on the contract in the 2010 and 2012 cases and is therefore entitled to its attorneys' fees and costs under the contract, and to statutory costs. On February 25, 2021, Metropolitan appealed both prevailing party determinations. The parties stipulated to $13,397,575.66 as the amount of SDCWA's attorneys' fees that may be awarded under the Exchange Agreement, in the event Metropolitan's appeal is unsuccessful. On March 17, 2022, the Court of Appeal held that SDCWA is the prevailing party in the 2010 and 2012 cases and is therefore entitled to attorney's fees under the parties' Exchange Agreement and litigation costs. On March 21, 2022, Metropolitan paid to SDCWA $14,296,864.99 ($13,397,575.66 fees award, plus statutory interest) and $352,247.79 for costs ($326,918.34 costs award, plus statutory interest).

The 2014, 2016 and 2018 Cases. SDCWA has also filed lawsuits challenging the rates adopted in 2014, 2016 and 2018 and asserting breach of the Exchange Agreement. Metropolitan filed cross-complaints in the three cases, asserting claims relating to rates and the Exchange Agreement, including reformation.

The operative Petitions for Writ of Mandate and Complaints allege the same Water Stewardship Rate claim and breach of the Exchange Agreement as in the 2010 and 2012 cases, but because Metropolitan paid the amounts sought to SDCWA, and the writ in the 2010 and 2012 cases encompasses these claims, these claims and cross-claims are moot. They also claim Metropolitan's wheeling rate fails to provide wheelers a reasonable credit for "offsetting benefits" pursuant to Water Code Section 1810, *et seq.*, and that Metropolitan has breached the Exchange Agreement by failing to reduce the price for an "offsetting benefits" credit. The cases also alleged that in 2020 and 2021, Metropolitan misallocated its California WaterFix costs as transportation costs and breached the Exchange Agreement by including those costs in the transportation rates charged. In April 2022, the parties requested the court's dismissal with prejudice of the claims and cross-claims relating to California WaterFix. The cases also request a judicial declaration that Proposition 26 applies to Metropolitan's rates and charges, and a judicial declaration that SDCWA is not required to pay any portion of a judgment in the litigation. Metropolitan filed cross-complaints in each of these cases, asserting claims against relating to rates and the Exchange Agreement.

The cases were stayed pending resolution of the 2010 and 2012 cases, but the stays have been lifted and the cases have been consolidated in the San Francisco Superior Court.

Metropolitan and SDCWA each filed motions for summary adjudication of certain issues in the 2014, 2016 and 2018 cases with the court. Summary adjudication is a procedure by which a court may determine the merits of a particular claim or affirmative defense, a claim for damages, and/or an issue of duty before trial.

On May 4, 2022, the San Francisco Superior Court issued an order granting Metropolitan's motion for summary adjudication on its cross-claim for declaratory relief that the conveyance facility owner, Metropolitan, determines fair compensation, including any offsetting benefits; and denying its motion on certain other cross-claims and an affirmative defense.

On May 11, 2022, the San Francisco Superior Court issued an order granting SDCWA's motion for summary adjudication on: Metropolitan's cross-claim in the 2018 case for a declaration with respect to the lawfulness of the Water Stewardship Rate's inclusion in the wheeling rate and transportation rates in 2019 and 2020; certain Metropolitan cross-claims and affirmative defenses on the ground that Metropolitan has a duty to charge no more than fair compensation, which includes reasonable credit for any offsetting benefits pursuant to Water Code section 1811(c), with the court also stating that whether that duty arose and whether Metropolitan breached that duty are issues to be resolved at trial; Metropolitan's affirmative defenses that SDCWA's claims are untimely and SDCWA has not satisfied claims presentation requirements; Metropolitan's affirmative defense in the 2018 case that SDCWA has not satisfied dispute resolution requirements under the Exchange Agreement; SDCWA's claim, Metropolitan's cross-claims, and Metropolitan's affirmative defenses regarding the applicability of Proposition 26, finding that Proposition 26 applies to Metropolitan's rates and charges, with the court also stating that whether Metropolitan violated Proposition 26 is a separate issue; and Metropolitan's cross-claims and affirmative defenses regarding the applicability of Government Code section 54999.7, finding that section 54999.7 applies to Metropolitan's rates. The court denied SDCWA's motion on certain other Metropolitan cross-claims and affirmative defenses.

Damages sought by SDCWA in connection with its claims for offsetting benefits credit under the Exchange Agreement exceed $334 million for the six years (2015 through 2020) at issue in these cases. In the event that SDCWA were to prevail in a final adjudication of this issue, a determination of offsetting benefits credit due to SDCWA, if any, could impact the Exchange Agreement price in future years.

Trial of the 2014, 2016 and 2018 cases occurred May 16 to June 3, 2022. The court has set a filing deadline of August 19, 2022 for post-trial briefing in the cases. Closing arguments are scheduled to be heard on September 27, 2022.

Metropolitan is unable to assess at this time the likelihood of success of the pending cases, any possible appeals, settlements or any future claims.

Other Revenue Sources

Hydroelectric Power Recovery Revenues. Metropolitan has constructed 15 small hydroelectric plants on its distribution system. The combined generating capacity of these plants is approximately 130 megawatts, and is dependent on available water sources. The plants are located in Los Angeles, Orange, Riverside, and San Diego Counties at existing pressure control structures and other locations. Since 2000, annual energy generation sales revenues have ranged between $7.3 million and nearly $29.6 million, fluctuating with available water supplies. Hydroelectric power sales revenues from the hydroelectric power plants were $7.3 million in fiscal year 2020-21.

CRA Power Sale Revenues. The power requirements for the CRA are offset, in part, by Metropolitan's hydroelectric power generation entitlements from Hoover and Parker dams. A net revenue stream, referred to as CRA power sales, results when the CRA power needs are less than Metropolitan's Hoover and Parker power entitlements, and in which the excess energy is imported and sold into the California Independent System Operator ("CAISO") market. The total Hoover and Parker dam excess energy sales revenues were $6.0 million in fiscal year 2019-20 and $11.4 million in fiscal year 2020-21.

Investment Income. In fiscal years, 2018-19, 2019-20 and 2020-21, Metropolitan's earnings on investments, including adjustments for gains and losses and premiums and discounts, including construction account and trust fund earnings, excluding gains and losses on swap terminations, on a cash basis (unaudited) were $31.3 million, $18.1 million, and $12.7 million, respectively.

Investment of Moneys in Funds and Accounts

The Board has delegated to the Treasurer the authority to invest funds. All moneys in any of the funds and accounts established pursuant to Metropolitan's water revenue or general obligation bond resolutions are managed by the Treasurer in accordance with Metropolitan's Statement of Investment Policy. All Metropolitan funds available for investment are currently invested in United States Treasury and agency securities, supranationals, commercial paper, negotiable certificates of deposit, banker's acceptances, corporate notes, municipal bonds, government-sponsored enterprise, money market funds, California Asset Management Program ("CAMP") and the California Local Agency Investment Fund ("LAIF"). CAMP is a program created through a joint powers agency as a pooled short-term portfolio and cash management vehicle for California public agencies. CAMP is a permitted investment for all local agencies under California Government Code Section 53601(p). LAIF is a voluntary program created by statute as an investment alternative for California's local governments and special districts. LAIF permits such local agencies to participate in an investment portfolio, which invests billions of dollars, managed by the State Treasurer's Office.

The Statement of Investment Policy provides that in managing Metropolitan's investments, the primary objective shall be to safeguard the principal of the invested funds. The secondary objective shall be to meet all liquidity requirements and the third objective shall be to achieve a return on the invested funds. Although the Statement of Investment Policy permits investments in some government-sponsored enterprise, the portfolio does not include any of the special investment vehicles related to sub-prime mortgages. Metropolitan's current investments comply with the Statement of Investment Policy.

As of June 30, 2022, the total market value (cash-basis) of all Metropolitan invested funds was $1.5 billion, including a bond reserve of $1.6 million for Metropolitan's 2000 Authorization, Series B-3 Bonds (which is expected to be released in connection with the refunding of such bonds by Metropolitan's Water Revenue Refunding Bonds, 2022 Series B). The market value of Metropolitan's investment portfolio is subject to market fluctuation and volatility and general economic conditions. Over the three years ended June 30, 2022, the market value of the month-end balance of Metropolitan's investment portfolio (excluding bond reserve funds) averaged approximately $1.2 billion. The minimum month-end balance of Metropolitan's investment portfolio (excluding bond reserve funds) during such period was approximately $831.9 million on July 31, 2019. See Note 3 to Metropolitan's audited financial statements in Appendix B for additional information on the investment portfolio.

Metropolitan's Administrative Code requires that (1) the Treasurer provide an annual Statement of Investment Policy for approval by Metropolitan's Board, (2) the Treasurer provide a monthly investment report to the Board and the General Manager showing by fund the description, maturity date, yield, par, cost and current market value of each security, and (3) the General Counsel review as to eligibility the securities invested in by the Treasurer for that month and report his or her determinations to the Board. The Board approved the Statement of Investment Policy for fiscal year 2022-23 on June 14, 2022.

Subject to the provisions of Metropolitan's water revenue or general obligation bond resolutions, obligations purchased by the investment of bond proceeds in the various funds and accounts established pursuant to a bond resolution are deemed at all times to be a part of such funds and accounts and any income realized from investment of amounts on deposit in any fund or account therein will be credited to such fund or account. The Treasurer is required to sell or present for redemption any investments whenever it may be necessary to do so in order to provide moneys to meet required payments or transfers from such funds and accounts. For the purpose of determining at any given time the balance in any such funds, any such investments constituting a part of such funds and accounts will be valued at the then estimated or appraised market value of such investments.

All investments, including those authorized by law from time to time for investments by public agencies, contain certain risks. Such risks include, but are not limited to, a lower rate of return than expected and loss or delayed receipt of principal. The occurrence of these events with respect to amounts held under

Metropolitan's water revenue or general obligation revenue bond resolutions, or other amounts held by Metropolitan, could have a material adverse effect on Metropolitan's finances. These risks may be mitigated, but are not eliminated, by limitations imposed on the portfolio management process by Metropolitan's Statement of Investment Policy.

The Statement of Investment Policy requires that investments have a minimum credit rating of "A-1/P-1/F1" for short-term securities and "A" for longer-term securities, without regard to modifiers, at the time of purchase. If a security is downgraded below the minimum rating criteria specified in the Statement of Investment Policy, the Treasurer shall determine a course of action to be taken on a case-by-case basis considering such factors as the reason for the downgrade, prognosis for recovery, or further rating downgrades, and the market price of the security. The Treasurer is required to note in the Treasurer's monthly report any securities which have been downgraded below Policy requirements and the recommended course of action.

The Statement of Investment Policy also limits the amount of securities that can be purchased by category, as well as by issuer, and prohibits investments that can result in zero interest income. Metropolitan's securities are settled on a delivery versus payment basis and are held by an independent third-party custodian. See Metropolitan's financial statements included in APPENDIX B–"THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA INDEPENDENT AUDITORS' REPORT AND BASIC FINANCIAL STATEMENTS FOR FISCAL YEARS ENDED JUNE 30, 2021 AND JUNE 30, 2020 AND BASIC FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED MARCH 31, 2022 AND 2021 (UNAUDITED)" for a description of Metropolitan's investments at June 30, 2021, and March 31, 2022.

From July 2018 through January 2021, Metropolitan retained two outside investment firms to manage its core portfolio, a portion of the liquidity portfolio, and the Lake Matthews trust fund. Since February 2021, Metropolitan retains only one outside investment firm. This firm manages approximately $1.1 billion in total investments on behalf of Metropolitan as of June 30, 2022. All outside managers are required to adhere to Metropolitan's Statement of Investment Policy.

Metropolitan's Statement of Investment Policy may be changed at any time by the Board (subject to State law provisions relating to authorized investments). There can be no assurance that the State law and/or the Statement of Investment Policy will not be amended in the future to allow for investments that are currently not permitted under State law or the Statement of Investment Policy, or that the objectives of Metropolitan with respect to investments or its investment holdings at any point in time will not change.

METROPOLITAN EXPENSES

General

The following table sets forth a summary of Metropolitan's expenses, by major function, for the five years ended June 30, 2021, on a modified accrual basis. All information is unaudited. Expenses of Metropolitan for the fiscal years ended June 30, 2021 and June 30, 2020, on an accrual basis, are shown in Metropolitan's audited financial statements included in Appendix B.

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SUMMARY OF EXPENSES
Fiscal Years Ended June 30
(Dollars in Millions)

	2017	2018	2019	2020	2021
Operation and Maintenance Costs[1]	$ 559	$ 568	$ 569	$ 641	$ 636
Total State Water Project[2]	506	527	482	519	547
Total Debt Service	330	360	347	285	286
Construction Expenses from Revenues[3]	132	98	128	39	110
Other[4]	4	5	6	6	6
Total Expenses (net of reimbursements)	$1,531	$1,558	$1,532	$1,490	$1,585

Source: Metropolitan.

(1) Includes operation and maintenance, debt administration, conservation and local resource programs, CRA power, and water supply expenses. Fiscal years 2016-17 and 2017-18 include $33 million and $1 million, respectively, of conservation and supply program expenses funded from transfers from the Water Management Fund.

(2) Includes operating and capital expense portions and Delta Conveyance.

(3) At the discretion of the Board, in any given year, Metropolitan may increase or decrease funding available for construction disbursements to be paid from revenues. Does not include expenditures of bond proceeds.

(4) Includes operating equipment.

Revenue Bond Indebtedness and Other Obligations

As of July 7, 2022, Metropolitan had total outstanding indebtedness secured by a lien on Net Operating Revenues of $3.69 billion. This indebtedness was comprised of (a) $2.48 billion of Senior Revenue Bonds issued under the Senior Debt Resolutions (each as defined below), which includes $2.15 billion of fixed rate Senior Revenue Bonds, and $331.9 million of variable rate Senior Revenue Bonds; and (b) $1.21 billion of Subordinate Revenue Bonds issued under the Subordinate Debt Resolutions (each as defined below), which includes $712.8 million of fixed rate Subordinate Revenue Bonds, and $493.4 million of variable rate Subordinate Revenue Bonds. In addition, Metropolitan has $372.7 million of fixed-payor interest rate swaps which provides a fixed interest rate hedge to an equivalent amount of variable rate debt. Metropolitan's revenue bonds and other revenue obligations are more fully described below.

REVENUE BOND INDEBTEDNESS AND OTHER OBLIGATIONS

	Variable Rate	Fixed Rate	Total
Senior Lien Revenue Bonds	$ 331,875,000	$2,149,825,000	$2,481,700,000
Subordinate Lien Revenue Bonds	493,415,000	712,770,000	1,206,185,000
Total	**$ 825,290,000**	**$2,862,595,000**	**$3,687,885,000**
Fixed-Payor Interest Rate Swaps	(372,690,000)	372,690,000	--
Net Amount (after giving effect to Swaps)	**$ 452,600,000**	**$3,235,285,000**	**$3,687,885,000**

Source: Metropolitan.

As described under "–Outstanding Senior Revenue Bonds and Senior Parity Obligations –Senior Parity Obligations," in June 2022, Metropolitan entered into a revolving credit facility pursuant to which Metropolitan may issue senior lien short-term notes from time-to-time, bearing interest at a variable rate, and payable on parity with Metropolitan's Senior Revenue Bonds.

Limitations on Additional Revenue Bonds

Resolution 8329, adopted by Metropolitan's Board on July 9, 1991, as amended and supplemented (the "Master Senior Resolution," and collectively with all such supplemental resolutions, the "Senior Debt Resolutions"), provides for the issuance of Metropolitan's senior lien water revenue bonds. The Senior Debt Resolutions establish limitations on the issuance of additional obligations payable from Net Operating

Revenues. Under the Senior Debt Resolutions, no additional bonds, notes or other evidences of indebtedness payable out of Operating Revenues may be issued having any priority in payment of principal, redemption premium, if any, or interest over any water revenue bonds authorized by the Senior Debt Resolutions ("Senior Revenue Bonds") or other obligations of Metropolitan having a lien and charge upon, or being payable from, the Net Operating Revenues on parity with such Senior Revenue Bonds ("Senior Parity Obligations"). No additional Senior Revenue Bonds or Senior Parity Obligations may be issued or incurred unless the conditions of the Senior Debt Resolutions have been satisfied.

Resolution 9199, adopted by Metropolitan's Board on March 8, 2016, as amended and supplemented (the "Master Subordinate Resolution," and collectively with all such supplemental resolutions, the "Subordinate Debt Resolutions," and together with the Senior Debt Resolutions, the "Revenue Bond Resolutions"), provides for the issuance of Metropolitan's subordinate lien water revenue bonds and other obligations secured by a pledge of Net Operating Revenues that is subordinate to the pledge securing Senior Revenue Bonds and Senior Parity Obligations. The Subordinate Debt Resolutions establish limitations on the issuance of additional obligations payable from Net Operating Revenues. Under the Subordinate Debt Resolutions, with the exception of Senior Revenue Bonds and Senior Parity Obligations, no additional bonds, notes or other evidences of indebtedness payable out of Operating Revenues may be issued having any priority in payment of principal, redemption premium, if any, or interest over any subordinate water revenue bonds authorized by the Subordinate Debt Resolutions ("Subordinate Revenue Bonds" and, together with Senior Revenue Bonds, "Revenue Bonds") or other obligations of Metropolitan having a lien and charge upon, or being payable from, the Net Operating Revenues on parity with the Subordinate Revenue Bonds ("Subordinate Parity Obligations"). No additional Subordinate Revenue Bonds or Subordinate Parity Obligations may be issued or incurred unless the conditions of the Subordinate Debt Resolutions have been satisfied.

The laws governing Metropolitan's ability to issue water revenue bonds currently provide two additional limitations on indebtedness that may be incurred by Metropolitan. The Act provides for a limit on general obligation bonds, water revenue bonds and other evidences of indebtedness of 15 percent of the assessed value of all taxable property within Metropolitan's service area. As of July 7, 2022, outstanding general obligation bonds, water revenue bonds and other evidences of indebtedness in the amount of $3.71 billion represented approximately 0.11 percent of the fiscal year 2021-22 taxable assessed valuation of $3,377.3 billion. The second limitation under the Act specifies that no revenue bonds may be issued, except for the purpose of refunding, unless the amount of net assets of Metropolitan as shown on its balance sheet as of the end of the last fiscal year prior to the issuance of such bonds, equals at least 100 percent of the aggregate amount of revenue bonds outstanding following the issuance of such bonds. The net assets of Metropolitan at June 30, 2021 were $7.19 billion. The aggregate amount of revenue bonds outstanding as of July 7, 2022 was $3.69 billion. The limitation does not apply to other forms of financing available to Metropolitan. Audited financial statements including the net assets of Metropolitan as of June 30, 2021 and June 30, 2020 are shown in Metropolitan's audited financial statements included in APPENDIX B–"THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA INDEPENDENT AUDITORS' REPORT AND BASIC FINANCIAL STATEMENTS FOR FISCAL YEARS ENDED JUNE 30, 2021 AND JUNE 30, 2020 AND BASIC FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED MARCH 31, 2022 AND 2021 (UNAUDITED)."

Metropolitan provides no assurance that the Act's limitations on indebtedness will not be revised or removed by future legislation. Limitations under the Revenue Bond Resolutions respecting the issuance of additional obligations payable from Net Operating Revenues on parity with the Senior Revenue Bonds and Subordinate Revenue Bonds of Metropolitan will remain in effect so long as any Senior Revenue Bonds and Subordinate Revenue Bonds authorized pursuant to the applicable Revenue Bond Resolutions are outstanding, provided however, that the Revenue Bond Resolutions are subject to amendment and supplement in accordance with their terms.

Variable Rate Exposure Policy

As of July 7, 2022, Metropolitan had outstanding $331.9 million of variable rate obligations issued as Senior Revenue Bonds under the Senior Debt Resolutions (described under "–Outstanding Senior Revenue Bonds and Senior Parity Obligations –Variable Rate and Swap Obligations" below). In addition, as of July 7, 2022, $493.4 million of Metropolitan's $1.21 billion of outstanding Subordinate Revenue Bonds issued under the Subordinate Debt Resolutions and other Subordinate Parity Obligations were variable rate obligations (described under "–Outstanding Subordinate Revenue Bonds and Subordinate Parity Obligations" below).

As of July 7, 2022, of Metropolitan's $825.3 million of variable rate obligations, $372.7 million of such variable rate demand obligations are treated by Metropolitan as fixed rate debt, by virtue of interest rate swap agreements (described under "–Outstanding Senior Revenue Bonds and Senior Parity Obligations – Variable Rate and Swap Obligations – *Interest Rate Swap Transactions*" below), for the purpose of calculating debt service requirements. The remaining $452.6 million of variable rate obligations represent approximately 12.3 percent of total outstanding water revenue secured indebtedness (including Senior Revenue Bonds and Senior Parity Obligations and Subordinate Revenue Bonds and Subordinate Parity Obligations), as of July 7, 2022.

Metropolitan's variable rate exposure policy requires that variable rate debt be managed to limit net interest cost increases within a fiscal year as a result of interest rate changes to no more than $5 million. In addition, the maximum amount of variable interest rate exposure (excluding variable rate bonds associated with interest rate swap agreements) is limited to 40 percent of total outstanding water revenue bond debt. Variable rate debt capacity will be reevaluated as interest rates change and managed within these parameters.

The periodic payments due to Metropolitan from counterparties under its outstanding interest rate swap agreements are calculated by reference to the London interbank offering rate ("LIBOR"). On July 27, 2017, the Financial Conduct Authority (the "FCA"), the U.K. regulatory body responsible for the regulation and supervision of LIBOR, announced that it will no longer persuade or compel banks to submit rates for the calculation of the LIBOR rates after 2021 (the "FCA Announcement"). Following a consultation announced in November 2020 by the Intercontinental Exchange Benchmark Administration ("IBA"), the administrator of LIBOR authorized and regulated by the FCA, with the support of the Federal Reserve Board and the FCA, made a formal announcement on March 5, 2021 that the date for the cessation of the publication of various tenors of USD LIBOR (or date on which any published USD LIBOR rate for such tenors would cease to be representative) would be: (1) December 31, 2021, for the one-week and two-month USD LIBOR, and (2) June 30, 2023, for all other tenors of USD LIBOR, including the one-month LIBOR and three-month LIBOR, the most widely used tenors of USD LIBOR and which are used to determine the periodic payments due to Metropolitan from swap counterparties. Metropolitan staff is monitoring alternate benchmark rates. As a result of the prospective phasing out of LIBOR as a reference rate and transition to an alternate benchmark rate, increased volatility in the reported LIBOR rates may occur. The level of Metropolitan's LIBOR-based swap payments may also be affected by the transition to an alternate benchmark rate when it occurs.

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Outstanding Senior Revenue Bonds and Senior Parity Obligations

Senior Revenue Bonds

The water revenue bonds issued under the Senior Debt Resolutions outstanding as of July 7, 2022 are set forth below:

Outstanding Senior Revenue Bonds

Name of Issue	Principal Outstanding
Water Revenue Bonds, 2000 Authorization, Series B-3[(1)(3)]	$ 78,900,000
Water Revenue Refunding Bonds, 2011 Series C	29,315,000
Water Revenue Refunding Bonds, 2014 Series E	33,910,000
Water Revenue Bonds, 2015 Authorization, Series A[(5)]	195,260,000
Water Revenue Refunding Bonds, 2016 Series A[(5)]	239,455,000
Special Variable Rate Water Revenue Refunding Bonds, 2016 Series B-1 and B-2[(1) (4)]	82,905,000
Water Revenue Bonds, 2017 Authorization, Series A[(1) (4)]	80,000,000
Special Variable Water Revenue Refunding Bonds, 2018 Series A-1 and A-2[(1) (3)]	90,070,000
Water Revenue Refunding Bonds, 2018 Series B	124,525,000
Water Revenue Refunding Bonds, 2019 Series A	218,090,000
Water Revenue Bonds, 2020 Series A	207,355,000
Special Variable Rate Water Revenue Refunding Bonds, 2020 Series B[(2)]	271,815,000
Water Revenue Refunding Bonds, 2020 Series C	263,230,000
Water Revenue Bonds, 2021 Series A	188,890,000
Water Revenue Refunding Bonds, 2021 Series B	98,410,000
Water Revenue Refunding Bonds, 2022 Series A	279,570,000
Total	**$2,481,700,000**

Source: Metropolitan.

(1) Outstanding variable rate obligation.

(2) Currently in a long mode at a fixed interest rate to April 2, 2024.

(3) All of the outstanding Senior Revenue Bonds of this Series are being refunded by Metropolitan's Water Revenue Refunding Bonds, 2022 Series B. The delivery of the 2022 Series B Bonds is contingent upon the issuance and delivery of Metropolitan's 2022 Series C Bonds referred to in footnote (5).

(4) A portion of the outstanding Senior Revenue Bonds of this Series is being refunded by Metropolitan's Water Revenue Refunding Bonds, 2022 Series B. The delivery of the 2022 Series B Bonds is contingent upon the issuance and delivery of Metropolitan's 2022 Series C Bonds referred to in footnote (5).

(5) A portion of the outstanding Senior Revenue Bonds of this Series is being refunded by Metropolitan's Special Variable Rate Water Revenue Refunding Bonds, 2022 Series C (Federally Taxable), which are expected to be issued and delivered concurrently with the 2022 Series B Bonds referred to in footnotes (3) and (4). The delivery of the 2022 Series C Bonds will be contingent upon the issuance and delivery of Metropolitan's 2022 Series B Bonds.

Variable Rate and Swap Obligations

As of July 7, 2022, Metropolitan had outstanding $331.9 million of senior lien variable rate obligations. The outstanding variable rate obligations consist of Senior Revenue Bonds issued under the Senior Debt Resolutions (described under this caption "–Variable Rate and Swap Obligations") as variable rate demand obligations in a daily mode supported by standby bond purchase agreements between Metropolitan and various liquidity providers (the "Liquidity Supported Bonds").

Liquidity Supported Senior Revenue Bonds. The interest rates for Metropolitan's variable rate demand obligations issued under the Senior Debt Resolutions, totaling $331.9 million as of July 7, 2022, are currently reset on a daily basis. While bearing interest at a daily rate, such variable rate demand obligations are subject to optional tender on any business day with same day notice by the owners thereof and mandatory tender upon specified events. Such variable rate demand obligations are supported by standby bond purchase

agreements between Metropolitan and liquidity providers that provide for purchase of variable rate bonds by the applicable liquidity provider upon tender of such variable rate bonds and a failed remarketing. Metropolitan has secured its obligation to repay principal and interest advanced under the standby bond purchase agreements as Senior Parity Obligations. A decline in the creditworthiness of a liquidity provider will likely result in an increase in the interest rate of the applicable variable rate bonds, as well as an increase in the risk of a failed remarketing of such tendered variable rate bonds. Variable rate bonds purchased by a liquidity provider ("bank bonds") would initially bear interest at a per annum interest rate equal to, depending on the liquidity facility, either: (a) the highest of (i) the Prime Rate, (ii) the Federal Funds Rate plus one-half of a percent, or (iii) seven and one-half percent (with the spread or rate increasing in the case of each of (i), (ii) and (iii) of this clause (a) by one percent after 60 days); or (b) the highest of (i) the Prime Rate plus one percent, (ii) Federal Funds Rate plus two percent, and (iii) seven percent (with the spread or rate increasing in the case of each of (i), (ii) and (iii) of this clause (b) by one percent after 90 days). To the extent such bank bonds have not been remarketed or otherwise retired as of the earlier of the 60th day following the date such bonds were purchased by the liquidity provider or the stated expiration date of the related liquidity facility, Metropolitan's obligation to reimburse the liquidity provider may convert the term of the variable rate bonds purchased by the liquidity provider into a term loan payable under the terms of the current liquidity facilities in semi-annual installments over a period ending on either the third anniversary or fifth anniversary, depending on the applicable liquidity facility, of the date on which the variable rate bonds were purchased by the liquidity provider. In addition, upon an event of default under any such liquidity facility, including a failure by Metropolitan to perform or observe its covenants under the applicable standby bond purchase agreement, a default in other specified indebtedness of Metropolitan, or other specified events of default (including a reduction in the credit rating assigned to Senior Revenue Bonds issued under the Senior Debt Resolutions by any of Fitch, S&P or Moody's below "A–" or "A3"), the liquidity provider could require all bank bonds to be subject to immediate mandatory redemption by Metropolitan.

The following table lists the current liquidity providers, the current expiration date of each facility, and the principal amount of outstanding variable rate demand obligations covered under each facility as of July 7, 2022.

Liquidity Facilities and Expiration Dates

Liquidity Provider	Bond Issue	Principal Outstanding	Facility Expiration
TD Bank, N.A.	2018 Series A-1 and Series A-2[(1)]	$ 90,070,000	June 2024
TD Bank, N.A.	2016 Series B-1[(1)] and Series B-2[(2)]	$ 82,905,000	June 2024
PNC Bank, N.A.	2017 Authorization Series A[(2)]	$ 80,000,000	March 2023
PNC Bank, N.A.	2000 Authorization Series B-3[(1)]	$ 78,900,000	March 2023
Total		**$331,875,000**	

(1) As described herein, these bonds are being refunded in full by Metropolitan's Water Revenue Refunding Bonds, 2022 Series B.

(2) As described herein, these bonds are being refunded in part by Metropolitan's Water Revenue Refunding Bonds, 2022 Series B.

Source: Metropolitan.

Interest Rate Swap Transactions. By resolution adopted on September 11, 2001, Metropolitan's Board authorized the execution of interest rate swap transactions and related agreements in accordance with a master swap policy, which was subsequently amended by resolutions adopted on July 14, 2009 and May 11, 2010. Metropolitan may execute interest rate swaps if the transaction can be expected to reduce exposure to changes in interest rates on a particular financial transaction or in the management of interest rate risk derived from Metropolitan's overall asset/liability balance, result in a lower net cost of borrowing or achieve a higher net rate of return on investments made in connection with or incidental to the issuance, incurring or carrying of Metropolitan's obligations or investments, or manage variable interest rate exposure consistent with prudent debt practices and Board-approved guidelines. The Assistant General Manager, Finance & Administration

reports to the Finance and Insurance Committee of Metropolitan's Board each quarter on outstanding swap transactions, including notional amounts outstanding, counterparty exposures and termination values based on then-existing market conditions.

Metropolitan currently has one type of interest rate swap, referred to in the table below as "Fixed Payor Swaps." Under this type of swap, Metropolitan receives payments that are calculated by reference to a floating interest rate and makes payments that are calculated by reference to a fixed interest rate.

Metropolitan's obligations to make regularly scheduled net payments under the terms of the interest rate swap agreements are payable on a parity with the Senior Parity Obligations. Termination payments under the 2002A and 2002B interest rate swap agreements would be payable on a parity with the Senior Parity Obligations. Termination payments under all other interest rate swap agreements would be on parity with the Subordinate Parity Obligations.

The following swap transactions were outstanding as of July 7, 2022:

FIXED PAYOR SWAPS:

Designation	Notional Amount Outstanding	Swap Counterparty	Fixed Payor Rate	Metropolitan Receives	Maturity Date
2002 A	$ 34,553,750	Morgan Stanley Capital Services, Inc.	3.300%	57.74% of one-month LIBOR	7/1/2025
2002 B	12,926,250	JPMorgan Chase Bank	3.300	57.74% of one-month LIBOR	7/1/2025
2003	131,912,500	Wells Fargo Bank	3.257	61.20% of one-month LIBOR	7/1/2030
2003	131,912,500	JPMorgan Chase Bank	3.257	61.20% of one-month LIBOR	7/1/2030
2004 C	4,672,250	Morgan Stanley Capital Services, Inc.	2.980	61.55% of one-month LIBOR	10/1/2029
2004 C	3,822,750	Citigroup Financial Products, Inc.	2.980	61.55% of one-month LIBOR	10/1/2029
2005	26,445,000	JPMorgan Chase Bank	3.360	70% of 3-month LIBOR	7/1/2030
2005	26,445,000	Citigroup Financial Products, Inc.	3.360	70% of 3-month LIBOR	7/1/2030
Total	**$372,690,000**				

Source: Metropolitan.

These interest rate swap agreements entail risk to Metropolitan. One or more counterparties may fail or be unable to perform, interest rates may vary from assumptions, Metropolitan may be required to post collateral in favor of its counterparties and Metropolitan may be required to make significant payments in the event of an early termination of an interest rate swap. Metropolitan seeks to manage counterparty risk by diversifying its swap counterparties, limiting exposure to any one counterparty, requiring collateralization or other credit enhancement to secure swap payment obligations, and by requiring minimum credit rating levels. Initially, swap counterparties must be rated at least "Aa3" or "AA-", or equivalent by any two of the nationally recognized credit rating agencies; or use a "AAA" subsidiary as rated by at least one nationally recognized credit rating agency. Should the credit rating of an existing swap counterparty drop below the required levels, Metropolitan may enter into additional swaps if those swaps are "offsetting" and risk-reducing swaps. Each counterparty is initially required to have minimum capitalization of at least $150 million. See Note 5(e) in Metropolitan's audited financial statements in Appendix B.

Early termination of an interest rate swap agreement could occur due to a default by either party or the occurrence of a termination event (including defaults under other specified swaps and indebtedness, certain acts of insolvency, if a party may not legally perform its swap obligations, or, with respect to Metropolitan, if its credit rating is reduced below "BBB–" by Moody's or "Baa3" by S&P (under most of the interest rate swap agreements) or below "BBB" by Moody's or "Baa2" by S&P (under one of the interest rate swap agreements)). As of June 30, 2022, Metropolitan would have been required to pay to some of its counterparties termination payments if its swaps were terminated on that date. Metropolitan's net exposure to its counterparties for all such termination payments on that date was approximately $21.0 million. Metropolitan does not presently anticipate early termination of any of its interest rate swap agreements due to default by either party or the occurrence of a termination event. However, Metropolitan has previously exercised, and may in the future exercise, from time to time, optional early termination provisions to terminate all or a portion of certain interest rate swap agreements.

Metropolitan is required to post collateral in favor of a counterparty to the extent that Metropolitan's total exposure for termination payments to that counterparty exceeds the threshold specified in the applicable swap agreement. Conversely, the counterparties are required to release collateral to Metropolitan or post collateral for the benefit of Metropolitan as market conditions become favorable to Metropolitan. As of June 30, 2022, Metropolitan had no collateral posted with any counterparty. The highest, month-end, amount of collateral posted was $36.8 million, on June 30, 2012, which was based on an outstanding swap notional amount of $1.4 billion at that time. The amount of required collateral varies from time to time due primarily to interest rate movements and can change significantly over a short period of time. See "METROPOLITAN REVENUES–Financial Reserve Policy" in this Appendix A. In the future, Metropolitan may be required to post additional collateral, or may be entitled to a reduction or return of the required collateral amount. Collateral deposited by Metropolitan is held by the counterparties; a bankruptcy of any counterparty holding collateral posted by Metropolitan could adversely affect the return of the collateral to Metropolitan. Moreover, posting collateral limits Metropolitan's liquidity. If collateral requirements increase significantly, Metropolitan's liquidity may be materially adversely affected. See "METROPOLITAN REVENUES–Financial Reserve Policy" in this Appendix A.

Direct Purchase Long Mode Bonds

In April 2020, Metropolitan entered into a Bond Purchase Agreement, dated as of April 1, 2020 (the "2020 Direct Purchase Agreement") with Wells Fargo Municipal Capital Strategies, LLC ("WFMCS"), for the purchase by WFMCS and sale by Metropolitan of Metropolitan's $271.8 million Special Variable Rate Water Revenue Refunding Bonds 2020 Series B (the "2020B Senior Revenue Bonds"). The 2020B Senior Revenue Bonds were issued for the purpose of refunding all of Metropolitan's then outstanding variable rate Senior Revenue Bonds that were designated as self-liquidity bonds as part of Metropolitan's self-liquidity program ("Self-Liquidity Bonds").

The 2020B Senior Revenue Bonds were issued under the Senior Debt Resolutions and are further described in a related paying agent agreement, dated as of April 1, 2020, as amended by the Paying Agent Agreement Amendment No. 1, dated as of April 1, 2021 (together, the "2020B Paying Agent Agreement"), by and between Metropolitan and Wells Fargo Bank, National Association, as paying agent. Pursuant to the 2020B Paying Agent Agreement, the 2020B Senior Revenue Bonds may bear interest from time to time in any one of several interest rate modes at the election of Metropolitan. The 2020B Senior Revenue Bonds currently bear interest in a Long Mode under the 2020B Paying Agent Agreement at a Long Rate equal to 0.46 percent per annum for the Long Period ending on April 2, 2024. If not earlier prepaid or redeemed pursuant to the terms of the 2020 Direct Purchase Agreement and the 2020B Paying Agent Agreement, the 2020B Senior Revenue Bonds are subject to mandatory tender for purchase on April 2, 2024 (the "Mandatory Tender Date"), the last day of the new Long Period. The 2020B Senior Revenue Bonds were initially designated as Self-Liquidity Bonds pursuant to the 2020B Paying Agent Agreement and no standby bond purchase agreement or other liquidity facility is in effect for the purchase of such bonds.

On or before the date 120 days prior to the end of the Long Period, Metropolitan may request WFMCS to purchase the 2020B Senior Revenue Bonds for another Long Period, or Metropolitan may seek to remarket the 2020B Senior Revenue Bonds to another bank or in the public debt markets in a new interest rate mode or at a fixed interest rate. In the event the 2020B Bonds are not purchased by WFMCS for a subsequent Long Period, Metropolitan is obligated under the 2020 Direct Purchase Agreement to cause 2020B Senior Revenue Bonds that have not been converted to another interest rate mode or remarketed to a purchaser or purchasers other than WFMCS ("Unremarketed 2020B Bonds") to be redeemed on the Mandatory Tender Date; provided, that if no default or event of default under the 2020 Direct Purchase Agreement shall have occurred and be continuing and the representations and warranties of Metropolitan shall be true and correct on the Mandatory Tender Date, then the principal amount of the Unremarketed 2020B Senior Revenue Bonds shall be due and payable on the date that is 30 days following the Mandatory Tender Date and shall accrue interest at the Purchaser Rate, a fluctuating interest per annum equal to, the greatest of the (i) the Prime Rate, (ii) Federal Funds Rate plus one-half of one percent, and (iii) five percent, as specified in the 2020 Direct Purchase Agreement. If no default or event of default under the 2020 Direct Purchase Agreement shall have occurred and be continuing and the representations and warranties of Metropolitan shall be true and correct at the end of such 30-day period, the Unremarketed 2020B Senior Revenue Bonds will continue to bear interest at the Purchaser Rate plus, after 180 days from the Mandatory Tender Date, a spread of one percent, and the principal amount of such Unremarketed 2020B Senior Revenue Bonds may, at Metropolitan's request, instead be subject to mandatory redemption in substantially equal installments payable every six months over an amortization period commencing six months after the Mandatory Tender Date and ending on the third anniversary of the Mandatory Tender Date.

Under the 2020 Direct Purchase Agreement, upon a failure by Metropolitan to pay principal or interest of any 2020B Senior Revenue Bonds, a failure by Metropolitan to perform or observe its covenants, a default in other specified indebtedness of Metropolitan, certain acts of bankruptcy or insolvency, or other specified events of default (including if S&P shall have assigned a credit rating below "BBB–," or if any of Fitch, S&P or Moody's shall have assigned a credit rating below "A–" or "A3," to Senior Revenue Bonds issued under the Senior Debt Resolutions), WFMCS has the right to cause a mandatory tender of the 2020B Senior Revenue Bonds and accelerate (depending on the event, seven days after the occurrence, or for certain events, only after 180 days' notice) Metropolitan's obligation to repay the 2020B Senior Revenue Bonds.

In connection with the execution of the 2020 Direct Purchase Agreement, Metropolitan designated the principal payable on the 2020B Senior Revenue Bonds on the Mandatory Tender Date as Excluded Principal Payments under the Senior Debt Resolutions and thus, for purposes of calculating Maximum Annual Debt Service, included the amount of principal and interest due and payable in connection therewith on a schedule of Assumed Debt Service. This schedule of Assumed Debt Service assumes that Metropolitan will pay the principal of the 2020B Senior Revenue Bonds over a period of 30 years at a fixed interest rate of approximately 5.00 percent.

Metropolitan has previously, and may in the future, enter into one or more self-liquidity revolving credit agreements which may be drawn upon for the purpose of paying the purchase price of any Self-Liquidity Bonds issued by Metropolitan, the repayment obligations of Metropolitan under which may be secured as either Senior Parity Obligations or Subordinate Parity Obligations.

Senior Parity Obligations

Wells Fargo Revolving Credit Facility. In June 2022, Metropolitan entered into a note purchase and continuing covenant agreement with Wells Fargo Bank, National Association ("Wells Fargo"), for the purchase by Wells Fargo and sale by Metropolitan from time-to-time of short-term flexible rate revolving notes (the "Wells Fargo Revolving Credit Facility"). Pursuant to the Wells Fargo Revolving Credit Facility, Metropolitan may borrow, pay down and re-borrow amounts, through the issuance and sale from time to time of short-term notes (with maturity dates not exceeding one year from their delivery date), in an aggregate principal amount not to exceed $225 million (including, subject to certain terms and conditions, notes to refund

maturing notes) to be purchased by Wells Fargo during the term of Wells Fargo's commitment to purchase notes thereunder, which commitment currently extends to May 31, 2024. Metropolitan made a draw on the Wells Fargo Revolving Credit Facility on June 29, 2022 and issued $35,645,000 principal amount of short-term notes thereunder to provide temporary financing for the refunding of a portion of its outstanding Subordinate Water Revenue Refunding Bonds, 2017 Series B. A portion of the proceeds of Metropolitan's Water Revenue Refunding Bonds, 2022 Series A was applied on the date of delivery of such bonds to repay and redeem all of the then outstanding notes under the Wells Fargo Revolving Credit Facility. As of July 7, 2022, Metropolitan had outstanding $0 of short-term notes under the Wells Fargo Revolving Credit Facility.

Notes under the Wells Fargo Revolving Credit Facility bear interest at a fluctuating rate of interest per annum equal to: (a) for taxable borrowings, the secured overnight financing rate as administered by the Federal Reserve Bank of New York (or a successor administrator) ("SOFR") as determined in accordance with the Wells Fargo Revolving Credit Facility for each day ("Daily Simple SOFR") plus a spread of 0.28 percent (so long as the current credit ratings on Metropolitan's Senior Revenue Bonds issued under the Senior Debt Resolutions are maintained); and (b) for tax-exempt borrowings, 80 percent of Daily Simple SOFR plus a spread of 0.26 percent (so long as the current credit ratings on Metropolitan's Senior Revenue Bonds issued under the Senior Debt Resolutions are maintained), subject, in each case to an applicable maximum interest rate, which shall not, in any case, exceed 18 percent. Subject to the satisfaction of certain terms and conditions, any future unpaid principal borrowed under the Wells Fargo Revolving Credit Facility remaining outstanding at the May 31, 2024 stated commitment expiration date of the Wells Fargo Revolving Credit Facility may be refunded by and exchanged for term notes payable by Metropolitan in approximately equal semi-annual principal installments over a period of approximately three years. Any such term notes will bear interest at a fluctuating rate of interest per annum equal to, for each day, the highest of: (i) the Prime Rate in effect at such time plus one percent; (ii) the Federal Funds Rate in effect at such time plus two percent; or (iii) in the case of taxable term notes, ten percent, and in the case of tax-exempt term notes, seven percent; plus, for each of (i), (ii) or (iii), a spread of two percent.

Under the Wells Fargo Revolving Credit Facility, upon a failure by Metropolitan to pay principal or interest of any note thereunder, a failure by Metropolitan to perform or observe its covenants, a default in other specified indebtedness of Metropolitan, certain acts of bankruptcy or insolvency, or other specified events of default (including if any of Fitch, S&P or Moody's shall have assigned a credit rating below "A–" or "A3," or if each of Fitch, S&P and Moody's shall have assigned a credit rating below "BBB–" or "Baa3," to Senior Revenue Bonds issued under the Senior Debt Resolutions), Wells Fargo has the right to terminate its commitments and may accelerate (depending on the event, seven days after the occurrence, or for certain events, only after 180 days' notice, or, in connection with certain acts of bankruptcy or insolvency or in the event of an acceleration of Metropolitan debt by another lender, credit enhancer or swap counterparty, immediately) Metropolitan's obligation to repay its borrowings.

Metropolitan has secured its obligation to pay principal and interest on notes evidencing borrowings under the Wells Fargo Revolving Credit Facility as Senior Parity Obligations.

In connection with the execution of the Wells Fargo Revolving Credit Facility, Metropolitan designated the principal and interest payable on the notes thereunder as Excluded Principal Payments under the Senior Debt Resolutions and thus, for purposes of calculating Maximum Annual Debt Service, included the amount of principal and interest due and payable under the Wells Fargo Revolving Credit Facility on a schedule of Assumed Debt Service for any outstanding draws.

Metropolitan has previously, and may in the future, enter into one or more other or alternative short-term revolving credit facilities, the repayment obligations of Metropolitan under which may be secured as either Senior Parity Obligations or Subordinate Parity Obligations.

Outstanding Subordinate Revenue Bonds and Subordinate Parity Obligations

Subordinate Revenue Bonds

The water revenue bonds issued under the Subordinate Debt Resolutions outstanding as of July 7, 2022, are set forth below:

Outstanding Subordinate Revenue Bonds

Name of Issue	Principal Outstanding
Subordinate Water Revenue Refunding Bonds, 2017 Series A	$ 204,760,000
Subordinate Water Revenue Refunding Bonds, 2017 Series B	71,285,000
Subordinate Water Revenue Bonds, 2017 Series C[(1)]	80,000,000
Subordinate Water Revenue Refunding Bonds, 2017 Series D[(1)]	95,630,000
Subordinate Water Revenue Refunding Bonds, 2017 Series E[(1)]	95,625,000
Subordinate Water Revenue Refunding Bonds, 2018 Series A	10,865,000
Subordinate Water Revenue Bonds, 2018 Series B	64,345,000
Subordinate Water Revenue Refunding Bonds, 2019 Series A	209,060,000
Subordinate Water Revenue Refunding Bonds, 2020 Series A	152,455,000
Subordinate Water Revenue Refunding Bonds, 2021 Series A[(1)]	222,160,000
Total	**$1,206,185,000**

Source: Metropolitan.

(1) Outstanding variable rate obligation.

Variable Rate Bonds

As of July 7, 2022, of the $1.21 billion outstanding Subordinate Revenue Bonds, $493.4 million were variable rate obligations. The outstanding variable rate obligations include Subordinate Revenue Bonds that are variable rate demand obligations supported by a standby bond purchase agreement between Metropolitan and a liquidity provider ("Liquidity Supported Subordinate Revenue Bonds") and Subordinate Revenue Bonds that are bonds bearing interest in a SIFMA Index Mode and subject to mandatory tender for purchase by Metropolitan under certain circumstances, including on certain scheduled mandatory tender dates (unless earlier remarketed or otherwise retired) ("Index Tender Bonds").

Liquidity Supported Subordinate Revenue Bonds. As of July 7, 2022, Metropolitan had $222.16 million of outstanding Liquidity Supported Subordinate Revenue Bonds issued under the Subordinate Debt Resolutions, consisting of Metropolitan's Variable Rate Subordinate Water Revenue Refunding Bonds, 2021 Series A (Federally Taxable) (the "Subordinate 2021A Bonds").

The interest rate on Metropolitan's variable rate Subordinate 2021A Bonds is reset on a weekly basis. While bearing interest at a weekly rate, such variable rate demand obligations are subject to optional tender on any business day upon seven days' notice by the owners thereof and mandatory tender upon specified events. Such variable rate demand obligations are supported by a standby bond purchase agreement by and between Metropolitan and Bank of America, N.A., as liquidity provider, that provide for the purchase of the variable rate Subordinate 2021A Bonds by the liquidity provider upon tender of such variable rate Subordinate 2021A Bonds and a failed remarketing. Metropolitan has secured its obligation to repay principal and interest advanced under the standby bond purchase agreement as a Subordinate Parity Obligation. A decline in the creditworthiness of the liquidity provider will likely result in an increase in the interest rate of the variable rate Subordinate 2021A Bonds, as well as an increase in the risk of a failed remarketing of such tendered variable rate Subordinate 2021A Bonds. Variable rate Subordinate 2021A Bonds purchased by the liquidity provider ("bank bonds") would initially bear interest at a per annum interest rate equal to, the highest of (i) the Prime Rate plus one percent, (ii) Federal Funds Rate plus two percent, and (iii) seven percent (with the spread or rate

increasing in the case of each of (i), (ii) and (iii) of this clause (b) by one percent after 90 days). To the extent such bank bonds have not been remarketed or otherwise retired as of the earlier of the 90th day following the date such bonds were purchased by the liquidity provider or the stated expiration date of the related liquidity facility, Metropolitan's obligation to reimburse the liquidity provider may convert the term of the variable rate bonds purchased by the liquidity provider into a term loan payable under the terms of the liquidity facility in ten equal semi-annual installments over a period ending on the fifth anniversary of the date on which the variable rate Subordinate 2021A Bonds were purchased by the liquidity provider. In addition, upon an event of default under any such liquidity facility, including a failure by Metropolitan to pay principal or interest due to the liquidity provider, failure by Metropolitan to perform or observe its covenants under the standby bond purchase agreement, a default in other specified indebtedness of Metropolitan, or other specified events of default (including a reduction in the credit rating assigned to Senior Revenue Bonds issued under the Senior Debt Resolutions by any of Fitch, S&P or Moody's below "A–" or "A3," as applicable), the liquidity provider could require all bank bonds to be subject to immediate mandatory redemption by Metropolitan.

SIFMA Mode Index Tender Bonds. Metropolitan's Subordinate Water Revenue Bonds, 2017 Series C, Subordinate Water Revenue Refunding Bonds, 2017 Series D and Subordinate Water Revenue Refunding Bonds, 2017 Series E (collectively, the "Subordinate 2017 Series C, D and E Bonds") bear interest at a rate that fluctuates weekly based on the SIFMA Municipal Swap Index plus a spread. The Subordinate 2017 Series C, D and E Bonds are Index Tender Bonds and are subject to mandatory tender under certain circumstances, including on certain scheduled mandatory tender dates (unless earlier remarketed or otherwise retired). Metropolitan anticipates that it will pay the purchase price of tendered Subordinate 2017 Series C, D and E Bonds from the proceeds of remarketing such Index Tender Bonds or from other available funds. Metropolitan's obligation to pay the purchase price of any such tendered Subordinate 2017 Series C, D and E Bonds is a special limited obligation of Metropolitan payable solely from Net Operating Revenues subordinate to the Senior Revenue Bonds and Senior Parity Obligations and on parity with the other outstanding Subordinate Revenue Bonds and Subordinate Parity Obligations. Metropolitan has not secured any liquidity facility or letter of credit to support the payment of the purchase price of Subordinate 2017 Series C, D and E Bonds in connection with a scheduled mandatory tender. Failure to pay the purchase price of any Subordinate 2017 Series C, D and E Bonds on a scheduled mandatory tender date for such Index Tender Bonds for a period of five business days following written notice by any Owner of such Subordinate 2017 Series C, D and E Bonds will constitute an event of default under the Subordinate Debt Resolutions, upon the occurrence and continuance of which the owners of 25 percent in aggregate principal amount of the Subordinate Revenue Bonds then outstanding may elect a bondholders' committee to exercise rights and powers of such owners under the Subordinate Debt Resolutions, including the right to declare the entire unpaid principal of the Subordinate Revenue Bonds then outstanding to be immediately due and payable.

The current mandatory tender dates and related tender periods for the Index Tender Bonds outstanding as of July 7, 2022, are summarized in the following table:

Index Tender Bonds

Series	Date of Issuance	Original Principal Amount Issued	Next Scheduled Mandatory Tender Date	Maturity Date
Subordinate 2017 Series C	July 3, 2017	$ 80,000,000	May 21, 2024	July 1, 2047
Subordinate 2017 Refunding Series D	July 3, 2017	95,630,000	May 21, 2024	July 1, 2037
Subordinate 2017 Refunding Series E	July 3, 2017	95,625,000	May 21, 2024	July 1, 2037
Total		**$271,255,000**		

Source: Metropolitan.

Other Junior Obligations

Metropolitan currently is authorized to issue up to $400,000,000 of Commercial Paper Notes payable from Net Operating Revenues on a basis subordinate to both the Senior Revenue Bonds and Senior Parity Obligations and to the Subordinate Revenue Bonds and Subordinate Parity Obligations. Although no Commercial Paper Notes are currently outstanding, the authorization remains in full force and effect and Metropolitan may issue Commercial Paper Notes from time to time.

General Obligation Bonds

As of July 7, 2022, $20,175,000 aggregate principal amount of general obligation bonds payable from *ad valorem* property taxes were outstanding. See "METROPOLITAN REVENUES–General" and "–Revenue Allocation Policy and Tax Revenues" in this Appendix A. Metropolitan's revenue bonds are not payable from the levy of *ad valorem* property taxes.

General Obligation Bonds	Amount Issued[(1)]	Principal Outstanding
Waterworks General Obligation Refunding Bonds, 2019 Series A	$16,755,000	$ 6,510,000
Waterworks General Obligation Refunding Bonds, 2020 Series A	13,665,000	13,665,000
Total	**$30,420,000**	**$20,175,000**

Source: Metropolitan.

(1) Voters authorized Metropolitan to issue $850,000,000 of Waterworks General Obligation Bonds, Election 1966, in multiple series, in a special election held on June 7, 1966. This authorization has been fully utilized. This table lists bonds that refunded such Waterworks General Obligation Bonds, Election 1966.

State Water Contract Obligations

General. As described herein, in 1960, Metropolitan entered into its State Water Contract with DWR to receive water from the State Water Project. All expenditures for capital and operations, maintenance, power and replacement costs associated with the State Water Project facilities used for water delivery are paid for by the 29 Contractors that have executed State water supply contracts with DWR, including Metropolitan. Contractors are obligated to pay allocable portions of the cost of construction of the system and ongoing operating and maintenance costs through at least 2035, regardless of quantities of water available from the project. Other payments are based on deliveries requested and actual deliveries received, costs of power required for actual deliveries of water, and offsets for credits received. In exchange, Contractors have the right to participate in the system, with an entitlement to water service from the State Water Project and the right to use the portion of the State Water Project conveyance system necessary to deliver water to them at no additional cost as long as capacity exists. Metropolitan's State Water Contract accounts for nearly one-half of the total entitlement for State Water Project water contracted for by all Contractors.

DWR and other State Water Contractors, including Metropolitan, have reached an Agreement in Principle to extend their State water supply contracts to 2085 and to make certain changes related to the financial management of the State Water Project in the future. See "METROPOLITAN'S WATER SUPPLY–State Water Project" in this Appendix A.

Metropolitan's payment obligation for the State Water Project for the fiscal year ended June 30, 2021 was $521.8 million, which amount reflects prior year's credits of $52.4 million. For the fiscal year ended June 30, 2021, Metropolitan's payment obligations under the State Water Contract were approximately 33 percent of Metropolitan's total annual expenses. A portion of Metropolitan's annual property tax levy is for payment of State Water Contract obligations, as described above under "METROPOLITAN REVENUES–Revenue Allocation Policy and Tax Revenues" in this Appendix A. Any deficiency between tax levy receipts and Metropolitan's State Water Contract obligations is expected to be paid from Operating Revenues, as

defined in the Senior Debt Resolutions. See Note 9(a) to Metropolitan's audited financial statements in Appendix B for an estimate of Metropolitan's payment obligations under the State Water Contract. See also "–Power Sources and Costs; Related Long-Term Commitments" for a description of current and future costs for electric power required to operate State Water Project pumping systems and a description of litigation involving the federal relicensing of the Hyatt-Thermalito hydroelectric generating facilities at Lake Oroville.

Metropolitan capitalizes its share of the State Water Project capital costs as participation rights in State Water Project facilities as such costs are billed by DWR. Unamortized participation rights essentially represent a prepayment for future water deliveries through the State Water Project system. Metropolitan's share of system operating and maintenance costs are annually expensed.

DWR and various subsets of the State Water Contractors have entered into amendments to the State water supply contracts related to the financing of certain State Water Project facilities. The amendments establish procedures to provide for the payment of construction costs financed by DWR bonds by establishing separate subcategories of charges to produce the revenues required to pay all of the annual financing costs (including coverage on the allocable bonds) relating to the financed project. If any affected Contractor defaults on payment under certain of such amendments, the shortfall may be collected from the non-defaulting affected Contractors, subject to certain limitations.

These amendments represent additional long-term obligations of Metropolitan, as described below.

Devil Canyon-Castaic Contract. On June 23, 1972, Metropolitan and five other Southern California public agencies entered into a contract (the "Devil Canyon-Castaic Contract") with DWR for the financing and construction of the Devil Canyon and Castaic power recovery facilities, located on the aqueduct system of the State Water Project. Under this contract, DWR agreed to build the Devil Canyon and Castaic facilities, using the proceeds of revenue bonds issued by DWR under the State Central Valley Project Act. DWR also agreed to use and apply the power made available by the construction and operation of such facilities to deliver water to Metropolitan and the other contracting agencies. Metropolitan, in turn, agreed to pay to DWR 88 percent of the debt service on the revenue bonds issued by DWR. For calendar year 2021, this represented a payment of $7.8 million, and Metropolitan is expected to pay $7.97 million in calendar year 2022. In addition, Metropolitan agreed to pay 78.5 percent of the operation and maintenance expenses of the Devil Canyon facilities and 96 percent of the operation and maintenance expenses of the Castaic facilities. Metropolitan's obligations for debt service under the Devil Canyon-Castaic Contract continue until the bonds are fully retired in 2022 even if DWR is unable to operate the facilities or deliver power from these facilities. Metropolitan will continue to be obligated to pay for operation and maintenance expenses following retirement of the bonds.

Off-Aqueduct Power Facilities. In addition to system "on-aqueduct" power facilities costs, DWR has, either on its own or by joint venture, financed certain off-aqueduct power facilities. The power generated is utilized by the system for water transportation and other State Water Project purposes. Power generated in excess of system needs is marketed to various utilities and the CAISO. Metropolitan is entitled to a proportionate share of the revenues resulting from sales of excess power. By virtue of a 1982 amendment to the State Water Contract and the other water supply contracts, Metropolitan and the other water Contractors are responsible for paying the capital and operating costs of the off-aqueduct power facilities regardless of the amount of power generated.

East Branch Enlargement Amendment. In 1986, Metropolitan's State Water Contract and the water supply contracts of certain other State Water Contractors were amended for the purpose, among others, of financing the enlargement of the East Branch of the California Aqueduct. Under the amendment, enlargement of the East Branch can be initiated either at Metropolitan's request or by DWR finding that enlargement is needed to meet demands. In March 2022, DWR prepared a draft report for East Branch Enlargement cost reallocation methods. The report describes the methods used to determine the East Branch Enlargement cost

allocation with the distinction between enlargement and improvement categories and the associated cost recovery methodology.

The amendment establishes a separate subcategory of the Transportation Charge under the State Water Contract for the East Branch Enlargement and provides for the payment of costs associated with financing and operating the East Branch Enlargement. Under the amendment, the annual financing costs for such facilities financed by bonds issued by DWR are allocated among the participating Contractors based upon the delivery capacity increase allocable to each participating Contractor. Such costs include, but are not limited to, debt service, including coverage requirements, deposits to reserves, and certain operation and maintenance expenses, less any credits, interest earnings or other moneys received by DWR in connection with this facility.

If any participating Contractor defaults on payment of its allocable charges under the amendment, among other things, the non-defaulting participating Contractors may assume responsibility for such charges and receive delivery capability that would otherwise be available to the defaulting participating Contractor in proportion to the non-defaulting Contractor's participation in the East Branch Enlargement. If participating Contractors fail to cure the default, Metropolitan will, in exchange for the delivery capability that would otherwise be available to the defaulting participating Contractor, assume responsibility for the capital charges of the defaulting participating Contractor.

Water System Revenue Bond Amendment. In 1987, the State Water Contract and other water supply contracts were amended for the purpose of financing State Water Project facilities through revenue bonds. This amendment establishes a separate subcategory of the Delta Water Charge and the Transportation Charge under the State water supply contracts for projects financed with DWR water system revenue bonds. This subcategory of charge provides the revenues required to pay the annual financing costs of the bonds and consists of two elements. The first element is an annual charge for repayment of capital costs of certain revenue bond financed water system facilities under the existing water supply contract procedures. The second element is a water system revenue bond surcharge to pay the difference between the total annual charges under the first element and the annual financing costs, including coverage and reserves, of DWR's water system revenue bonds.

If any Contractor defaults on payment of its allocable charges under this amendment, DWR is required to allocate a portion of the default to each of the non-defaulting Contractors, subject to certain limitations, including a provision that no non-defaulting Contractor may be charged more than 125 percent of the amount of its annual payment in the absence of any such default. Under certain circumstances, the non-defaulting Contractors would be entitled to receive an allocation of the water supply of the defaulting Contractor.

The following table sets forth Metropolitan's projected costs of State Water Project water based upon DWR's Appendix B to Bulletin 132-20 (an annual report produced by DWR setting forth data and computations used by the State in determining State Water Contractors' Statements of Charges), Metropolitan's share of the forecasted costs associated with the planning of a single tunnel Bay-Delta conveyance project (see "METROPOLITAN'S WATER SUPPLY–State Water Project –Bay-Delta Proceedings Affecting State Water Project – *Bay-Delta Planning Activities"* and " – *Delta Conveyance*"), and power costs forecasted by Metropolitan.

The projections for fiscal year 2021-22 are revised from the projections adopted in the fiscal year 2020-21 and 2021-22 biennial budget and based on results through March 2022 on a modified accrual basis. The projections for fiscal years 2022-23 through 2026-27 reflect Metropolitan's biennial budget for fiscal years 2022-23 and 2023-24, which includes a ten-year financial forecast, and are on a cash basis. See also "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A. The projections reflect certain assumptions concerning future events and circumstances which may not occur or materialize. Actual costs may vary from these projections if such events and circumstances do not occur as expected or materialize, and such variances may be material.

PROJECTED COSTS OF METROPOLITAN
FOR STATE WATER CONTRACT AND DELTA CONVEYANCE
(Dollars in Millions)

Year Ending June 30	Capital Costs[(1)]	Minimum OMP&R[(1)]	Power Costs[(2)]	Refunds & Credits[(1)]	Delta Conveyance[(3)]	Total[(4)]
2022	$193.9	$288.4	$120.7	$(65.5)	$25.0	$567.5
2023	203.7	304.2	211.6	(67.8)	30.0	681.7
2024	218.8	305.7	258.6	(56.3)	34.5	761.2
2025	184.6	322.1	289.1	(59.5)	11.6	747.9
2026	191.9	336.7	295.7	(51.2)	--	773.1
2027	201.1	352.0	298.8	(48.5)	--	803.4

Source: Metropolitan.

(1) Capital Costs, Minimum Operations, Maintenance, Power and Replacement ("OMP&R") and Refunds and Credits projections are based on DWR's Appendix B to Bulletin 132-20.

(2) Power costs are forecasted by Metropolitan based on a 15 percent State Water Project allocation in calendar year 2022, 40 percent State Water Project allocation in calendar 2023, and a 50 percent State Water Project allocation thereafter. Availability of State Water Project supplies vary, and deliveries may include transfers and storage. All deliveries are based upon availability, as determined by hydrology, water quality and wildlife conditions. See "METROPOLITAN'S WATER SUPPLY–State Water Project" and "–Endangered Species Act and Other Environmental Considerations Relating to Water Supply" in this Appendix A.

(3) Based on Metropolitan's share of the forecasted planning costs for a single tunnel project. Does not include any capital costs associated with any future proposed Bay-Delta conveyance project.

(4) Totals may not add due to rounding.

Power Sources and Costs; Related Long-Term Commitments

Current and future costs for electric power required for operating the pumping systems of the CRA and the State Water Project are a substantial part of Metropolitan's overall expenses. Metropolitan's power costs include various ongoing fixed annual obligations under its contracts with the U.S. Department of Energy Western Area Power Administration and the Bureau of Reclamation for power from the Hoover Power Plant and Parker Power Plant, respectively. Expenses for electric power for the CRA for the fiscal years 2019-20 and 2020-21 were approximately $39.6 million and $50.5 million, respectively. Expenses for electric power and transmission service for the State Water Project for fiscal years 2019-20 and 2020-21 were approximately $134.0 million and $118.3 million, respectively. Electricity markets are subject to volatility and Metropolitan is unable to give any assurance with respect to the magnitude of future power costs.

Colorado River Aqueduct. Approximately 50 percent of the annual power requirements for pumping at full capacity (1.25 million acre-feet of Colorado River water) in Metropolitan's CRA are secured through long-term contracts for energy generated from federal facilities located on the Colorado River (Hoover Power Plant and Parker Power Plant). Payments made under the Hoover Power Plant and Parker Power Plant contracts are operation and maintenance expenses. These contracts provide Metropolitan with reliable and economical power resources to pump Colorado River water to Metropolitan's service area.

As provided for under the Hoover Power Allocation Act of 2011 (H.R. 470), Metropolitan has executed a 50-year agreement with the Western Area Power Administration for the continued purchase of electric energy generated at the Hoover Power Plant through September 2067, succeeding Metropolitan's prior Hoover contract that expired on September 30, 2017.

Depending on pumping conditions, Metropolitan can require additional energy in excess of the base resources available to Metropolitan from the Hoover Power Plant and Parker Power Plant. The remaining up to approximately 50 percent of annual pumping power requirements for full capacity pumping on the CRA is obtained through energy purchases from municipal and investor-owned utilities, third party suppliers, or the CAISO markets. Metropolitan is a member of the Western Systems Power Pool ("WSPP") and utilizes its

industry standard form contract to make wholesale power purchases at market cost. The current drought conditions have reduced the water level of Lake Mead and led to declining generation output from Hoover Dam, a condition that is expected to remain for the next several years. This, combined with continued high pumping demand on the CRA, will likely lead to increased reliance on supplemental energy purchases from the WSPP or CAISO markets and continued higher than normal energy costs for the CRA.

Gross diversions of water from Lake Havasu for fiscal years 2019-20 and 2020-21 were approximately 552,000 acre-feet and 1,026,000 acre-feet, respectively, including Metropolitan's basic apportionment of Colorado River water and supplies from water transfer and storage programs. In fiscal years 2019-20 and 2020-21, Metropolitan sold approximately 54,000 megawatt-hours and purchased approximately 800,000 megawatt-hours, respectively, of additional energy.

Metropolitan has agreements with the Arizona Electric Power Cooperative ("AEPCO") to provide transmission and energy purchasing services to support CRA power operations. The term of these agreements extends to December 31, 2035. AEPCO's subsidiary, ACES, provides energy scheduling services for Metropolitan's share of Hoover and Parker generation and CRA pumping load.

State Water Project. The State Water Project's power requirements are met from a diverse mix of resources, including State-owned hydroelectric generating facilities. DWR has short-term contracts with Metropolitan (hydropower), Kern River Conservation District (hydropower), Northern California Power Agency (natural gas generation), Solar Star California XLIV, LLC (Solar), Dominion Solar Holdings (Solar), and Solverde I, LLC (Solar). The remainder of the State Water Project power needs is met by purchases from the CAISO.

DWR is seeking renewal of the license issued by FERC for the State Water Project's Hyatt-Thermalito hydroelectric generating facilities at Lake Oroville. A Settlement Agreement containing recommended conditions for the new license was submitted to FERC in March 2006. That agreement was signed by over 50 stakeholders, including Metropolitan and other State Water Contractors. With only a few minor modifications, FERC staff recommended that the Settlement Agreement be adopted as the condition for the new license. DWR issued a final EIR for the relicensing project on July 22, 2008.

Butte County and Plumas County filed separate lawsuits against DWR challenging the adequacy of the final EIR. This lawsuit also named all of the signatories to the Settlement Agreement, including Metropolitan, as "real parties in interest," since they could be adversely affected by this litigation. On September 5, 2019, the Court of Appeal ruled that review pursuant to CEQA is preempted in certain respects by the Federal Power Act. The case is now before the California Supreme Court. The case has been fully briefed and oral argument was completed. If the decision is affirmed, the case will be dismissed. If the California Supreme Court finds in favor of the plaintiffs, the case will be remanded to the California Court of Appeal for a determination of sufficiency regarding the merits of the CEQA petition.

Regulatory permits and authorizations are also required before the new license can take effect. In December 2016, NMFS issued a biological opinion setting forth the terms and conditions under which the relicensing project must operate in order to avoid adverse impacts to threatened and endangered species. This was the last major regulatory requirement prior to FERC issuing a new license. Following the 2017 Oroville Dam spillway incident, Butte County, the City of Oroville, and others requested that FERC not issue a new license until an Independent Forensic Team ("IFT") delivered their final report to FERC and FERC has had adequate time to review the report. The Final IFT report was delivered on January 5, 2018. DWR submitted a plan to address the findings of the report to FERC on March 12, 2018. See "METROPOLITAN'S WATER SUPPLY–State Water Project –2017 Oroville Dam Spillway Incident." Metropolitan anticipates that FERC will issue the new license; however, the timeframe for FERC approval is not currently known. However, FERC has issued one-year renewals of the existing license since its initial expiration date on January 31, 2007 and is expected to issue successive one-year renewals until a new license is obtained.

DWR operational studies for 2022 indicate that the Hyatt Power Plant may have reduced generation in the Fall as water levels in Lake Oroville are projected to go below the operational elevation for the turbines. Generation would resume once lake levels recover. In the event that lake levels remain below the turbine generating elevation, DWR would need to purchase supplemental energy to make up for lost generation which would result in higher energy costs to the State Water Project, and consequentially, higher costs for Metropolitan.

DWR receives transmission service from the CAISO. The transmission service providers participating in the CAISO may seek increased transmission rates, subject to the approval of FERC. DWR has the right to contest any such proposed increase. DWR may also be subject to increases in the cost of transmission service as new electric grid facilities are constructed.

On September 10, 2018, Governor Brown signed SB 100 into law, which took effect on January 1, 2019. SB 100 establishes a goal of providing 100 percent carbon-free electricity by 2045 and increases the 2030 Renewables Portfolio Standard ("RPS") requirement for retail electric utilities from 50 percent to 60 percent. Simultaneously, the Governor announced Executive Order B-55-18 directing state agencies to develop a framework to achieve and maintain carbon neutrality by 2045. Metropolitan and DWR are not subject to the RPS requirements. However, as a state agency, DWR is subject to the Executive Order. DWR has an existing climate action plan in order to achieve carbon neutrality by 2045. Legislation has been proposed in the State Senate that would accelerate the date by which 100 percent of electricity procured to serve state agencies, including DWR, is to be from eligible renewable energy resources and zero-carbon resources from December 31, 2045 to December 31, 2030, and would mandate certain criteria and process requirements that would apply to DWR in connection with its procurement of renewable and zero-carbon resources for the State Water Project. If enacted in its present form, the requirements of such legislation may result in higher energy costs to the State Water Project, and consequentially, higher costs for Metropolitan.

On October 9, 2019, Governor Newsom signed SB 49 into law. SB 49 requires Natural Resources, in collaboration with the Energy Commission and the Department of Water Resources to assess by January 1, 2022 the opportunities and constraints for potential operational and structural upgrades to the State Water Project to aid California in achieving its climate and energy goals, and to provide associated recommendations consistent with California's energy goals. DWR submitted its draft SB 49 report to the Governor's office for review in April 2022.

Defined Benefit Pension Plan and Other Post-Employment Benefits

Metropolitan is a member of the California Public Employees' Retirement System ("PERS"), a multiple-employer pension system that provides a contributory defined-benefit pension for substantially all Metropolitan employees. PERS provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State. PERS is a contributory plan deriving funds from employee contributions as well as from employer contributions and earnings from investments. A menu of benefit provisions is established by State statutes within the Public Employees' Retirement Law. Metropolitan selects optional benefit provisions from the benefit menu by contract with PERS.

Metropolitan makes contributions to PERS based on actuarially determined employer contribution rates. The actuarial methods and assumptions used are those adopted by the PERS Board of Administration ("PERS Board"). Employees hired prior to January 1, 2013 are required to contribute 7.00 percent of their earnings (excluding overtime pay) to PERS. Pursuant to the current memoranda of understanding, Metropolitan contributes the requisite 7.00 percent contribution for all employees represented by the Management and Professional Employees Association, the Association of Confidential Employees, Supervisors and Professional Personnel Association and AFSCME Local 1902 and who were hired prior to January 1, 2012. Employees in all four bargaining units who were hired on or after January 1, 2012 but before January 1, 2013, pay the full 7.00 percent contribution to PERS for the first five years of employment. After the employee completes five years of employment, Metropolitan contributes the requisite 7.00 percent

contribution. Metropolitan also contributes the entire 7.00 percent on behalf of unrepresented employees. Employees hired on or after January 1, 2013 and who are "new" PERS members as defined by Public Employees' Pension Reform Act of 2013 pay a member contribution of 6.00 percent in fiscal year 2019-20 and 7.25 percent in fiscal years 2020-21 through 2022-23. In addition, Metropolitan is required to contribute the actuarially determined remaining amounts necessary to fund the benefits for its members.

The contribution requirements of the plan members are established by State statute and the employer contribution rate is established and may be amended by PERS. The fiscal year contributions were/are based on the following actuarial reports and discount rates:

Fiscal Year	Actuarial Valuation	Discount Rate
2019-20	June 30, 2017	7.25%
2020-21	June 30, 2018	7.00%
2021-22	June 30, 2019	7.00%
2022-23	June 30, 2020	7.00%

The most recent actuarial valuation reports of PERS, as well as other information concerning benefits and other matters, are available on the PERS website at https://www.calpers.ca.gov/page/employers/actuarial-resources/public-agency-actuarial-valuation-reports. Such information is not incorporated by reference herein. Metropolitan cannot guarantee the accuracy of such information. Actuarial valuations are "forward-looking" information that reflect the judgment of the fiduciaries of the pension plans, and are based upon a variety of assumptions, one or more of which may not materialize or be changed in the future. Actuarial valuations will change with the future experience of the pension plans.

In July 2021, PERS' Funding Risk Mitigation Policy triggered an automatic discount rate reduction from 7.0% to 6.8% due to the double-digit investment return for fiscal year 2021. In November 2021, PERS Board voted to retain the 6.8% discount rate, which will increase Metropolitan's contribution levels beginning fiscal year 2023-24.

Metropolitan was required to contribute 29.97 percent and 32.43 percent of annual projected payroll for fiscal years 2019-20 and 2020-21, respectively. Metropolitan's actual contribution for fiscal years 2019-20 and 2020-21 were $77.6 million or 34.38 percent of annual covered payroll and $85.7 million or 36.42 percent of annual covered payroll, respectively. The fiscal years 2019-20 and 2020-21 actual contribution included $11.5 million or 5.10 percent and $11.4 million or 4.85 percent of annual covered payroll, respectively, for Metropolitan's pick-up of the employees' 7.00 percent share. For fiscal years 2021-22 and 2022-23, Metropolitan is required to contribute 34.39 percent and 35.74 percent, respectively, of annual projected payroll, in addition to member contributions paid by Metropolitan.

Metropolitan's required contributions to PERS fluctuate each year and include a normal cost component and a component equal to an amortized amount of the unfunded liability. Many assumptions are used to estimate the ultimate liability of pensions and the contributions that will be required to meet those obligations. The PERS Board has adjusted and may in the future further adjust certain assumptions used in the PERS actuarial valuations, which may increase Metropolitan's required contributions to PERS in future years. Accordingly, Metropolitan cannot provide any assurances that its required contributions to PERS in future years will not significantly increase (or otherwise vary) from any past or current projected levels of contributions.

On December 21, 2016, the PERS Board approved lowering the discount rate to 7.00 percent over a three-year period. PERS has estimated that with a reduction in the rate of return to 7.00 percent, most employers could expect a rate increase of 1.00 percent to 3.00 percent of normal cost as a percent of payroll for miscellaneous plans and an increase in payments toward unfunded accrued liabilities of between 30 to 40

percent. As a result, required contributions of employers, including Metropolitan, are expected to increase. The change in discount rate is a change in actuarial assumption which is amortized over a 20-year period with a five-year ramp-up period. The first year of the five-year ramp-up would have been the rates for fiscal year 2019 (the 2016 valuation) and the last year of the five-year ramp-up would be fiscal year 2023.

Beginning with fiscal year 2017-18 PERS began collecting employer contributions towards the plan's unfunded liability as dollar amounts instead of the prior method of contribution rate. This change addresses potential funding issues that could arise from a declining payroll or reduction in the number of active members in the plan.

On December 19, 2017, the PERS Board adopted new actuarial assumptions based on the recommendations in the December 2017 CalPERS Experience Study and Review of Actuarial Assumptions. This study reviewed the retirement rates, termination rates, mortality rates, rates of salary increases and inflation assumption for public agencies. These new assumptions were incorporated in the June 30, 2017 actuarial valuation and reflected in the required contribution for fiscal year 2019-20. In addition, the Board adopted a new asset portfolio as part of its Asset Liability Management. The new asset mix supports a 7.00 percent discount rate. The reduction of the inflation assumption will be implemented in two steps in conjunction with the decreases in the discount rate. For the June 30, 2017 valuation an inflation rate of 2.625 percent was used and for the June 30, 2018 and subsequent valuations, an inflation rate of 2.50 percent was/will be used.

The PERS Board has adopted a new amortization policy effective with the June 30, 2019 actuarial valuation. The new policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed using a level dollar amount. In addition, the new policy removes the five-year ramp-up and ramp-down on unfunded accrued liability bases attributable to assumption changes and non-investment gains/losses. The new policy removes the five-year ramp-down on investment gains/losses. These changes apply only to new unfunded accrued liability bases established on or after June 30, 2019.

The impact of COVID-19 on retirement plans is not yet known and PERS actuaries will continue to monitor the effects and, where necessary, make future adjustments to actuarial assumptions.

The following table shows the funding progress of Metropolitan's pension plan.

Valuation Date	Accrued Liability ($ in billions)	Market Value of Assets ($ in billions)	Unfunded Accrued Liability ($ in billions)	Funded Ratio
6/30/20[(1)]	$2.625	$1.848	$(0.777)	70.4%
6/30/19	$2.534	$1.810	$(0.724)	71.4%
6/30/18	$2.433	$1.744	$(0.689)	71.7%
6/30/17	$2.269	$1.651	$(0.618)	72.7%
6/30/16	$2.166	$1.524	$(0.642)	70.3%
6/30/15	$2.060	$1.556	$(0.504)	75.5%
6/30/14	$1.983	$1.560	$(0.423)	78.7%
6/30/13	$1.805	$1.356	($0.449)	75.1%

(1) Most recent actuarial valuation available.

Source: California Public Employees' Retirement System.

The market value of assets reflected above is based upon the most recent actuarial valuation as of June 30, 2020. The actuarial valuation as of June 30, 2021 is not expected to be available before summer 2022. The June 30, 2021 valuation report will be used to establish the contribution requirements for fiscal year 2023-24. Increased volatility has been experienced in the financial markets in recent years. Significant losses in market value or failure to achieve projected investment returns could substantially increase unfunded pension liabilities and future pension costs. However, as noted above, under the amortization policy adopted by PERS, changes in the unfunded accrued liability due to actuarial gains or losses are amortized over a fixed 20-year period with a five-year ramp-up at the beginning and a five-year ramp-down at the end of the amortization period, and as a result the immediate fiscal impact of any one year's negative return on Metropolitan's contribution rates is reduced.

The following tables show the changes in Net Pension Liability and related ratios of Metropolitan's pension plan for fiscal years 2020-21 and 2019-20, and for fiscal years 2019-20 and 2018-19.

(Dollars in thousands)	06/30/21	6/30/20	Increase/ (Decrease)
Total Pension Liability	$2,578,818	$2,479,307	$99,511
Plan Fiduciary Net Position	1,854,231	1,810,312	43,919
Plan Net Pension Liability	$ 724,587	$ 668,995	$ 55,592
Plan fiduciary net position as a % of the total pension liability	71.90%	73.02%	
Covered payroll	$ 225,707	$ 212,558	
Plan net pension liability as a % of covered payroll	321.03%	314.74%	

(Dollars in thousands)	06/30/20	6/30/19	Increase/ (Decrease)
Total Pension Liability	$2,479,307	$2,376,778	$102,529
Plan Fiduciary Net Position	1,810,312	1,742,741	67,571
Plan Net Pension Liability	$ 668,995	$ 634,037	$34,958
Plan fiduciary net positions as a % of the total pension liability	73.02%	73.32%	
Covered payroll	$ 212,558	$ 204,635	
Plan net pension liability as a % of covered payroll	314,74%	309.84%	

The Net Pension Liability for Metropolitan's Miscellaneous Plan for the fiscal years ended June 30, 2020 and 2021 were measured as of June 30, 2019 and June 30, 2020, respectively, and the Total Pension Liability used to calculate the Net Pension Liability was determined by an annual actuarial valuation as of June 30, 2018 and June 30, 2019, respectively.

For more information on the plan, see APPENDIX B–"THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA INDEPENDENT AUDITORS' REPORT AND BASIC FINANCIAL STATEMENTS FOR FISCAL YEARS ENDED JUNE 30, 2021 AND JUNE 30, 2020 AND BASIC

FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED MARCH 31, 2022 AND 2021 (UNAUDITED)."

Metropolitan currently provides post-employment medical insurance to retirees and pays the post-employment medical insurance premiums to PERS. On January 1, 2012, Metropolitan implemented a longer vesting schedule for retiree medical benefits, which applies to all new employees hired on or after January 1, 2012. Payments for this benefit were $28.3 million in fiscal year 2019-20 and $23.2 million in fiscal year 2020-21. Under Governmental Accounting Standards Board Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, Metropolitan is required to account for and report the outstanding obligations and commitments related to such benefits, commonly referred to as other post-employment benefits ("OPEB"), on an accrual basis.

The actuarial valuations dated June 30, 2017 and June 30, 2019, were released in March 2018 and June 2020, respectively. The 2017 valuation indicated that the Actuarially Determined Contribution ("ADC" formerly referred to as the Annual Required Contribution) in fiscal year 2019-20 was $28.1 million and the 2019 valuation indicated that the ADC was/will be $23.2 million and $23.6 million in fiscal years 2020-21 and 2021-22, respectively. The ADC was based on the entry-age normal actuarial cost method with contributions determined as a level percent of pay.

	June 30, 2019 Valuation	**June 30, 2017 Valuation**
Investment Rate of Return	6.75%	6.75%
Inflation	2.75%	2.75%
Salary Increases	3.00%	3.00%
Health Care Cost Trends	Medicare – starting at 6.3%, grading down to 4.0% over fifty-five years. Non-Medicare – starting at 7.25%, grading down to 4.0% over fifty-five years	Medicare – starting at 6.5%, grading down to 4.0% over fifty-seven years. Non-Medicare – starting at 7.5%, grading down to 4.0% over fifty-seven years.
Mortality, Termination, Disability	CalPERS 1997-2015 Experience Study Mortality projected fully generational with Scale MP-2019	CalPERS 1997-2011 Experience Study Mortality projected fully generational with Scale MP-2017
Affordable Care Act (ACA) Excise Tax	Not included. Repealed in December 2019.	2% load on retiree medical premium subsidy

As of June 30, 2019, the date of the most recent OPEB actuarial report, the unfunded actuarial accrued liability was estimated to be $164.3 million and projected to be $156.7 million at June 30, 2020. The amortization period for the unfunded actuarial accrued liability is 23 years closed with 17 years remaining as of fiscal year end 2020 and the amortization period of actuarial gains and losses is 15 years closed. Adjustments to the ADC include amortization of the unfunded actuarial accrued liability and actuarial gains and losses.

In September 2013, Metropolitan's Board established an irrevocable OPEB trust fund with the California Employers' Retiree Benefit Trust Fund. The market value of assets in the trust as of June 30, 2021 was $377.3 million. As part of its biennial budget process, the Board approved the full funding of the ADC for fiscal years 2022-23 and 2023-24.

As noted above, the COVID-19 pandemic and related economic consequences have contributed to increased volatility in the financial markets. Declines in the market value of the OPEB trust fund or failure to achieve projected investment returns could negatively affect the funding status of the trust fund and increase ADCs in the future. See also "GOVERNANCE AND MANAGEMENT–COVID-19 Pandemic" in this Appendix A.

The following tables show the changes in Net OPEB Liability and related ratios of Metropolitan's OPEB plan for fiscal years 2020-21 and 2019-20, and for fiscal years 2019-20 and 2018-19.

(Dollars in thousands)	06/30/21	6/30/20	Increase/ (Decrease)
Total OPEB Liability	$452,293	$434,759	$17,534
Plan Fiduciary Net Position	287,562	266,773	20,789
Plan Net OPEB Liability	$164,731	$167,986	$(3,255)
Plan fiduciary net positions as a % of the total OPEB liability	63.58%	61.36%	
Covered payroll	$225,707	$212,558	
Plan net OPEB liability as a % of covered payroll	72.98%	79.03%	

(Dollars in thousands)	06/30/20	6/30/19	Increase/ (Decrease)
Total OPEB Liability	$434,759	$468,185	$ (33,426)
Plan Fiduciary Net Position	266,773	239,851	26,922
Plan Net OPEB Liability	$167,986	$228,334	$(60,348)
Plan fiduciary net positions as a % of the total OPEB liability	61.36%	51.23%	
Covered payroll	$212,558	$204,635	
Plan net OPEB liability as a % of covered payroll	79.03%	111.58%	

The Net OPEB Liability for the years ended June 30, 2020 and 2021 were measured as of June 30, 2018 and June 30, 2019, respectively, and the Total OPEB Liability used to calculate the Net OPEB Liability as of such dates were determined by an annual actuarial valuation as of June 30, 2017 and June 30, 2019, respectively.

For more information on the OPEB plan, see APPENDIX B–"THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA INDEPENDENT AUDITORS' REPORT AND BASIC FINANCIAL STATEMENTS FOR FISCAL YEARS ENDED JUNE 30, 2021 AND JUNE 30, 2020 AND BASIC FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED MARCH 31, 2022 AND 2021 (UNAUDITED)."

HISTORICAL AND PROJECTED REVENUES AND EXPENSES

The "Historical and Projected Revenues and Expenses" table below for fiscal years 2018-19 through 2020-21, provides a summary of revenues and expenses of Metropolitan prepared on a modified accrual basis. This is consistent with Metropolitan's budgetary reporting for such fiscal years, including the biennial budget for fiscal years 2020-21 and 2021-22. Under the modified accrual basis of accounting, revenues are recognized in the fiscal year in which they are earned, and expenses are recognized when incurred. Thus, water revenues are recognized in the month the water transaction occurs and expenses are recognized when goods have been received and services have been rendered.

Metropolitan's accounting method for budgetary purposes will change from modified accrual basis to cash basis beginning with fiscal year 2022-23. Metropolitan's biennial budget for fiscal years 2022-23 and 2023-24, which includes a ten-year financial forecast, has been prepared on a cash basis, and financial projections for fiscal years 2022-23 through 2026-27 prepared from the ten-year financial forecast on a cash basis are set forth in the table below. Under cash basis accounting, water sales revenues are recorded when received (two months after billed) and expenses when paid (approximately one month after invoiced). For comparative purposes only, Metropolitan has provided in the table below its fiscal year 2021-22 financial projections on both a modified accrual basis and a cash basis. The financial projection for fiscal year 2021-22 reflects revised projections based on results through March 2022. As reflected in the table below, the effect of utilizing a cash basis budgetary accounting method results, for presentation purposes, in lower projected Water Revenues (by $16.0 million) for the period (which are recorded when received approximately two months later on a cash basis) and lower projected Operation and Maintenance Expenses (by $39.0 million) for the period (which are recorded when paid on a cash basis). As noted, these differences are a function of timing differences for the recognition of revenues and expenses under the two methods when comparing the one fiscal year period to illustrate the change in budgetary accounting basis as a matter of presentation. Metropolitan's actual financial results will be unaffected. The table does not reflect the accrual basis of accounting, which is used to prepare Metropolitan's annual audited financial statements. Under accrual accounting, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred, regardless of the timing of related cash flows. The change to cash basis accounting is for budgetary purposes. Metropolitan will continue to calculate compliance with its rate covenants, limitations on additional bonds and other financial covenants in the Resolutions in accordance with their terms.

The projections are based on assumptions concerning future events and circumstances that may impact revenues and expenses and represent management's best estimates of results at this time. See the footnotes to the table below entitled "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" and "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" for relevant assumptions, including projected water transactions and the average annual increase in the effective water rate, and "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" for a discussion of potential impacts. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, the actual results achieved during the projection period will vary from the projections and the variations may be material. The budget and projection information, and all other forward-looking statements in this Appendix A, are based on current expectations and are not intended as representations of facts or guarantees of future results.

The COVID-19 pandemic is still a significant ongoing event with the potential to adversely affect global, national, State, and local economic activity and prospects. Possible future COVID–19 outbreaks may affect actual results achieved. See "GOVERNANCE AND MANAGEMENT–COVID-19 Pandemic" in this Appendix A.

As noted herein, the financial projection for fiscal year 2021-22 reflects revised projections based on results through March 2022. For comparative purposes in connection with Metropolitan's change in accounting method for budgetary purposes, financial projections for fiscal year 2021-22 are provided on both a modified

accrual basis and a cash basis. The financial projections for fiscal years 2022-23 through 2026-27 in the table below reflect the biennial budget for fiscal years 2022-23 and 2023-24 as well as a ten-year financial forecast provided therein on a cash basis. The financial projections include Metropolitan's share of the forecasted costs associated with the planning of a single tunnel Bay-Delta conveyance project and certain costs associated with the RRWP. See "METROPOLITAN'S WATER SUPPLY–State Water Project –Bay-Delta Proceedings Affecting State Water Project – *Bay-Delta Planning Activities"* and "*– Delta Conveyance*" and "REGIONAL WATER RESOURCES–Local Water Supplies – *Recycled Water-Metropolitan Regional Recycled Water Program*" in this Appendix A.

Metropolitan's resource planning projections are developed using a comprehensive analytical process that incorporates demographic growth projections from recognized regional planning entities, historical and projected data acquired through coordination with local agencies, and the use of generally accepted empirical and analytical methodologies. Due to the unpredictability of future hydrologic conditions, Metropolitan's projected supplemental wholesale water transactions may vary considerably. Metropolitan's Water Resource Management provided the projections of the volume of annual water transactions for the fiscal years 2022-23 and 2023-24 biennial budget and ten-year financial forecast provided therein. The water transactions projections used to determine water rates and charges assume a transition from dry conditions to average year hydrology. Actual water transactions are likely to vary from projections. As shown in the chart entitled "Historical Water Transactions" below, water transactions can vary significantly from average and demonstrates the degree to which Metropolitan's commitments to meet supplemental demands can impact water transactions. In years when actual transactions exceed projections, the revenues from water transactions during the fiscal year will exceed budget, potentially resulting in an increase in financial reserves. In years when actual transactions are less than projections, Metropolitan uses various tools to manage reductions in revenues, such as reducing expenses below budgeted levels, reducing funding of capital projects from revenues, and drawing on reserves. See "METROPOLITAN REVENUES–Financial Reserve Policy" in this Appendix A. Metropolitan considers actual transactions, revenues and expenses, and financial reserve balances in setting rates for future fiscal years.

Projections in the following table reflect revised projections for fiscal year 2021-22 based on results through March 2022. For comparative purposes, fiscal year 2021-22 results are presented on both a modified accrual basis and a cash basis. Financial projections for fiscal years 2022-23 through 2026-27 reflect the biennial budget for fiscal year 2022-23 and 2023-24 and ten-year financial forecast provided therein on a cash basis. This includes the issuance of $1,040 million of bonds for fiscal years 2022-23 through 2026-27 to finance the CIP. The projections also assume the issuance of an additional $133.9 million of bonds in fiscal year 2022-23 to finance other capital expenditures of Metropolitan relating to conservation and supply programs. See "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" and "CAPITAL INVESTMENT PLAN–Capital Investment Plan Financing" in this Appendix A.

Water transactions with member agencies were 1.57 million acre-feet in fiscal year 2020-21. Water transactions with member agencies are projected to be 1.65 million acre-feet for fiscal year 2021-22, 1.59 million acre-feet for fiscal year 2022-23, 1.54 million acre-feet for fiscal years 2023-24 and 2024-25, 1.51 million acre-feet for fiscal year 2025-26, and 1.53 million acre-feet for fiscal year 2026-27. Rates and charges increased by 4.0 percent on January 1, 2022. Rates and charges are projected to increase 5.0 percent for each of calendar years 2023 and 2024, 7.0 percent for calendar year 2025, 6.0 percent for each of calendar years 2026 and 2027. Actual rates and charges to be effective in 2025 and thereafter are subject to adoption by Metropolitan's Board.

The projections were prepared by Metropolitan and have not been reviewed by independent certified public accountants or any entity other than Metropolitan. Dollar amounts are rounded.

HISTORICAL AND PROJECTED REVENUES AND EXPENSES[a]
Fiscal Years Ended June 30
(Dollars in Millions)

	Actual			Projected						
	Modified Accrual				Cash Basis					
	2019	2020	2021	2022	2022	2023	2024	2025	2026	2027
Water Revenues[b]	$1,149	$1,188	$1,405	$1,531	$1,515	$1,485	$1,522	$1,606	$1,677	$1,804
Additional Revenue Sources[c]	170	165	165	172	170	186	196	206	210	213
Total Operating Revenues	1,319	1,353	1,570	1,703	1,685	1,671	1,718	1,812	1,887	2,017
O&M, CRA Power and Water Transfer Costs[d]	(569)	(642)	(636)	(820)	(824)	(803)	(792)	(818)	(863)	(903)
Total SWC OMP&R and Power Costs[e]	(347)	(384)	(393)	(417)	(374)	(521)	(595)	(575)	(597)	(620)
Total Operation and Maintenance	(916)	(1,026)	(1,029)	(1,237)	(1,198)	(1,323)	(1,387)	(1,393)	(1,460)	(1,523)
Net Operating Revenues	$ 403	$ 327	$ 541	$ 466	$ 487	$ 347	$ 331	$ 419	$ 427	$ 494
Miscellaneous Revenue[f]	22	14	14	17	25	62	47	41	42	44
Transfer from Reserve Funds	--	--	--	--	--	--	--	--	--	--
Sales of Hydroelectric Power[g]	18	16	19	10	10	17	14	16	16	16
Interest on Investments[h]	34	20	10	7	6	6	10	13	16	19
Adjusted Net Operating Revenues[i]	477	377	584	500	528	433	401	489	501	574
Senior and Subordinate Obligations[j]	(333)	(272)	(279)	(275)	(275)	(283)	(296)	(300)	(319)	(333)
Funds Available from Operations	$ 144	$ 105	$ 305	$ 224	$ 253	$ 149	$ 105	$ 189	$ 182	$ 240
Debt Service Coverage on all Senior and Subordinate Bonds[k]	1.43	1.39	2.09	1.81	1.92	1.53	1.35	1.63	1.57	1.72
Funds Available from Operations	$ 144	$ 105	$ 305	$ 224	$ 253	$ 149	$ 105	$ 189	$ 182	$ 240
Other Revenues (Expenses)	(6)	(6)	(6)	(7)	(8)	(9)	(9)	(9)	(9)	(10)
Pay-As-You Go Construction	(128)	(39)	(110)	(135)	(135)	(135)	(135)	(175)	(175)	(175)
Pay-As-You Go Funded from Replacement & Refurbishment Fund Reserves	--	1	--	--	--	--	--	--	--	--
Total SWC Capital Costs Paid from Current Year Operations	(4)	(1)	--	--	--	--	--	--	--	--
Remaining Funds Available from Operations	6	60	189	82	110	5	(39)	5	(2)	55
Fixed Charge Coverage[l]	1.42	1.38	2.09	1.81	1.92	1.53	1.35	1.63	1.57	1.72
Property Taxes	145	147	161	158	158	138	164	127	143	155
General Obligation Bonds Debt Service	(14)	(13)	(7)	(8)	(8)	(2)	(2)	(2)	(2)	(2)
SWC Capital Costs Paid from Taxes	(131)	(134)	(154)	(141)	(141)	(136)	(162)	(125)	(141)	(153)
Net Funds Available from Current Year	$ 6	$ 60	$ 189	$ 82	$ 110	$ 5	$ (39)	$ 5	$ (2)	$ 55

Source: Metropolitan.

(Footnotes on next page)

(Footnotes to table on prior page)

(a) Unaudited. Prepared on a modified accrual basis through fiscal year 2021-22 and projected on a cash basis fiscal year 2022-23 forward. Projected revenues and expenses in fiscal year 2021-22 are based on results through March 2022 and revised from the projections provided in the adopted biennial budget for fiscal years 2020-21 and 2021-22. Projections for fiscal year 2022-23 through fiscal year 2026-27 are based on assumptions and estimates used in the biennial budget for fiscal years 2022-23 and 2023-24 and ten-year financial forecast provided therein and reflect the projected issuance of additional bonds. See "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

(b) Water Revenues include revenues from water sales, exchanges, and wheeling. During the fiscal years ended June 30, 2018 through June 30, 2021, annual water transactions with member agencies (in acre-feet) were 1.55 million, 1.37 million, 1.37 million, and 1.57 million, respectively. See the table entitled "Summary of Water Transactions and Revenues" under "METROPOLITAN REVENUES–Water Revenues" in this Appendix A. The water transactions projections (in acre-feet) are 1.65 million acre-feet for fiscal year 2021-22, 1.59 million acre-feet for fiscal year 2022-23, 1.54 million acre-feet for fiscal years 2023-24 and 2024-25, 1.51 million acre-feet for fiscal year 2025-26, and 1.53 million acre-feet for fiscal year 2026-27. Projections reflect adopted overall rate and charge increase of 4.0 percent effective on January 1, 2022 and 5.0 percent for each of the calendar years 2023 and 2024. Rates and charges are projected to increase 7.0 percent for calendar year 2025, and 6.0 percent for each of the calendar years 2026 and 2027, subject to adoption by Metropolitan's Board. See "MANAGEMENT'S DISCUSSION OF HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

(c) Includes revenues from water standby, readiness-to-serve, and capacity charges. The term Operating Revenues excludes *ad valorem* taxes. See "METROPOLITAN REVENUES–Other Charges" in this Appendix A.

(d) Water Transfer Costs and RRWP planning costs (described under "REGIONAL WATER RESOURCES–Local Water Supplies – *Recycled Water-Metropolitan Regional Recycled Water Program*" in this Appendix A) are included in operation and maintenance expenses for purposes of calculating the debt service coverage on all Obligations. For fiscal year 2021-22, operation and maintenance expenses also include $24.0 million in payments to SDCWA in connection with the litigation challenging Metropolitan's rates (of the total $50.5 million paid, with the balance paid from the Exchange Agreement Set-aside Fund). See METROPOLITAN REVENUES–Litigation Challenging Rate Structure" in this Appendix A.

(e) Includes on- and off-aqueduct power and operation, maintenance, power and replacement costs payable under the State Water Contract and Delta Conveyance planning costs. See "METROPOLITAN EXPENSES–State Water Contract Obligations" in this Appendix A. See also "METROPOLITAN'S WATER SUPPLY–State Water Project –Bay-Delta Proceedings Affecting State Water Project – *Bay-Delta Planning Activities"* and "– *Delta Conveyance*" in this Appendix A.

(f) May include lease and rental net proceeds, net proceeds from sale of surplus property, reimbursements, and historically, federal interest subsidy payments for Build America Bonds.

(g) Includes CRA power sales.

(h) Does not include interest applicable to Bond Construction Funds, the Excess Earnings Funds, other trust funds and the Deferred Compensation Trust Fund. Includes net gain or loss on investments.

(i) Adjusted Net Operating Revenues is the sum of all available revenues that the revenue bond resolutions specify may be considered by Metropolitan in setting rates and issuing additional Senior Revenue Bonds and Senior Parity Obligations and Subordinate Revenue Bonds and Subordinate Parity Obligations.

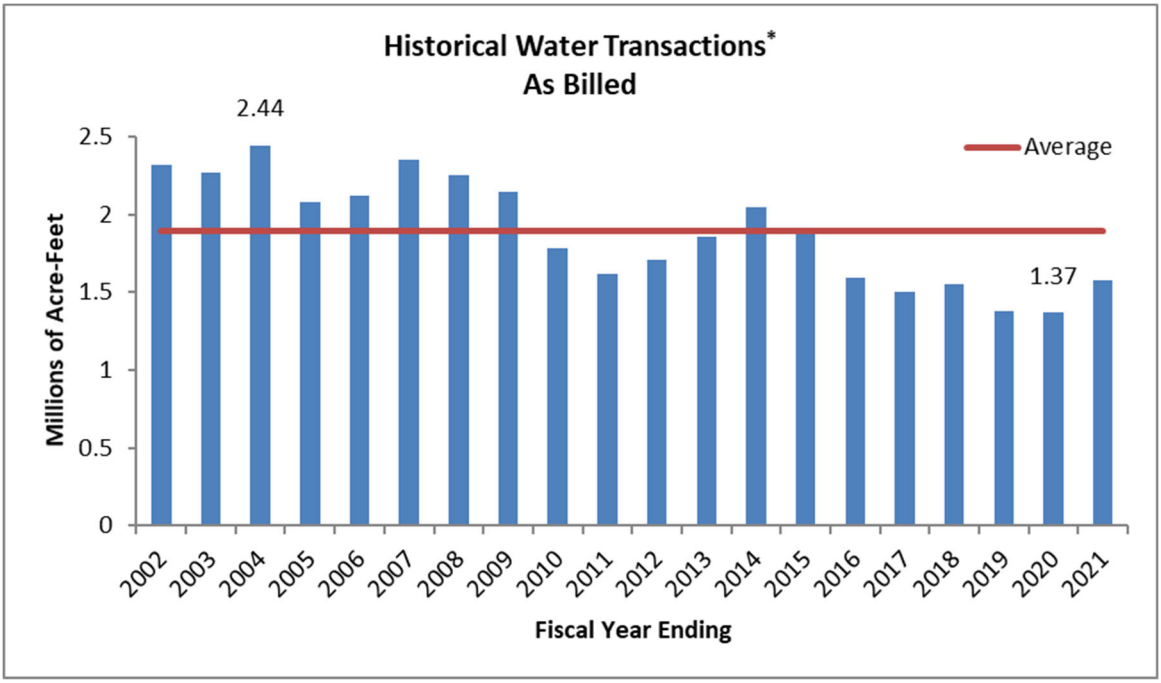
(j) Includes debt service on outstanding Senior Revenue Bonds, Senior Parity Obligations, Subordinate Revenue Bonds, Subordinate Parity Obligations, and additional Revenue Bonds (projected). Assumes issuance of approximately $303.9 million in additional Revenue Bonds in fiscal year 2022-23, approximately $160 million in fiscal year 2023-24, approximately $200 million in fiscal year 2024-25, approximately $210 million in fiscal year 2025-26 and approximately $300 million in fiscal year 2026-27. Fiscal year 2018-19 debt service is reduced by $15.3 million for debt service prepaid through bond refunding transactions in June 2018, rather than on July 1, 2018. Fiscal year 2018-19 debt service increased by $28.5 million for debt service prepaid in June 2019, rather than on July 1, 2019 and fiscal year 2019-20 debt service is therefore reduced by $28.5 million. See "CAPITAL INVESTMENT PLAN–Capital Investment Plan Financing" in this Appendix A.

(k) Adjusted Net Operating Revenues, divided by the sum of debt service on outstanding Senior Revenue Bonds, Senior Parity Obligations, Subordinate Revenue Bonds and Subordinate Parity Obligations and additional Revenue Bonds (projected). See "METROPOLITAN EXPENSES–Outstanding Senior Revenue Bonds and Senior Parity Obligations" and "–Outstanding Subordinate Revenue Bonds and Subordinate Parity Obligations" in this Appendix A.

(l) Adjusted Net Operating Revenues, divided by the sum of State Water Contract capital costs paid from current year operations and debt service on outstanding Senior Revenue Bonds, Senior Parity Obligations, Subordinate Revenue Bonds and Subordinate Parity Obligations, and additional Revenue Bonds (projected).

Water Transactions Projections

The water transactions with member agencies in the table above for fiscal year 2020-21 were 1.57 million acre-feet. The water transactions forecast for fiscal year 2021-22 is 1.65 million acre-feet (reflecting the revised projections based on results through March 2022), and 1.59 million acre-feet for fiscal year 2022-23, 1.54 million acre-feet for fiscal years 2023-24 and 2024-25, 1.51 million acre-feet for fiscal year 2025-26, and 1.53 million acre-feet for fiscal year 2026-27, consistent with the biennial budget and ten-year financial forecast. For purposes of comparison, Metropolitan's highest level of water transactions during the past 20 fiscal years was approximately 2.44 million acre-feet in fiscal year 2003-04 and the lowest was 1.37 million acre-feet in fiscal year 2019-20. The chart below shows the volume of water transactions with member agencies over the last 20 fiscal years.



*Water transactions include sales, exchanges, and wheeling with member agencies.

Water Revenues

Metropolitan relies on revenues from water transactions for about 80 percent of its total revenues. In adopting the budget and rates and charges for each fiscal year, Metropolitan's Board reviews the anticipated revenue requirements and projected water transactions to determine the rates necessary to produce the required revenues to be derived from water transactions during the fiscal year. Metropolitan sets rates and charges estimated to provide operating revenues sufficient, with other sources of funds, to provide for payment of its expenses. See "HISTORICAL AND PROJECTED REVENUES AND EXPENSES" in this Appendix A.

Metropolitan's Board has adopted annual increases in water rates each year beginning with the rates effective January 1, 2004. See "METROPOLITAN REVENUES–Rate Structure" and "–Classes of Water Service" in this Appendix A. On April 14, 2020, the Board adopted average increases in rate and charges of 3.0 percent, to become effective on January 1, 2021, and 4.0 percent, to become effective on January 1, 2022. On April 12, 2022, the Board adopted average increases in rates and charges of 5.0 percent, to become effective on January 1, 2023 and January 1, 2024. Rates and charges are projected to increase 7.0 percent for calendar

year 2025, and 6.0 percent for each of calendar years 2026 and 2027. Actual rates and charges to be effective in 2025 and thereafter are subject to adoption by Metropolitan's Board.

Projected Fiscal Year 2021-22 Financial Results

Projections for fiscal year 2021-22, in the table above (on a modified accrual basis), are revised from the projections adopted in the fiscal year 2020-21 and 2021-22 biennial budget and based on results through March 2022. Operation and maintenance expenses in fiscal year 2021-22 are projected to be $1,237 million, which represents approximately 68.3 percent of total costs. These expenses include the costs of labor, electrical power, materials and supplies of both Metropolitan and its contractual share of the State Water Project. For fiscal year 2021-22, operation and maintenance expenses also include $24.0 million in payments to SDCWA in connection with the litigation challenging Metropolitan's rates (of the total $50.5 million paid, with the balance paid from the Exchange Agreement Set-aside Fund). See METROPOLITAN REVENUES–Litigation Challenging Rate Structure" in this Appendix A. Metropolitan's operation and maintenance expenses are projected to be $25 million under budget in fiscal year 2021-22. Comparatively, operations and maintenance expenditures in fiscal year 2020-21 were $1,029 million, which represents approximately 65.1 percent of total costs. Overall, projected expenses for the twelve months ending June 30, 2022 are $1.8 billion, which is $35 million, or 1.9 percent, less than budgeted expenses.

Fiscal year 2021-22 revenue bond debt service coverage (on a modified accrual basis) is projected to be 1.81x and fixed charge coverage to be 1.81x. Fiscal year 2021-22 capital expenditures, currently estimated at $201.5 million, will be partially funded by the proceeds of bonds issued for Fiscal Year 2021-22 for such purpose and the remainder from pay-as-you-go funding. Metropolitan's unrestricted reserves are projected to be approximately $701 million on a modified accrual basis at June 30, 2022. See "METROPOLITAN REVENUES–Financial Reserve Policy" in this Appendix A. This amount does not include funds held in the Exchange Agreement Set-Aside Fund.

Financial projections for fiscal years 2022-23 through 2026-27 are reflected in the fiscal year 2022-23 and 2023-24 biennial budget and ten-year financial forecast provided therein. The fiscal year 2022-23 and 2023-24 biennial budget and rates set the stage for predictable and reasonable rate increases over the ten-year planning period, with Board adopted overall rate increases of 5.0 percent for each of calendar years 2023 and 2024. The fiscal year 2022-23 and 2023-24 biennial budget and ten-year financial forecast includes rate increases of 7.0 percent for calendar year 2025, and 6.0 percent for calendar years 2026 and 2027. Actual rates and charges to be effective in 2025 and thereafter are subject to adoption by Metropolitan's Board as part of the biennial budget process, at which point the ten-year forecast will be updated as well. Increases in rates and charges reflect the impact of reduced water transactions projections, increasing operations and maintenance costs, and increasing State Water Project costs, when compared to prior fiscal years.

Metropolitan's financial results during the fiscal years 2021-22 through 2026-27 may be impacted by current and subsequent developments relating to the COVID-19 pandemic, the effects of the ongoing drought, as well as other unforeseen events.

See also the "Management's Discussion and Analysis" contained in APPENDIX B–"THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA INDEPENDENT AUDITORS' REPORT AND BASIC FINANCIAL STATEMENTS FOR FISCAL YEARS ENDED JUNE 30, 2021 AND JUNE 30, 2020 AND BASIC FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED MARCH 31, 2022 AND 2021 (UNAUDITED)."

Appendix G

Water Supply Assessment Checklist

Water Supply Assessment Checklist

Water Code Section	Water Supply Assessment Content	Page # in WSA
10910(c)(2)	Incorporate data from UWMP.	4-21
10910(d)(1)	Identification of existing water supply entitlements, water rights, or water service contracts relevant to identified water supply for proposed project, and description of quantity of water received in prior years.	11-20
10910(d)(2)(A)	Written contracts or other proof of entitlement to an identified water supply.	19-20
10910(d)(2)(B)	Capital outlay program for financing the delivery of a water supply that has been adopted.	20
10910(d)(2)(C)	Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.	11-17
10910(d)(2)(D)	Any necessary regulatory approval to deliver/convey the water supply.	11-17
10910(f)(1)	Review of any information contained in the UWMP relevant to the identified water supply for the proposed project.	4-21
10910(f)(2)	Description of any groundwater basin(s) from which proposed project will be supplied. For basins with adjudicated groundwater pumping rights, include a copy of the order/decree adopted by the court or the board and a description of quantity of groundwater public water system has the legal right to pump under the order/decree.	12-14 Appendix D
10910(f)(3)	Description and analysis of amount and location of groundwater pumped for the past 5 years from any groundwater basin from which the proposed project will be supplied.	12-14
10910(f)(4)	Description and analysis of amount and location of groundwater that is projected to be pumped from any basin to provided water to the proposed project.	12-14
10910(f)(5)	Analysis of sufficiency of groundwater from the basins from which the proposed project will be supplied to meet projected water demand of the proposed project.	12-14

Exhibit C

Department Letters

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: February 2, 2022

To: Mr. Vincent P. Bertoni, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: for
Bertram Moklebust, Principal Civil Engineer
Permit Case Management
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 83478

Transmitted is a print of vesting tentative map of Tract Map No. 83478 stamp dated October 29, 2021, and located at t 5601-5673 W. Santa Monica Boulevard, 5612-5666 W. Virginia Avenue and 1110-1118 N. Wilton Place in Council District No.13.

This map has been filed for merger of the public T-shaped alley and re-subdivision to create one ground lot and eight new airspace lots for condominium purposes.

Proposed **layout is not satisfactory**. LAMC Article 7 Division of Land Regulations Section 17.05D required that all streets and alleys shall be designed to conform with the Commission's adopted standards. The existing future streets easement adjoining the tract boundary (Santa Monica Boulevard and Wilton Place) and cut corners are not shown on the vesting tentative tract map. Additional public street dedications will be required.

There are existing sewers available in the streets adjoining the subdivision. The construction of mainline and house connection sewers may be required to serve the tract. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

In the event you approve this vesting tentative tract map of Tract No. 83478, please include the engineering standard conditions issued by your department and the following special conditions:

1. That the existing future streets adjoining the easterly and southerly tract boundary (Santa Monica Boulevard and Wilton Place) except the corner cut dedication at Wilton Place and alley be accepted by the suitable resolution prior to recordation of the final map to complete a 52-foot wide half right-of-way and 38-foot wide half right-of-way for a Modified

Avenue I and Modified Avenue III streets standards of LA Mobility Plan.

2. That a 12-foot wide strip of land be dedicated along Santa Monica Boulevard adjoining Lot 1 of Tract 9834 to complete a 52-foot wide half right-of-way in accordance with Modified Avenue I standards of LA Mobility Plan, including a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with St. Andrews Place.

3. That a 15-foot radius property line return or a 10-foot by 10-foot cut corner be dedicated at the intersection of St. Andrews Place and Virginia Avenue.

4. That no portion the building be allowed to encroach in the public right-of-way.

5. That a revised map be submitted showing the required street designation, dedication, merger areas, future street easement to be accepted by suitable resolution, utilities, new lots layouts and lot areas satisfactory to the City Engineer and the City Planning Department.

6. That the City Department of Transportation in a letter to City Engineer shall state that they have no objection to the merger and shall determine that the T-shaped alley (16-foot & 20-foot) and cut corner future street dedication at the intersection of Alley and Wilton Place merger areas are not necessary for current and future Public Street.

7. That Department of the City Planning in a letter to the City Engineer determine that the proposed T-shaped alley (16-foot & 20-foot) and the cut corner future street dedication at the intersection of Alley and Wilton Place merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.

8. In the event that Department of Transportation and Department of City Planning have no objections to the alley merger, then the T-Shaped alley (16-foot & 20-foot) adjoining the subdivision and the cut corner future street dedication at the intersection of Alley and Wilton Place permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

    a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

b. That satisfactory arrangements be made with all utility agencies, cable companies and franchises maintaining existing facilities within the area being merged.

Note:
The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

9. That any surcharge fee in conjunction with the street merger requests be paid.

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

11. That there are catch basin and storm drain connector within the site with no public easement. Any required drainage easements be shown on the final map satisfactory to the Central District Office and Los Angeles County Department of Public Works.

12. That necessary, any realignment including the abandonment of the existing storm drain system on site and construction of the new public storm drain system within suitable easement be completed prior to the recordation of the final map satisfactory to the City Engineer and Los Angeles County Department of Public Works.

13. That a set of drawings for airspace lots be submitted to the City Engineer showing the followings:

    a. Plan view at different elevations.
    b. Isometric views.
    c. Elevation views.
    d. Section cuts at all locations where air space lot boundaries change.

14. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

15. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guarantee:

a) Improve Virginia Avenue being dedicated and adjoining the subdivision with the repair and or replacement of any broken, damaged, cracked and off-grade concrete sidewalk, curb, roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.

b) Improve St. Andrews Place adjoining the subdivision with the construction of a concrete curb, a concrete gutter and a full-width concrete sidewalk with tree wells. Repair and or replace any broken, damaged, cracked and off-grade, roadway pavement including any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.

c) Santa Monica Boulevard is a State Highway. Improve Santa Monica Boulevard being dedicated and adjoining the subdivision by the construction of the following:

(1) California Department of Transportation (Caltrans) Encroachment Permit is required for work in Santa Monica Boulevard.

(2) Satisfactory arrangement be made with the California Department of Transportation for the requirements and permits. Improvement design plan shall be submitted to Caltrans for their review and approval.

(3) If tree and tree wells are proposed, coordination with Bureau of Engineering, Central District Office would be required for Caltrans Landscape Maintenance Agreement execution.

(4) A concrete curb, a concrete gutter, and a 15-foot wide concrete sidewalk.

(5) Suitable surfacing to join the existing pavement and to complete a 40-foot wide half roadway.

(6) Any necessary removal and reconstruction of existing improvements.

(7) The necessary transitions to join the existing improvements.

(8) Construct a concrete bus pad near the intersection with Wilton Place all satisfactory to Caltrans and the City Engineer.

(9) Point of contact for the improvement requirement is norman.hui@dot.ca.gov.

d) Improve Wilton Place being dedicated and adjoining the subdivision by the construction of the following:

(1) A concrete curb, a concrete gutter and a 13-foot wide concrete sidewalk with tree wells and at the alley intersection adjoining the merged alley.

(2) Suitable surfacing to join the existing pavement and to complete a 35-foot wide half roadway.

(3) Any necessary removal and reconstruction of existing improvements including reconstruction of curb ramps at the intersection of Wilton Place and Virginia Avenue per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.

(4) The necessary transitions to join the existing improvements.

Note: There are street trees along Wilton Place. Denial of their removal could impact the ability to widen the roadways. Should the Board of Public Works deny the removal of street trees, then improve these streets being dedicated and adjoining the subdivision with the following:

(i) Removal and replacement of existing concrete curb, gutter at existing location, concrete sidewalk with and landscaping of the parkway along Wilton Place adjacent to the new property line including any necessary repair of roadway pavement, removal and reconstruction of the existing improvements including curb ramps per BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.

e) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

f) Remove all encroachments within the public right-of-way satisfactory to the City Engineer.

g) That all curb ramps adjoining the subdivision be constructed to meet the latest BOE standards and Special Order 01-1020 all satisfactory to the City Engineer.

h) That Board of Public Works approval be obtained, prior to the recordation of the final map for the removal of any trees in the existing or proposed right-of-way area associated with improvements requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 200, or by calling (213) 808-8604.

BOARD OF
BUILDING AND SAFETY
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ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK BUSH
GENERAL MANAGER

SOILS REPORT APPROVAL LETTER

June 27, 2016

LOG # 93517
SOILS/GEOLOGY FILE - 2

5601-5667 Santa Monica Boulevard (LA) Owner, LLC
4700 Wilshire Boulevard
Los Angeles, CA 90010

TRACT:	LEMONA TRACT (MP 5-131)| LA PALOMA TRACT (MP 5-80)| 9834
BLOCK:	9 | 8 | --
LOT(S):	1-12 | 7-14 | 1-3
LOCATION:	5601-5667 W. Santa Monica Boulevard

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Addendum Report	21151	06/07/2016	Geotechnologies, Inc.
Addendum Report	2050-10	06/07/2016	Northgate Environmental Management, Inc.
Request for Modification	24433	06/27/2016	LADBS

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Dept. Approval Letter	92915	05/20/2016	LADBS
Geology/Soils Report	21151	04/13/2016 (04/27/2016)	Geotechnologies, Inc.
Dept. Approval Letter	60287	10/11/2007	LADBS
Soils Report	A8284-06-03	09/11/2007	Geocon Inland Empire
Dept. Approval Letter	59760	09/10/2007	LADBS
Soils Report	A8284-06-03	08/02/2007	Geocon Inland Empire
Dept. Approval Letter	59181	07/03/2007	LADBS
Soils Report	A8284-06-03	06/21/2007	Geocon Inland Empire
Dept. Approval Letter	58231	06/07/2007	LADBS
Soils Report	A8284-06-01	04/17/2007	Geocon Inland Empire

The Grading Division of the Department of Building and Safety has reviewed the current referenced reports for the proposed construction of a mixed-use development, which consist of a 7-story building over 5 levels of subterranean parking. According to the report, the proposed building will encompass the entire site, except the existing Sears Building on the southeast portion of the property. The Sears Building is 3-story over a basement. The subsurface materials range from very low to highly expansive, and consist of up to 8 feet of fill over alluvial native soils mainly of clayey silty sand, silt and clay and Puente Formation clayey siltstone, sandstone and claystone bedrock. The report recommends mat foundations for supporting the proposed building on bedrock. Temporary excavations up to 55 feet by open cuts and tieback/ braced shoring

are proposed. The existing Sears Building will be in close proximity to and will surcharge the proposed excavations. The report recommends limiting the shoring deflection to 1/2 inch at the elevation of the adjacent offsite foundation, and underpinning the Sear Building foundations.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of the above referenced Department approval letter dated 05/20/2016 (Log# 92915) shall apply except as specifically modified herein.

2. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

4. The above referenced Request for Modification, File No. 24433 to allow the use of micropiles as an alternative system per code section 1810.3.10.4 for structures assigned to Seismic Design Category D, E, or F was approved by the Department. Micropiles shall exclusively be used to resist buoyancy pressures in design of the basement mat foundation, as recommended. Micropiles shall not be considered as carrying any horizontal loads (1810.3.10.4.1).

5. A permanent steel casing having a minimum thickness of 3/8-inch shall be provided from the top of the micropile down to a minimum of 120 percent of the point of zero curvature. Steel casing length in soil shall be considered as unbounded and shall not be considered as contributing to friction (1810.3.10.4.1).

6. Micropiles shall be post-grouted, and shall have a minimum diameter of 8 inches for an allowable downward and upward capacity not exceeding the values recommended on page 26 of the 04/27/2016 report.

7. Micropiles shall be designed and detailed in accordance with Code Section 1810.3.10, in particular, Section 1810.3.10.4.1. The piles shall be provided with a double corrosion protection system.

8. Micropile testing shall as a minimum satisfy the requirements of the document "Micropile Design and Construction", Publication No. FHWA N HI-05-039, December 2005, by U.S. Department of Transportation, Federal Highway Administration, and the current LABC requirements (1810.3.10.4.1). The pile load tests shall be performed in conformance with the requirements specified in the latest version of ASTM D1143.

9. At least two verification micropiles or one percent of the number of production piles, whichever is larger, shall be installed and tested to verify the installation methods, soil conditions, etc. Verification test micropiles shall be tested to 200 percent of the calculated

design capacity. At least one pile shall be tested using the ASTM D1143 Procedure B (Maintained Test). The micropiles used for the verification tests shall be sacrificial and not be incorporated into the production piles.

10. No less than 5 percent of the production piles installed shall be proof tested to a test load of 160% of the designed grout-to-ground bond value.

11. A minimum of 10 percent of the production piles shall be integrity tested.

12. An indicator pile test report shall be submitted for review and approval prior to installation of any production pile. The report shall contain, but not be limited to, the following:

    a. Number of production piles.

    b. Site plan showing location of the test and reaction piles. The piles shall be located in areas where boring log data are available for comparison and confirmation.

    c. The test pile shall be installed such that the testing conditions match the proposed conditions (i.e., top and tip pile elevations, overburden pressures, etc., are the same for the test piles and the production piles).

    d. Pile installation method.

    e. Description and results of integrity pile testing.

    f. Upon completion of the pile load test, one test pile shall be entirely exhumed to examine the pile integrity. The pile shall be selected by the project geotechnical engineer. (1810.4.8)

13. Micropile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. The soils engineer shall indicate the distance that the micropiles penetrate into competent material in a written field memorandum. (1704.7, 1803.5.5)

14. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)

GLEN RAAD
Geotechnical Engineer I

Log No. 93517
213-482-0480

cc: Phillip Nazarian, Applicant
Geotechnologies, Inc., Project Consultant
Northgate Environmental Management, Inc., Project Consultant
LA District Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: January 6, 2022

TO: Milena Zasadzien, Deputy Advisory Agency
221 N Figueroa Street, Room 1350
Department of City Planning

FROM: Laura Duong, Subdivision Review
Chad Doi, Zoning Engineer
201 N. Figueroa Street, Room 1030
Department of Building and Safety

SUBJECT: **TRACT MAP NO. 83478 – Vesting**
5601 W. SANTA MONICA BLVD.

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on October 29, 2021 by the Department of City Planning. The site is designated as being in the **(T)(Q)RAS4-2D Zone**. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

b. Clarify if the proposed subdivision is an airspace lot subdivision or not. Based on the lot configuration and layout, it looks like an airspace lot subdivision with its upper and lower horizontal limits shown for Lots 1 to 8. Standard lot does not have upper and lower horizontal limits.

c. If this is an airspace lot subdivision, revise the map to identify the map as an airspace lot subdivision noting the master ground lot and the airspace lots in the map.

d. If this is not an airspace lot subdivision, revise the map to remove the upper and lower horizontal limit for each lot. Standard lot does not have upper and lower horizontal limit at the property line (upper and lower horizontal limit only applies to airspace lots).

e. Provide a copy of CPC case CPC-2021-7331-ZC-HD-MCUP-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.

f. Proposed uses are not allowed in the RAS4 Zone. Revise the Map to show compliance with the above requirement or obtain Zone Change approval from the Department of City Planning and City Council.

g. If residential units are proposed, show compliance to density requirements for each lot as calculated based on lot area excluding area of the required dedications and including all area of the approved mergers.

h. Proposed Zone Change must be effectuated prior to obtaining Zoning clearance. Show compliance with any applicable Q or D Conditions in the Zone Change ordinance.

i. Obtain Bureau of Engineering approval for the proposed street/alley merger.

j. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

k. If this is an airspace lot, record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

No building is allowed to cross the property lines unless a lot tie affidavit is recorded is recorded at the time of plan check with LADBS or if it is an airspace lot and an airspace lot affidavit is recorded.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

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

cc: Planning.majorprojects@lacity.org

James Harris <james.harris@lacity.org>

VTT-83478; 5601-5673 W. Santa Monica Blvd., 5612-5666 W. Virginia Ave., & 1110-1118 N. Wilton Pl. LADBS-Grading Report

2 messages

CASEY JENSEN <casey.jensen@lacity.org> Fri, Dec 17, 2021 at 6:48 AM
To: Planning Major Projects <Planning.MajorProjects@lacity.org>

12/17/2021

Planning,
The Grading Division of the Department of Building and Safety has reviewed Vesting Tentative Tract Map No. VTT-83478 located at 5601-5673 W. Santa Monica Blvd., 5612-5666 W. Virginia Ave., & 1110-1118 N. Wilton Pl. The attached Geology and Soils Report Approval Letters dated 05/20/2016 (Log # 92915) and 06/27/2016 (Log #93517) still apply.
Thank you,
Casey

(213) 482-0490
Casey Lee Jensen, PG, CEG
Engineering Geologist Associate III
Los Angeles Department of Building and Safety
Grading Division, Mail Stop 115
221 N. Figueroa Street, 12th Floor, Suite 1200
Los Angeles, CA 90012
*Please note, My regular day off is every other Friday.

2 attachments

93517.pdf
466K

92915.pdf
1061K

James Harris <james.harris@lacity.org> Fri, Dec 17, 2021 at 6:54 AM
To: CASEY JENSEN <casey.jensen@lacity.org>
Cc: Susan Jimenez <susan.jimenez@lacity.org>

Good morning Casey, and thank you very much.
Jim

LOS ANGELES CITY PLANNING

Jim Harris
Major Projects
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 978-1241 | Planning4LA.org
E-NEWS

[Quoted text hidden]

+FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

February 3, 2022

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: planning.majorprojects@lacity.org

FROM: Los Angeles Fire Department

SUBJECT: **VTT 83478.:5601 Santa Monica Blvd**

Submit plot plans for Fire Department approval and review prior to recordation of Small Lot subdivision.

RECOMMENDATIONS:

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

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

One or more Knox Boxes will be required to be installed for LAFD access to project.
Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

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

Fire Lane Requirements:

1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
4) Submit plot plans indicating access road and turning area for Fire Department approval.

5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.
7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane” within the private street easement.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

Private roadways for general access use shall have a minimum width of 20 feet.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider

shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

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

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

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

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

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

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

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:MRC:mrc

VTT 83478.:5601 Santa Monica Blvd

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 12/21/2021

To: Mr. Vincent P. Bertoni, Director
Department of City Planning
200 N. Spring St., 5th Flr, MS-395

From: Gil De La Cruz, P.E.
Case Management Supervisor
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: TRACT 83478
5601 W SANTA MONICA BLVD

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; eight (8) on Santa Monica Blvd., three (3) on Wilton Pl., and five (5) on Virginia Ave.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CC: Land Development Group MS 901
Engineering District Office: CEN

FORM GEN. 160 (REV. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 24, 2022

TO: Shana M.M. Bonstin
Arthi L. Varma
Lisa M. Webber
Deputy Director of Planning
Department of City Planning

FROM: Kwasi Berko, Division Manager
Clean Water North Conveyance Division
LA Sanitation & Environment

SUBJECT: TRACT MAP 83478
AA-2022-4041-PMLA-SL-HCA
TRACT MAP No. VTT-83530-SL

5601 West Santa Monica Boulevard
836 Waterloo Street
6916 North Baird Avenue

Our office has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to our structures and/or potential maintenance issues, with the exception of TR 83478 (5601 W Santa Monica BL).

There are easements contained within the aforementioned properties. Any proposed development in close proximity to the easements must secure Department of Public Works approval. Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563.

DEPARTMENT OF RECREATION AND PARKS

BOARD OF COMMISSIONERS

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ACTING ASSISTANT GENERAL MANAGER

(213) 202-2633 FAX (213) 202-2614

Letter sent via email to:
Planning.majorprojects@lacity.org

January 25, 2022

Milena Zasadzien
Senior City Planner
221 N. Figueroa Street #1350
Los Angeles, CA 90012

DEPARTMENT OF RECREATION AND PARKS REPORT AND RECOMMENDATIONS RELATIVE TO VTT-83478

Dear Ms. Zasadzien:

The City of Los Angeles Department of Recreation and Parks (RAP) has prepared the following report and recommendations in response to your request for comments relative to VTT-83478 (project), a proposed subdivision project.

The proposed project has no anticipated recreation and park impacts therefore RAP has no recommendations regarding this project.

Thank you for the opportunity to provide information relative to recreation and park issues related to this proposed project. If you have any questions or comments regarding this information please feel free to contact Park Fees staff, at 213-202-2682, at your convenience.

Sincerely,

DARRYL FORD
Superintendent

CSD/DF:js

cc: Santa Monica Boulevard Owner, LLC, 1015 North Fairfax Avenue, West Hollywood 90019

cc: Reading File

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 23, 2022

TO: James Harris, City Planning Associate
Department of City Planning

FROM: Bryan Ramirez, Street Tree Superintendent I
Bureau of Street Services, Urban Forestry Division

SUBJECT: **VTT-83478 – 5601 SANTA MONICA BLVD.**

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

1. **STREET TREES**

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

BR:djm

FORM GEN. 160 (Rev. 9-28-11)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

THIS IS NOT A PERMIT

DATE: March 31, 2022

TO: Vince Bertoni, Director of Planning, Department of City Planning
Attn: Connie Chauv, Associate Zoning Administrator
200 N. Spring Street, 7th Floor
Mail Stop #395

FROM: Keith Mozee
Executive Director and General Manager, Bureau of Street Services
By: David Rivera, Chief Street Services Investigator II
Street Services Investigation and Enforcement Division

SUBJECT: ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) – 5601-5673 WEST SANTA MONICA BOULEVARD; 5612-5666 WEST VIRGINIA AVENUE; 1110-1118 NORTH WILTON PLACE

I. FIELD MEETING/INSPECTION

A. An inspection was made by Senior Street Services Investigator II, Arnoldo Avila, of the Street Services Investigation and Enforcement Division 02/24/2022.

B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:

1. Rudy Guevara, District Engineer, Department of Transportation

2. Jenel Elizondo, Management Analyst, Bureau of Street Services

C. The approved haul route is as follows:

Loaded:

- Exit jobsite onto St. Andrews Place (Southbound)
- Left onto Santa Monica Boulevard (Eastbound)
- Right onto Southbound Freeway US-101
- Merge onto Eastbound San Bernardino Freeway I-10
- Continue to disposal site outside of City Limits

Unloaded:

- Enter Westbound San Bernardino Freeway I-10
- Merge onto Northbound Hollywood Freeway US-101
- Exit towards Santa Monica Boulevard
- Left onto Santa Monica Boulevard (Westbound)
- Right onto Wilton Place (Nortbound) towards job site: 5601-5673 West Santa

Monica Boulevard, 5612-5666 West Virginia Avenue, and 1110-1118 North Wilton Place

Staging: No staging on Santa Monica Boulevard, St. Andrews Place, Wilton Place and/or Virginia Avenue. All trucks shall be staged on jobsite.

NOTE: NO INTERFERENCE TO TRAFFIC; ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

II. REQUIRED PERMIT FEE AND BOND

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:

1. A total of 187,000 cubic yards of material moved 0.27 miles within the hillside at a rate of $0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, $3000.00 shall be due.

B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.

C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of $50,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.

D. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

III. SPECIAL CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays, and Saturdays from 8:00 a.m. to 4:00 p.m. No hauling shall be performed on Sundays, and holidays.

2. The vehicles used for hauling shall be Bottom Dump, 5 Axles & 18-Wheel trucks.

3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.

4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.

5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.

6. Total amount of dirt to be hauled shall not exceed 187,000 cubic yards.

7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.

8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."

9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.

10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.

11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.

12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.

13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.

14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AK/GH/AA: MH

S:haul routes: 5601-5673 WEST SANTA MONICA BOULEVARD, 5612-5666 WEST VIRGINIA AVENUE, 1110-1118 NORTH WILTON PLACE

cc: Bureau of Street Services
Jenel Elizondo, Management Analyst
Mail Stop #550

Bureau of Engineering
District Engineer
Central District Engineering Office
Mail Stop # 503

Department of Transportation
Bhuvan Bajaj, Transportation Engineer
Hollywood-Wilshire Traffic District
Mail Stop # 726

Edmond Yew, District Engineer
Land Development Group
Mail Stop #901

Bureau of Street Services
Arnoldo Avila, Senior Street Services Investigator II
1149 South Broadway, Suite 350
Los Angeles, CA 90015

Owner: Santa Monica Bl Owner LLC
1015 Fairfax Avenue
West Hollywood, CA 90046

Applicant: Santa Monica Bl Owner LLC
1015 Fairfax Avenue
West Hollywood, CA 90046

Contractor: Calex Engineering Co.
23651 Pine St.
Newhall, CA 91321
661-254-1866

CITY OF LOS ANGELES

INTER-DEPARTMENTAL MEMORANDUM

Date: February 24, 2022

13 – Hwd/Wlsh #154107
Santa Monica Blvd, 5601-5673

To: Jim Harris, City Planner
Los Angeles City Planning
221 N Figueroa Street, Room 1350
(213)978-1241

From: Bhuvan Bajaj, Transportation Engineer *Bhuvan Bajaj*
Department of Transportation

Subject: **IMPORT/EXPORT OF EARTH – 5601-5673 W SANTA MONICA BOULEVARD; 5612-5666 W VIRGINIA AVENUE; 1110-1118 N WILTON PLACE**

The Department of Transportation has reviewed the requested haul route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE:

Loaded Truck: - Exit jobsite onto St Andrews Pl (Southbound); Left onto Santa Monica Blvd (Eastbound); Right onto S/B Hollywood Fwy (US-101); Merge onto E/B San Bernardino Fwy (I-10); Continue to disposal site outside of city limits

Empty Truck: - Enter W/B San Bernardino Fey (I-10); Merge onto N/B Hollywood Fwy (US-101); Exit towards Santa Monica Blvd; Left onto Santa Monica Blvd (Westbound); Right onto Wilton Pl (Northbound) towards job site: 5601-5673 W Santa Monica Blvd, 5612-5666 W Virginia Ave, and 1110-1118 N Wilton Pl

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be from 9AM to 3PM weekdays, and 8AM to 4PM on Saturdays. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.**

3. STAGING AREA

No staging on Santa Monica Blvd, St Andrews Pl, Wilton Pl, and/or Virginia Ave. All trucks shall be staged on jobsite. **NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.**

4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Santa Monica Blvd, St Andrews Pl, Wilton Pl, and/or Virginia Ave, adjacent to jobsite if needed for hauling.

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Andrews Pl and Wilton Pl. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Jedah Mosqueda at (323) 957-6823.

JM: 5601-5673 W Santa Monica Blvd